

SCHUYLKILL LEGAL RECORD

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

BARKET, JOHN A., deceased

Late of Porter Township, Schuylkill County, PA

Executor: Matthew J. Barket

Attorneys: Barley Snyder Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042

**BRENNAN, MARTIN JOHN a/k/a
MARTIN BRENNAN and
MARTIN J. BRENNAN,** deceased

Late of Branch Township, Schuylkill County, PA

Administratrix: Mary Ann Long, 214 Hastings Avenue, Havertown, PA 19083

Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

CATIZONE, JOAN T., deceased

Late of the Township of Butler, Schuylkill County, PA

Executrix: Concetta M. Connell, 209 Gravel Hill Road, Palmyra, PA 17078

Attorneys: Timothy T. Engler, Esquire, Steiner & Sandoe, Attorneys at Law, LLC, 36 West Main Avenue, Myerstown, PA 17067

CORREALE, JOSEPH P., deceased
Late of 396 Millers Rd., Zion Grove, Schuylkill County, PA
Administratrix: Elizabeth Kostic, 396 Millers Rd., Zion Grove, PA 17985

Attorney: Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222

HESS, DONALD E., deceased
Late of Tremont, Schuylkill County, PA

Executrix: Ms. Jamie L. Hess, 14526 Johnny Drive, Stewartstown, PA 17363

Attorneys: Matthew D. Rossi, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**KAHLEY, LOVELL a/k/a
LOVELL A. KAHLEY,** deceased
Late of the Township of Union, Schuylkill County, PA

Executors: Jewel Ann Tuberty, 380 Trout Run Road, Zion Grove, PA 17985 and Kevin R. Kahley, 115 Ridgecrest Drive, Fayetteville, GA 30215

Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

LAUBENSTINE, NOEL LEE, deceased

Late of Orwigsburg Borough, Schuylkill County, PA

Executor: John S. Laubenstein, 450 Stephens Road, Orwigsburg, PA 17961

SCHUYLKILL LEGAL RECORD

Attorneys: Richard J. Wiest, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

OHL, ALICE C., deceased

Late of Tamaqua Borough, Schuylkill County, PA

Executor: Mark R. Ohl

Attorney: Susan Sernak-Martinelli, Esquire, 199 North Church Street, Hazleton, PA 18201

OLSON, NANCY ANN, deceased

Late of the Borough of St. Clair, Schuylkill County, PA

Executor: Mr. Brian J. Symon, 9 Pike Street, Pottsville, PA 17901

Attorneys: Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

SMITH, CRAIG, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Anthony Ferris, 19258 Stone Ledge Drive, Tampa, FL 33647

Attorney: Scott G. Mayhart, Esq., P.O. Box 1539, Chadds Ford, PA 19317

STEFANISKO, JEAN ANN a/k/a JEAN A. STEFANISKO, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executor: Mark D. Stefanisko

Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

WYLAM, DONNA M., deceased

Late of the Borough of St. Clair, Schuylkill County, PA

Executor: Matthew D. Wylam, 236 Forest Lane, Shoemakersville, PA 19555

Attorneys: Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

SECOND PUBLICATION

BARONE, BARBARA A., deceased

Late of Schuylkill County, PA

Administratrix: Donna Marie Lang, 1026 Elm Street, West West Terrace, Pottsville, PA 17901

Attorneys: Martin J. Cerullo, Esquire, Bowe & Odorizzi Law, LLC, 450 W. Market St., Pottsville, PA 17901

CAULFIELD, FRANCIS V., deceased

Late of the Borough of Girardville, Schuylkill County, PA

Administratrix: Maria Caulfield, 918 Dutch Drive, East Norriton, PA 19403

Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

CRONEBERGER, SHIRLEY ROSE, deceased

Late of 140 W. Main Street, Schuylkill Haven, Schuylkill County, PA

Administrators: Brenda Lee Ellex, 191 Railroad Street, Cressona, PA 17929 and Bruce Allen Croneberger, II, 610 W. Maple Street, Valley View, PA 17983

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

FIDLER, LARRY L., deceased

Late of 2086 Panther Valley Rd., Pottsville, Wayne Twp., Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Linda L. Fidler, 2086 Panther Valley Rd., Pottsville, PA 17901

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

HESS, JANET V. a/k/a JANET LOUISE HESS and JANET HESS, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Susan Davis, 5808 Bitter Orange Avenue, Tampa, FL 33625

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

JEPPSON, EUGENIA E. a/k/a JEAN JEPPSON, deceased

Late of Pine Grove Township, Schuylkill County, PA

Executrix: Ms. Charlene M. Betz, 339 Tow Path Lane, Pine Grove, PA 17963

Attorneys: Matthew D. Rossi, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

KEENAN, FRANCIS C. a/k/a FRANCIS KEENAN and FRANCIS CHARLES KEENAN, deceased

Late of the Township of West Penn, Schuylkill County, PA

Executrix: Valerie K. Reinhardt, 177 Tower Road, New Ringgold, PA 17960

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

PLAXA JOHN C. a/k/a JOHN CHARLES PLAXA, JR., deceased

Late of 878 Wynonah Drive, Auburn, Schuylkill County, PA

Executors: Ronald Plaxa, 15442 Muholland Rd., Parish, FL 34219 and Fr. Jozef R. Cyman, 220 Browertown Rd., Woodland Park, NJ 07424

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

SEAMAN, M. MAMIE a/k/a MARY MAMIE SEAMAN, deceased

Late of Rush Township, Schuylkill County, PA

Administrator: Robert Seaman

Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

SIDORIAK, ELEANOR, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executors: John Sidoriak, Jr., 1503 Ridge Road, Wilmington, DE 19809 and Theodore Sidoriak, 128 Squaw Valley Lane, Tafton, PA 18464

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

WISCOUNT, YVONNE M., deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA

Executrices: Lynn Ann M. Wiscount, 210 South Front Street,

SCHUYLKILL LEGAL RECORD

Schuylkill Haven, PA 17972 and
Anissa M. Kistler, 212 Royer Street,
New Ringgold, PA 17960
Attorneys: James C. Bohorad, Es-
quire, Marshall, Bohorad, Thorn-
burg, Price & Campion, P.C., 1940
West Norwegian Street, P.O. Box
1280, Pottsville, PA 17901

THIRD PUBLICATION

BLONSKY, REGINA, deceased
Late of Schuylkill Township,
Schuylkill County, PA
Administratrix: Kate L. Blonsky
Attorney: Susan Sernak-Martinelli,
Esquire, 199 North Church Street,
Hazleton, PA 18201

BROWN, GEORGE R., deceased
Late of Porter Township, Schuylkill
County, PA
Executrix: Cheryl L. Fulk, 989
Enders Road, Halifax, PA 17032
Attorneys: Terrence J. Kerwin,
Kerwin & Kerwin, LLP, 4245 State
Route 209, Elizabethtown, PA
17023

FISHER, BILLY JO, deceased
Late of the Borough of Mahanoy
City, Schuylkill County, PA
Administratrix: Kathleen Chapman
Attorneys: Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620
North Church Street, Suite 1, Ha-
zleton, PA 18202

STRAUB, WILSON L., deceased
Late of Upper Mahantongo Town-
ship, Schuylkill County, PA
Executor: Richard A. Straub, 207
West Church Street, Muir, PA
17957.
Attorneys: Joseph D. Kerwin,
Kerwin & Kerwin, LLP, 4245 State
Route 209, Elizabethtown, PA
17023

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
CIVIL ACTION—LAW
NO. S-2351-2024
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
LAKEVIEW LOAN
SERVICING, LLC

Plaintiff

v.

DAVID CHISTAKOFF

Defendants

To: DAVID CHISTAKOFF Defen-
dant(s), 22 WOOD ST TREMONT,
PA 17981

COMPLAINT IN
MORTGAGE FORECLOSURE

You are hereby notified that Plain-
tiff, LAKEVIEW LOAN SERVIC-
ING, LLC, has filed a Mortgage
Foreclosure Complaint endorsed with
a Notice to Defend, against you in the
Court of Common Pleas of
SCHUYLKILL County, PA docketed
to No. S-2351-2024, seeking to fore-
close the mortgage secured on your
property located, 22 WOOD ST.,
TREMON, PA 17981.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend against
the claims set forth in this notice you
must take action within twenty (20)
days after the Complaint and Notice
are served, by entering a written ap-
pearance personally or by attorney and
filing in writing with the Court your
defenses or objections to the claims
set forth against you. You are warned
that if you fail to do so, the case may
proceed without you, and a judgment
may be entered against you by the
Court without further notice for any
money claimed in the Complaint or
for any other claim or relief requested
by the plaintiff. You may lose money
or property or other rights important
to you.

SCHUYLKILL LEGAL RECORD

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Schuykill County Legal Services
514 North Center Street
Pottsville PA, 17901
(717) 628-3270

TROY FREEDMAN, ESQ.
ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorneys for Plaintiff

A Florida professional limited
liability company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Nov. 13

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors and shareholders of Schuykill Masonry & Restoration Services, Inc., a Pennsylvania corporation, with an address of 107 West 2nd Mountain Road, Pottsville, PA 17901, (Schuykill County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 13

NOTICE

SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on

FRIDAY, DECEMBER 19, 2025
at 10:00 a.m., the Schuykill County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuykillsheriffsales.

(SALE NO. 1)

PARCEL NO.: 15/12/0184/000/.
Property known as: 14 Bridge Street,
McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of David A. Shunski and Lisa A. Shunski, his wife.

EXHIBIT "A"

PLAINTIFF: Newrez LLC d/b/a
Shellpoint Mortgage Servicing.

ATTORNEY FOR PLAINTIFF:
Ed E. Qaqish; MDKLegal, P.O. Box
165028, Columbus, OH 43216-5028.

DEFENDANT: Lisa K. Shunski;
Unknown Heirs and/or Administra-
tors to the Estate of David Shunski.

JUDGMENT: \$36,326.15.

Case No. S-0103-2025

(SALE NO. 2)

TAX PARCEL NO. 36-9-7.26.
Property known as: 300 Topeka Ave-
nue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPER-
TY of Joseph Michael Prohibition, ill,
Ad-ministratrix to the Estate of Susan
Prohibition, deceased.

PLAINTIFF: NewRez LLC d/b/a
Shellpoint Mortgage Servicing ser-
vicer for JPMorgan Chase Bank, Na-
tional Association.

SCHUYLKILL LEGAL RECORD

DEFENDANT: Joseph Michael Prohibition, III, Administratrix to the Estate of Susan Prohibition, deceased.

ATTORNEY FOR PLAINTIFF: Jill A. Fein, Esquire/Hill Wallack LLP.

Phone: (215) 579-7700.

JUDGMENT AMOUNT: \$116,693.95.

Case No. S-1220-2025

(SALE NO. 4)

Tax Parcel No. 68-27-0377.000.

Property known as: 611 W. Norwegian St., Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of KIMBERLY A. KLIMAYTIS, IN HER CAPACITY AS HEIR OF CAROL M. LONG, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER CAROL M. LONG, DECEASED.

PLAINTIFF: FREEDOM MORTGAGE CORPORATION.

ATTORNEY FOR PLAINTIFF: BROCK & SCOTT, PLLC.

JUDGMENT: \$56,777.53.

Case No. S-S-2276-2023

(SALE NO. 5)

Tax Parcel No.: 68-34-0112.

Property Known As: 1105 W. Market Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of John T. Kiapes, Angela M. Kiapes.

PLAINTIFF: Pottsville Area School District.

DEFENDANT: John T. Kiapes, Angela M. Kiapes.

ATTORNEY FOR PLAINTIFF: PORTNOFF LAW ASSOCIATES,

LTD., 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406 (484) 690-9300.

JUDGMENT AMOUNT: \$2,095.43.

Case No. J-0670-2024

(SALE NO. 6)

Tax Parcel No.: 68-21-0268

Property Known As: 453 E. Market Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Kevin L. Marchetti, Sf.

PLAINTIFF: Pottsville Area School District.

DEFENDANT: Kevin L. Marchetti, Sr.

ATTORNEY FOR PLAINTIFF: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406, (484) 690-9300.

JUDGMENT AMOUNT: \$1,779.36

Case No. J-4526-2022

(SALE NO. 7)

Tax Parcel No. 36-11-0060.000.

Property known as: 20 N. WYLAM STREET, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of TAMMY MARIE KUPUSNICK.

PLAINTIFF: BETHPAGE FEDERAL CREDIT UNION.

ATTORNEY FOR PLAINTIFF: BROCK & SCOTT, PLLC.

JUDGMENT: \$57,539.04.

Case No. S-S-1350-2024

(SALE NO. 8)

Tax Parcel No. 65-15-0140.000.

Property known as: 221 Spruce St., Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of BRIAN LEIBENSPERGER, JR.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: LAKEVIEW LOAN
SERVICING, LLC.

ATTORNEY FOR PLAINTIFF:
BROCK & SCOTT, PLLC.

JUDGMENT: \$50,949.51.

Case No. S-S-0736-2025

(SALE NO. 9)

Tax Parcel No. 25-22-0076.000.

Property known as: 28 Lincoln
Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPER-
TY of: William James Lewis a/k/a
William J. Lewis a/k/a William Lew-
is, Deceased.

PLAINTIFF: PennyMac Loan
Services, LLC.

DEFENDANT(S): Michele Ka-
vanagh, As Executrix of the Estate of
William James Lewis a/k/a William J.
Lewis a/k/a William Lewis, Deceased.

ATTORNEY FOR PLAINTIFF:
Powers Kirn, LLC, Eight Neshaminy
Interplex, Suite 215, Trevoise, PA
19053; Telephone: (215) 942-2090.

JUDGMENT AMOUNT:
\$79,993.14

Case No.: S-0877-2025

(SALE NO. 10)

Tax Parcel No. 68-23-0003.000.

Property known as: 46 York Farm
Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPER-
TY of Gretchen Garrity.

PLAINTIFF: PNC Bank, Nation-
al Association.

DEFENDANT: Gretchen Garrity.

ATTORNEY FOR PLAINTIFF:
Christopher A. DeNardo, Esquire of
LOGS Legal Group LLP, 985 Old
Eagle School Road, Suite 514, Wayne,
PA 19087, (610) 278-6800.

Judgment Amount: \$72,335.31.

Case No. S-1394-2024

(SALE NO. 12)

PARCEL NO.: 65-19-0006.000.

Property known as: 318 Penn Street,
Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-
TY of Aaron L. Mattern.

PLAINTIFF: MidFirst Bank.

DEFENDANT: Aaron L. Mattern.

ATTORNEY FOR PLAINTIFF:
Ed E. Qaquish of MDK Legal; P.O.
Box 165028; Columbus, OH 43216-
5028.

JUDGMENT AMOUNT:
\$17,621.12.

Case No. S-0231-2025

(SALE NO. 13)

TAX ID NO. 58-06-0061.

BEING the same premises which
Carmine D Colasante and Carol Ward
Colasante by Deed dated April 28,
2000 and recorded in the Office of
Recorder of Deeds of Schuylkill
County on May 2, 2000 at Book 878,
Page 158 granted and conveyed unto
Kevin S. Buggy.

PROPERTY KNOWN AS: 30
Laurel Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPER-
TY OF Kevin S. Buggy.

PLAINTIFF: PHH Mortgage Cor-
poration.

DEFENDANT(S): Kevin S. Bug-
gy.

ATTORNEY FOR PLAINTIFF:
Kenya Bates, Esquire (203664), Steven
P. Kelly, Esquire (308573), Jessica N.
Manis, Esquire (318705), Matthew C.
Fallings, Esquire (326896), Caroline P.
Aprahamian, Esquire (329932) of
STERN & EISENBERG, PC; 1581
Main Street, Ste. 200; The Shops at
Valley Square, Warrington, PA 18976;
(215) 572-8111.

JUDGMENT AMOUNT \$45,243-
.91.

SCHUYLKILL LEGAL RECORD

(SALE NO. 14)

Tax Parcel No. 15-11-0206.000.
Property Known As: 20 NORTH
JAMES STREET, KELAYRES, PA
18231.

TO BE SOLD AS THE PROP-
ERTY of JEAN M. MIHALICK.

PLAINTIFF: PENNYMAC
LOAN SERVICES, LLC.

DEFENDANT(S): JEAN M.
MIHALICK.

ATTORNEY FOR PLAINTIFF:
KML Law Group, P.C.; 701 Market,
Street, Suite 5000; Philadelphia, PA
19106; (215) 627-1322.

JUDGMENT AMOUNT:
\$137,968.95.

Case No. S-0921-2025

(SALE NO. 15)

Tax Parcel Number: 19-
160013.000.

Property Address: 13 Princess
Drive, Zion Grove, PA 17985.

PLAINTIFF ATTORNEY: Rob-
ert Flacco, Esq., of Friedman Vartolo
LLP.

Seized and sold as the property of
Mark Tucci, Judgment Number S661-
24 (U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR
VRMTG ASSET TRUST vs. MELIS-
SA TUCCI, AS ADMINISTRATRIX
OF THE ESTATE OF MARK TUC-
CI, DECEASED), with a judgment
amount of \$52,112.47.

PLAINTIFF: U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS NO.: S661-24
OWNER TRUSTEE FOR VRMTG
ASSET TRUST.

DEFENDANT: MELISSA TUC-
CI, AS ADMINISTRATRIX OF THE
ESTATE OF MARK TUCCI, DE-
CEASED.

PLAINTIFF ATTORNEY: Rob-
ert Flacco, Esq. of FRIEDMAN
VARTOLO LLP; 1325 Franklin Av-
enue, Suite 160; Garden City, NY
11530; (T) (212) 471-5100; (F) (212)
471-5150.

JUDGMENT AMOUNT:
\$52,112.47.

(SALE NO. 16)

BEING KNOWN AS: 155 N. 2ND
STREET, FRACKVILLE, PA 17931.

PROPERTY ID: 43-03-0099.000.

TITLE TO SAID PREMISES IS
VESTED IN MIGUEL RIVERA
AND BRENDA RIVERA, HIS WIFE,
AN UNDIVIDED TWO-THIRDS
INTEREST AND CHRISTINE RI-
VERA, THEIR DAUGHTER, AN
UNDIVIDED ONE-THIRD INTER-
EST, AS TENANTS BY THE EN-
TIRETY BETWEEN MIGUEL RI-
VERA AND BRENDA RIVERA,
HUSBAND AND WIFE; AND AS
JOINT TENANTS WITH THE
RIGHT OF SURVIVORSHIP AS
BETWEEN CHRISTINE RIVERA
AND THEM AS TENANTS BY THE
ENTIRETY BY DEED FROM MI-
GUEL RIVERA, DATED JULY 23,
2021 RECORDED JULY 30, 2021 IN
BOOK NO. 2741, AT PAGE 366.

THE SAID MIGUEL RIVERA
HAVING DEPARTED THIS LIFE
ON 2/5/2023; THE SAID BRENDA
RIVERA HAVING DEPARTED
THIS LIFE ON 2/2/2022.

PLAINTIFF ATTORNEY: Rob-
ertson, Anschutz, Schneid, Crane &
Partners, PLLC, a Florida profes-
sional limited liability company.

JUDGMENT AMOUNT:
\$75,037.60.

Case Number: S-0974-2025

(SALE NO. 17)

Property ID: 21-9-66.

Being Known As: 54 Cabin Ln.,
Pine Grove, PA 17963.

SCHUYLKILL LEGAL RECORD

TITLE TO SAID PREMISES IS VESTED IN BRENDA E. RHEN AND JEFFREY D. RHEN, HER HUSBAND, BY DEED FROM WILLIAM L. SIEGEL AND CORA E. SIEGEL, HIS WIFE, DATED JULY 13, 2004; RECORDED JULY 16, 2004 IN BOOK NO. 2106, AT PAGE 1790.

THE SAID JEFFREY D. RHEN HAVING DEPARTED THIS LIFE ON 12/25/2021.

PLAINTIFF ATTORNEYS: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company.

JUDGMENT AMOUNT: \$41,636.82.

Case Number: S-0217-2025

(SALE NO. 18)

Tax ID / Parcel #: 38-3-0534.000.

Property Address: 924 Walnut St., Ashland, PA 17921.

PLAINTIFF: Pennsylvania Housing Finance Agency.

DEFENDENT: Raymond M Braunstein.

PLAINTIFF ATTORNEY: Leon P. Haller, Esq. of Purcell, Krug & Haller, 1719 North Front St., Harrisburg, PA 17102.

JUDGEMENT: \$136,968.35.

Case No.: S-0958-2025

(SALE NO. 19)

Property ID: 68-53-0013-000.

Being known as: 115 MAHANTONGO DR., POTTSVILLE, PA 17901.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM PERRY, AN UNMARRIED MAN, BY DEED FROM DANIEL W. O'NEILL AND ALYSSA A. O'NEILL, HUSBAND AND: WIFE, DATED MAY 5, 2023 RECORDED MAY 8, 2023 IN BOOK NO. 2817, AT PAGE 806.

Plaintiff Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, a Florida professional limited liability company.

Judgment Amount: \$270,373.50.

Case Number: S-0067-2025

(SALE NO. 20)

Tax Parcel No. 43-4-472.

Property known as: 14 North Broad Mountain Avenue, Frackville, Pennsylvania 17931.

TO BE SOLD AS THE PROPERTY of: James Mowery and Tarra Gregis Mowery.

PLAINTIFF: PennyMac Loan Services, LLC.

DEFENDANT(S): James Mowery AND Tarra Gregis Mowery.

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC; Eight Neshaminy Interplex, Suite 215; Trevoise, PA 19053. Telephone: (215) 942-2090.

JUDGEMENT AMOUNT: \$131,187.33.

Case No.: S-0016-2025

(SALE NO. 21)

Tax Parcel No. 57-05-0051.000.

Property Known As: 130 EAST BACON STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of RANDY J. MOYER, Deceased.

PLAINTIFF: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING.

DEFENDANT(S): The Unknown Heirs of RANDY J. MOYER, Deceased.

ATTORNEY FOR PLAINTIFF: KML Law Group, P.C.; 701 Market Street, Suite 5000; Philadelphia, PA 19106; (215) 627-1322.

JUDGEMENT AMOUNT: \$56,387.17.

Case No. S-0558-2025

SCHUYLKILL LEGAL RECORD

(SALE NO. 22)

Tax Parcel No. 68-40-0112.000.
Property Address: 1805 West Market Street, Pottsville, PA 17901.

PLAINTIFF: METROPOLITAN LIFE INSURANCE COMPANY.

DEFENDENT: FINE CAPITAL LLC IN MORTGAGE FORECLOSURE.

PLAINTIFF ATTORNEY: Danielle Johnson, Esq. (334703) of FRIEDMAN VARTOLO LLP; 1325 Franklin Avenue, Suite 160; Garden City, NY 11530; (T) (212) 471-5100; (F) (212) 471-5150.

JUDGEMENT AMOUNT: \$100,680.68.

Case No. S-1480-25

(SALE NO. 23)

Tax Parcel: 25-07-0072.001.

Property Address: 570 Pine Creek Drive, Township of Rush, Schuylkill County, PA;

Mailing Address: 570 Creek Drive, Barnesville, PA.

Title is vested in Christopher M. Mattie, by deed from Ann E. Kulick, dated December 2, 2019 and recorded on December 16, 2019 in the Schuylkill County Clerk's/Register's Office as Book 2677, Page 1622.

PLAINTIFF: M & T Bank.

DEFENDANT: Christopher M. Mattie

PLAINTIFF ATTORNEY: McCalla Raymer Leibert Pierce, LLP; 485F U.S. Highway 1 South, Suite 300; Iselin, NJ 08830-3072.

JUDGEMENT: \$123,856.26.

Case No. S-1463-2024

(SALE NO. 24)

Tax Parcel: Schuylkill County UPI #21-20-0040.000.

Property known as: 112-114 Pleasant Valley Road, Pine Grove Township, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Mohamed Errahmany.

PLAINTIFF: PINE GROVE JOINT TREATMENT AUTHORITY.

DEFENDANT: MOHAMED ERRAHMANY.

PLAINTIFF ATTORNEY: Richard J. Wiest, Esquire (Attorney ID #40495) of Williamson, Friedberg & Jones, LLC; Pottsville, PA 17901; (570) 622-5933.

JUDGEMENT: Writ Amount: \$4,044.98 (Docket No. J-238-2025) \$4,044.97 (Docket No. J-239-2025).

Case No. J-238-2025 and
J-239-2025

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions thereto are filed within ten (10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

September 24, 2025

Sheriff Sale list available online at:
www.co.schuylkill.pa.ua

Nov. 13, 20, 27

SUITS

All suits filed in the Prothonotary's Office are not required by law to be marked Assumpsit or Trespass, they are filed as Complaints.

JPM HOLDINGS LLC vs. SCHUYLKILL COUNTY TAX CLAIM BUREAU

JPM HOLDINGS LLC vs. SCHUYLKILL COUNTY TAX CLAIM BUREAU

JPM HOLDINGS LLC vs. SCHUYLKILL COUNTY TAX CLAIM BUREAU