

SCHUYLKILL LEGAL RECORD

NOTICE OF CONFIRMATION OF FIDUCIARIES' ACCOUNTS

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

The following accounts have been filed and may be examined in the Office of the Register of Wills or Clerk of the Orphans' Court. If you desire to object, you must file that objection in writing with the Clerk prior to Wednesday, **AUGUST 6, 2025**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **AUGUST 6, 2025** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Phyllis J. Carter

FIDUCIARY

Peter T. Carter

ATTORNEY

Jeffrey P. Bowe, Esq.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

July 17, 24

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

MERRYFIELD, JANET E. a/k/a JANET ELAINE MERRYFIELD, deceased

Late of 2200 1st Avenue, Pottsville, Schuylkill County, PA

Executors: Lisa Panchari, 315 Market Street, P.O. Box 471, Auburn, PA 17922 and Gregory Bayer, 45 Summer Valley Road, Orwigsburg, PA 17961

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

MILLER, DENISE M., deceased

Late of 1363 Chestnut Road, Orwigsburg, Schuylkill County, PA
Executrix: Hollie Dietrich, 1353 Chestnut Road, Orwigsburg, PA 17961

Attorneys: Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

SECOND PUBLICATION

BOYER, VIRGINIA G., deceased
Late of the City of Pottsville, Schuylkill County, PA

Executor: Mr. Robert Boyer, 1220 Howard Avenue, Pottsville, PA 17901

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

DiMAIO, GIACOMO a/k/a GIACOMO JACK DiMAIO, deceased

Late of W. Brunswick Twp., Schuylkill County, PA

Executrix: Leslie A. DiMaio, 28 Pleasant Valley Rd., Orwigsburg, PA 17961

Attorneys: Aaron C. Jackson, Jackson Law Firm, PLLC, 1215 Manor Dr., #202, Mechanicsburg, PA 17055

KOTHENBEUTEL, BRUCE C., deceased

Late of New Ringgold, Schuylkill County, PA

Executrix: Patricia Packard c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

MOOTZ, JOHN J., JR., deceased
Late of Schuylkill Haven Borough, Schuylkill County, PA

Executor: Michael L. Ulsh, 6 Sunset Drive, Auburn, PA 17922

Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

SCHUYLKILL LEGAL RECORD

YOCKACHONIS, ALBERT M., deceased
Late of the Borough of Gilberton,
Schuylkill County, PA
Administratrix: Maria L. Warnag-
iris, 530 Hamden Rd., Annadale,
NJ 08801
Attorneys: Leo Breznik, Esquire,
Attorney-At-Law, 32 E. Centre St.,
P.O. Box 567, Shenandoah, PA
17976-0567

THIRD PUBLICATION

BREON, HARRY L., JR., deceased
Late of Port Clinton Borough,
Schuylkill County, PA
Administratrix: Mary Ann Koenig,
16 North Race Street, New Ring-
gold, PA 17960
Attorneys: James E. Crossen, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

CARR, JOHN ANTHONY a/k/a
JOHN A. CARR, deceased
Late of the Township of Foster,
Schuylkill County, PA
Administratrix: Anna M. Zuratt,
1133 Peach Mountain Rd., Potts-
ville, PA 17901
Attorneys: Edward M. Brennan,
Esquire, Brennan Law Firm LLC,
306 Mahantongo Street, Pottsville,
PA 17901

CHUBB, ROBERT L., deceased
Late of the Borough of Ashland,
Schuylkill County, PA
Executrix: Renee A. Mateer, 6124
Summit Pointe Drive, Harrisburg,
PA 17111
Attorneys: James C. Bohorad,
Esquire, Marshall, Bohorad,
Thornburg, Price & Campion,
P.C., 1940 West Norwegian Street,
P.O. Box 1280, Pottsville, PA
17901

CORY, DAVID C., deceased
Late of Port Carbon Borough,
Schuylkill County, PA
Administratrix C.T.A.: Ashley A.
Brennan, 81 Park Avenue, Nesque-
honing, PA 18240
Attorneys: Douglas J. Taglieri,
Williamson, Friedberg & Jones,
LLC, 10 Westwood Road, Potts-
ville, PA 17901

CULLEN, CATHERINE LU a/k/a
CATHERINE LULU CULLEN
and CATHERINE L. CULLEN,
deceased
Late of the City of Pottsville,
Schuylkill County, PA
Executor: John C. Cullen, 179
Kimber Street, New Philadelphia,
PA 17959
Attorneys: Eric M. Lieberman,
Esquire, Lieberman & Tamulonis,
111 East Market Street, Pottsville,
PA 17901

DERHAMMER, BENJAMIN W.,
deceased
Late of Andreas, Schuylkill Coun-
ty, PA
Administratrix: Susan E. Derham-
mer
Attorney: Susan Sernak-Martinelli,
Esquire, 199 North Church Street,
Hazleton, PA 18201

KOTROCHOS, KIM M., deceased
Late of Minersville, Schuylkill
County, PA
Administratrix: Karen L. Kotro-
chos, 1839 Long Run Road,
Schuylkill County, PA
Attorneys: Gregory J. Pavlovitz,
Esq., Pavlovitz & Fackenthal,
LLC, 408 W. Market Street, 1st
Floor, Pottsville, PA 17901

MARNICKAS, JOHN, deceased
Late of Branch Township, Schuyl-
kill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Monica Raczka, 622 Baker Street, Minersville, PA 17954

Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

McCARTHY, STEPHEN a/k/a STEPHEN W. McCARTHY, deceased

Late of the Township of Ryan, Schuylkill County, PA

Co-Executors: Robet A. McCarthy, 16 Bridge Street, Mahanoy Plane, PA 17949 and John D. McCarthy, 2212 Main Street, Mahanoy Plane, PA 17949

Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

MESSINA, EVELYN H. a/k/a EVELYN MESSINA and MARY EVELYN MESSINA, deceased

Late of the Borough of Palo Alto, Schuylkill County, PA

Executrix: Lori Ann Messina, 719 Ferris Way, Hershey, PA 17033

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

PAVELKO, HELEN, deceased

Late of 2401 W. Market Street, Pottsville, Schuylkill County, PA
Executrix: Kathleen H. Hughes, 65 Long View Drive, Schuylkill Haven, PA 17972

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

POTTS, MILDRED M., deceased

Late of 32 N. Nicholas Street, Saint Clair, Schuylkill County, PA

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

WHITAKER, JAMES a/k/a JAMES A. WHITAKER, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: James Luscavage, 211 Timber Road, Pottsville, PA 17901

Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PA
CIVIL DIVISION
LCS CAPITAL, LLC

Plaintiff

v.

Amanda Noecker

Defendant.

DOCKET NO. S-2184-23

Please be advised that a Complaint in Debt Collection has been filed against the Defendant.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Amended Complaint and notice are served, by entering a written appearance 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375

BRAD D. DeFONTES, ESQUIRE
Pa. I.D. #335864
LEOPOLD & ASSOCIATES,
PLLC

Telephone (412) 530-1966
bdefontes@leopoldassociates.com
July 17

LEGAL NOTICE:

Notice of Condemnation in the Court of Common Pleas of Schuylkill County, Pennsylvania Civil Division, No. 1572-2025, In Re: Condemnation of Fee Interest in a Three and Three Hundred Thirty-Three Thousandths (3.333) Acre Strip of Land Owned by David W. Davis, his unknown heirs and assigns, Schuylkill Mining Company, and its unknown successors and assigns, Green Valley Coal Mining Co., Inc., and its unknown successors and assigns, Located at Eagle Hill Road and identified as Tax Parcel Nos. 02-06-0014.000, 02-06-0015.000, 02-

06-0016.000 and 02-06-0017.000 for Public Purposes for the development of a Sanitary Sewer System running through the Township of Blythe, Schuylkill County, Pennsylvania.

TO: David W. Davis, his unknown heirs, executors, administrators, successors, or assigns; Schuylkill Mining Company, its successors or assigns; Green Valley Coal Mining Co., Inc., its successors or assigns; or any other persons found to have an interest in the following property.

NOTICE IS HEREBY GIVEN in accordance with the provisions of Section 305 of the Pennsylvania Eminent Domain Code, 26 PA. CON. STAT. ANN. §§101, *et seq.*, that a fee interest in a three and three hundred thirty-three thousandths (3.333) acre strip of land, in the aggregate, of lands owned by David W. Davis, the heirs of David W. Davis, Schuylkill Mining Company, or the successors and assigns of Schuylkill Mining Company, or Green Valley Coal Mining Co., Inc., or the successors and assigns of Green Valley Coal Mining Co., Inc., has been condemned. The Township of Blythe will take an absolute fee simple title to the three and three hundred thirty-three thousandths (3.333) acre strip of land, in the aggregate, encompassing all interests in and to the same, whether fee simple or lesser estates, along with all easements, rights of way, and real property interests of whatever nature, through a Declaration of Taking, which was filed on July 8, 2025, to the above docket number and Court as well as the Office of the Recorder of Deeds of Schuylkill County at Deed Book Volume 2912, Page 1433. The Township of Blythe, which maintains a principal place of business at 375

SCHUYLKILL LEGAL RECORD

New Philadelphia Road, New Philadelphia, Pennsylvania 17959, has condemned a three and three hundred thirty-three thousandths (3.333) acre strip of land, in the aggregate, fee interest in the property in order to facilitate the construction, reconstruction, building, installation, repair, renewal, maintenance, and use of a sewer line. The Township of Blythe has condemned the subject property pursuant to the provisions of the Pennsylvania Second Class Township Code, as amended, 53 P.S. §§65101-68701. Said condemnation was adopted by the Condemnor upon a Resolution of the Board of Supervisors of the Township of Blythe duly adopted on May 7, 2025, the original of which may be examined at the office of the Condemnor, located at the above address, and is attached to the Declaration of Taking as Exhibit 2.

NOTICE IS FURTHER GIVEN that a copy of the description of the fee interest taken in the subject property and a plot plan showing the same, which was made part of the Declaration of Taking and is available for inspection at the Township of Blythe offices at 375 New Philadelphia Road, New Philadelphia, Pennsylvania 17959. The description of the property of the owners or reputed owners to be condemned may be inspected at the office of Condemnor at the aforesaid address and has been lodged for record and filed in the Office of the Recorder of Deeds of Schuylkill County pursuant to Section 304 of the Pennsylvania Eminent Domain Code. In accordance with Sections 701-703 of the Pennsylvania Eminent Domain Code, Condemnor has determined it is just, reasonable, and fair, for the

Township of Blythe to post Five Thousand Dollars (\$5,000) as just compensation for the taking. Pursuant to Section 303(b) of the Pennsylvania Eminent Domain Code, just compensation to Condemnee is deemed secured because the Township of Blythe has the power of taxation.

YOU ARE FURTHER EXPRESSLY NOTIFIED that if you wish to challenge the power or right of the Township of Blythe to appropriate the subject property for the purposes described in the Declaration of Taking, or the sufficiency of the security, or the procedure followed by the said Condemnor, or the Declaration of Taking, you should file preliminary objections with the Prothonotary within thirty (30) days after being served with this notice of condemnation. Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Pennsylvania Eminent Domain Code.

BY: Gino DiNicola, Solicitor for the Township of Blythe.

July 17

THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NO. S-510-2025
LUNA INTEGRITY
REALTY, LLC

Plaintiff

v.

JOSHUA GREISING

Defendant

COMPLAINT IN EJECTMENT
FOR POSSESSION
NOTICE

SCHUYLKILL LEGAL RECORD

To: Joshua Greising, Occupants,
234 W. Penn St., Shenandoah, PA
17976

You are hereby notified that on March 4, 2025, Plaintiff filed a Complaint in Ejectment for Possession for which you are required to respond in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-510-2025, wherein Plaintiff seeks possession of the premises known as and identified as 234 W. Penn St., Shenandoah, PA 17976.

By Order dated July 2, 2025, the Court ordered notice of said facts and the filing of the Complaint to be served upon you as provided by R.C.P.430(b). You are hereby notified to plead to the above referenced Complaint on or before 20 DAYS from the date of this publication or all of your rights, title, and interest in said premises may be lost.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance 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 to you for any money claimed in the Complaint or for any other claim or relief requested by Plaintiff(s). You may lose money or property or other rights important to you.

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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375

JAMES E. CROSSIN, III
I.D. No. 70578

WILLIAMSON, FRIEDBERG &
JONES, LLC

Ten Westwood Road
Pottsville, PA 17901
(570) 622-5933

July 17

NOTICE

NOTICE IS HEREBY GIVEN that the Minersville Sewer Authority, Schuylkill County, Pennsylvania, pursuant to the Municipality Authorities Act, as amended, 53 Pa. C.S.A. §5605, intends to file Articles of Amendment to its Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania on July 25, 2025. The proposed amendment provides that the term of the existence of the Minersville Sewer Authority shall be increased for a period of fifty (50) years from the date of the filing of the Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania.

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SCHUYLKILL LEGAL RECORD

NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described properties has been approved by the Schuylkill County Board of Commissioners at the June 25th, 2025 public meeting at the Courthouse, 401 North Second Street, Pottsville, PA 17901.

THE TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being September 2nd, 2025 any taxing district having any tax claims or tax judgments against any property to be sold, the owner, an interested party or a person interested in purchasing a property may, if not satisfied that the sale price approved by the Bureau is sufficient, petition the Court of Common Pleas of Schuylkill County to disapprove the said sale. **2.** If no objections to a sale are filed, the sale to the initial bidder will be final. **3.** The successful bidder will be required to pay all monies and costs within fifteen (15) days of the deadline for filing objections. **4.** The failure of any purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. **5.** Pursuant to 72 P.S., Section 5931, all sales by the Tax Claim Bureau are subject to the rule of **CAVEAT EMPTOR**. In every case, the property is offered for sale by the Bureau **WITHOUT GUARANTY OR WARRANTY WHATSOEVER**, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. **6.** The property will be sold freed and cleared of all real estate tax claims and tax judgments.

This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613(a) of Act No. 542, approved July 7, 1947, as amended.

Parcel Number; Owners of Record; Description; Bid Amount; Bidder

17-88-0008.000; Schuylkill Mining Company; .87 Acres of Coal/Coal Reserve, more or less of the Western most portion of St. Clair Tract; \$8,245.39; Forestville Properties, LLC

52-05-0324.000; Phoenix Asset Recovery, LLC; 50-52 Westwood Street; \$1.00; Minersville Borough

By Angela D. Toomey, Director
Schuylkill County
Tax Claim Bureau
July 3, 17

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, AUGUST 22, 2025
at 10:00 a.m. The Schuylkill County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 2)

FREEDOM MORTGAGE CORPORATION v. EMILY B. CIAPPA, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF DONALD SIGLER, DECEASED.

Owner(s) of property situate in the WEST PENN TOWNSHIP, SCHUYLKILL County, Pennsylvania, being 411 SAINT PETERS RD., ANDREAS, PA 18211.

Tax ID No.: 37-03-0023.000 a/k/a 37-3-23.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$120,650.54.

Attorneys for Plaintiff: Brock & Scott, PLLC.

By virtue of a Writ of Execution:
No. S-1931-2024

(SALE NO. 3)

Plaintiff: Towd Point Mortgage Trust 2020-3, U.S. Bank National Association, as Indenture Trustee.

Attorney for Plaintiff: Caroline P. Aprahamian, Esq., 1581 Main Street, Ste. 200, The Shops at Valley Square, Warrington, PA 18976.

JUDGMENT AMOUNTY: \$66,-344.46.

Tax Parcel No.: S-0354-2024.

Property known as 415 Peacock Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jessica Tymchyshyn, solely in her capacity as known heir of Stacey J. Lash, deceased and Stacey J. Lash and Stacy Lash, solely in her capacity as known heir of Stacey J. Lash, deceased and The Unknown Heirs of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash and Walter Lash, solely in his capacity as heir of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased and Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Jessica Tymchyshyn, solely in her capacity as known heir of Stacey J. Lash, deceased and Stacey J. Lash and Stacy Lash, solely in her capacity as known heir of Stacey J. Lash, deceased and The Unknown Heirs of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash and Walter Lash, solely in his capacity as heir off Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased

Case No. S-0354-2024

(SALE NO. 4)

Plaintiff Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Plaintiff: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR3.

Defendant: ALLEN W. HEDEMANN, JR. ADMINISTRATOR OF THE ESTATE OF ALLEN W. HEDEMANN a/k/a ALLEN WILLIAM HEDEMANN.

Judgement: \$40,615.89.

Property Address: 608 N. 3RD STREET, POTTSVILLE, PA 17901.

Tax ID/Parcel #: 68-20-0058.000.

Case Number: S-2239-2024

(SALE NO. 5)

SANTANDER BANK, N.A. v. KATHLEEN ELIZABETH DAVIS, EXECUTRIX OF THE ESTATE OF KATHLEEN A DAVIS, DECEASED owner(s) of property situate in the WAYNE TOWNSHIP, SCHUYLKILL County, Pennsylvania, being 462 WYNONAH DR., AUBURN, PA 17922.

Tax ID No. 34-22-0461.000: 34-22-0462.000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$164,633.74.

Attorneys for Plaintiff: Brock & Scott, PLLC.

By virtue of a Writ of Execution
Case No. S-1162-2024

(SALE NO. 6)

Plaintiff: PINE GROVE JOINT TREATMENT AUTHORITY.

Defendant: RODNEY HERRING.

SCHUYLKILL LEGAL RECORD

Plaintiff Attorney: WILLIAMSON
FRIEDBERG & JONES.

Judgement: \$4,008.14.

BEING UP1 No.: 21-18-0027.

PROPERTY ADDRESS: 236
Sweet Arrow Lake Road, Pine Grove,
PA 17963.

Case No.: J-6200-2024

(SALE NO. 7)

Plaintiff: THE BANK OF NEW
YORK MELLON, f/k/a, THE BANK
OF NEW YORK AS SUCCESSOR
TO JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR
NOTEHOLDERS AND THE NOTE
INSURER OF ABF'S MORTGAGE
LOAN TRUST 2000-3.

Defendant(s): DIANE M. HAUZE.

Attorneys for Plaintiff: Robertson,
Anschutz, Schneid, Crane & Partners,
PLLC.

Judgment Amount: \$22,198.62.

BEING KNOWN AS: 179 E.
MAIN ST., RINGTOWN, PA 17967.

PROPERTY ID: 61-04-0022-000

Case No.: S-1840-2024

(SALE NO. 8)

Plaintiff: Select Portfolio Servic-
ing, Inc.

Defendant: Michael L. Griesbaum.

Attorney for Plaintiff: Christopher
A. DeNardo, Esq., Esquire, LOGS
Legal Group LLP, 985 Old Eagle
School Road, Suite 514, Wayne, PA
19087, (610) 278-6800.

Judgment Amount: \$59,394.55.

Tax Parcel No.: 68-27-388.

Property known as: 519 West Nor-
wegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-
ERTY of Michael L. Griesbaum.

Case No. S-2340-2024

(SALE NO. 9)

PLAINTIFF: Citibank, N.A., as
trustee for CMLTI Asset Trust.

DEFENDANT(S): Georgine A.
Mankiewicz a/k/a Georgine
Mankiewicz and Walter V.
Mankiewicz.

ATTORNEY FOR PLAINTIFF:
Matthew C. Fallings, Esq., STERN &
EISENBERG, PC, 1581 Main Street,
Ste. 200, The Shops at Valley Square,
Warrington, PA 18976, (215) 572-
8111.

JUDGMENT AMOUNT: \$52,943-
.74.

TAX ID NO.: 36-09-0195.000.

PROPERTY KNOWN AS: 212
Florida Ave., Shenandoah Heights,
PA 17976.

TO BE SOLD AS THE PROPER-
TY of Georgine A. Mankiewicz a/k/a
Georgine Mankiewicz and Walter V.
Mankiewicz.

Case No.: S-2153-2024

(SALE NO. 10)

Plaintiff: Lakeview Loan Servic-
ing, LLC.

Defendant(s): Phong Quinones
AND Alexander Quinones-Trinidad.

Attorney for Plaintiff: Powers
Kirn, LLC, Eight Neshaminy Inter-
plex, Suite 215, Trevose, PA 19053,
Telephone: (215) 942-2090.

Judgment Amount: \$147,795.13.

Tax Parcel No.: 40-02-0410.000.

Property known as: 230 West Ear-
ly Avenue, Coaldale, Pennsylvania
18218.

TO BE SOLD AS THE PROP-
ERTY of Phong Quinones and Alex-
ander Quinones-Trinidad.

Case No.: S-0017-2025

(SALE NO. 11)

Plaintiff: WELLS FARGO BANK,
N.A.

SCHUYLKILL LEGAL RECORD

Defendant: JENNIFER M. REESE.

Attorneys for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Judgement: \$66,034.36.

BEING KNOWN AS: 212 N. CENTER ST., FRACKVILLE, PA 17931.

PROPERTY ID: 43-01-0040.000.

Case No.: S-1574-2023

(SALE NO. 12)

Plaintiff: Siwell Inc. d/b/a Capital Mortgage Services of Texas.

Defendant: Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Derric D. Ney, deceased, Vincent Ney, Known Heir of Derric D. Ney, deceased, Staci Ney, Known Heir of Derric D. Ney, deceased, H.N., minor, Known Heir of Derric D. Ney, deceased, B.N., minor, Known Heir of Derric D. Ney, deceased and D.N., minor. Known Heir of Derric D. Ney, deceased.

Attorney for Plaintiff: Christopher A. DeNardo, Esq. Esquire, LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, (610) 278-6800.

Judgment Amount: \$166,687.58.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of Mary Ann Moser.

Case No. S-1113-2024

(SALE NO. 13)

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing.

Defendant: Michael P. Kryworuka, as Known Heir of the Estate of William A. Campbell; Unknown Heirs, and/or Administrators to the Estate of William A. Campbell.

Attorney for Plaintiff: Ed E. Qaish, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$72,045.62.

PARCEL NO.: 25/ 10/ 0015/ 000/.

Property known as: 3 Golf Road, Barnesville, PA 18214.

Case No. S-1549-2024

(SALE NO. 14)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): Tammi J. Birmingham.

Attorney for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215 Trevose, PA 19053, Telephone: (215) 942-2090.

Judgment Amount: \$159,070.55.

Tax Parcel No.: 52-05-0062.000.

Property known as: 105 South 4th Street, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of Tammi J. Birmingham.

Case No.: S-0990-2024

(SALE NO. 15)

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): Steven P. Davis.

Attorney for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053, Telephone: (215) 912-2090.

Judgment Amount: \$84,690.84.

Tax Parcel No. 43-01-0051.000.

Property known as: 328 North Center Street, Frackville, Pennsylvania 17931.

TO BE SOLD AS THE PROPERTY of Steven P. Davis.

Case No.: S-1928-2024

(SALE NO. 16)

Plaintiff: Wilmington Savings Fund Society FSB, not in its individ-

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ual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1.

Defendant: Hippo Homes LLC.

Attorney for Plaintiff: Ed E. Qaqish, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$73,939.33.

PARCEL NO.: 57-04-0143.000.

Property known as: 436 West Savory Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Hippo Homes LLC.

Case No. S-2464-2024

(SALE NO. 17)

Plaintiff: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-2.

Defendant: MARTY A. MILLER, INDIVIDUALLY AND IN HER CAPACITY AS PERSONAL REPRESENTATIVE FOR COLLEEN MILLER.

Attorney for Plaintiff: ECKERT SEAMANS CHERIN & MELLOTT, LLC.

Judgement: \$93,990.26.

BEING known as No. 252 CREEK DRIVE, AUBURN, PA 17922.

BEING PARCEL No. 34-21-252.

Case No.: S-1520-2023

(SALE NO. 18)

Plaintiff: Tamaqua Area School District.

Defendant: Gretchen Funk.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$5,932.40.

Tax Parcel No.: 32-04-0030 & 32-04-0031.

Property Known As: 1365 Valley Road, Walker Township, Pennsylvania, 18252 & Valley Road, Walker Township, Pennsylvania, PA 18252.

TO BE SOLD AS THE PROPERTY of Gretchen Funk.

Case No. J-0646-2022

(SALE NO. 19)

Plaintiff: Shenandoah Valley School District.

Defendant: Troy Payne.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,821.34.

Tax Parcel No.: 36-12-0151.

Property Known As: 209 S. Wylam Street, W. Mahanoy Township, Pennsylvania, 17931.

TO BE SOLD AS THE PROPERTY of Troy Payne.

Case No. J-1741-2022

(SALE NO. 20)

Plaintiff: Shenandoah Valley School District.

Defendant: Gordon G. Slater.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,109.23.

Tax Parcel No.: 64-05-0549.

Property Known As: 5 S. White Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Gordon G. Slater.

Case No. J-0326-2021

(SALE NO. 21)

Plaintiff: Schuylkill County Municipal Authority.

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Defendant: Melissa Socks, Gerald Stephenson.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,625.42.

Tax Parcel No.: 35-10-0027.

Property Known As: 1559 Centre Turnpike, W. Brunswick Township, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Melissa Socks, Gerald Stephenson.

Case No. J-0362-2017

(SALE NO. 22)

Plaintiff: Shenandoah Valley School District.

Defendant: Christine L. Chance.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,363.02.

Tax Parcel No.: 36-09-0050.

Property Known As: 189 Virginia Avenue, W. Mahanoy Township, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Christine L. Chance.

Case No. J-8135-2019

(SALE NO. 23)

Plaintiff: Tamaqua Area School District.

Defendant: John P. Moravek, III.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,482.69.

Tax Parcel No.: 37-05-0036.

Property Known As: 38 Black Bear Lane, West Penn Township, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of John P. Moravek, III.

Case No. J-1679-2022

(SALE NO. 24)

Plaintiff: Tamaqua Area School District.

Defendant: William F. Fritz, Jr., Traci L. Fritz.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,677.17.

Tax Parcel No.: 65-15-0045.

Property Known As: 254 W. Cottage Avenue, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of William F. Fritz, Jr., Traci L. Fritz.

Case No. J-1071-2021

(SALE NO. 25)

Plaintiff: Tamaqua Area School District.

Defendant: Michael R. Scott.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,241.38.

Tax Parcel No.: 65-07-0009.

Property Known As: 506 Washington Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Michael R. Scott.

Case No. J-5048-2020

(SALE NO. 26)

Plaintiff: Tamaqua Area School District.

Defendant: Steven T. Brozyno.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700

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

Judgment Amount: \$2,069.28.

Tax Parcel No.: 65-15-0198.

Property Known As: 323 Penn Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Steven T. Brozyno.

Case No. J-1620-2021

(SALE NO. 27)

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC.

Defendant(s): DERRICK S. WENRICH.

Attorney for Plaintiff: Carolyn Treglia, Esquire, Brock & Scott, PLLC, 2011 Renaissance Boulevard, Suite 100, King of Prussia, PA 19406.

Judgment Amount: \$152,172.13.

Tax Parcel: 32-12-0018.000; 32-02-0006.000.

Premises Being: 1503 Valley Rd., Tamaqua, PA 18252.

Case No. S-1329-2024

(SALE NO. 29)

Plaintiff: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING.

Defendant: KATHLEEN T. ULRICH AND MICHAEL S. ULRICH.

Plaintiff Attorney: PADGETT LAW GROUP.

Judgement: \$56,558.09.

Tax Parcel Number: 36/ 08/ 0025/ 001/.

Property Address: 170 Weston Place, Shenandoah, PA 17976.

Case No.: S-2229-2024

(SALE NO. 30)

Plaintiff: Saint Clair Area School District.

Defendant: Community Church of Truth, Richard Wagner, Trustee.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$4,077.29.

Tax Parcel No.: 51-02-0219.

Property Known As: 34 Shade Street, Middleport, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Community Church of Truth, Richard Wagner, Trustee.

Case No. J-3439-2020

(SALE NO. 31)

Plaintiff: Coaldale Borough.

Defendant: Bryan Cullen, Sarah Cullen.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,979.50.

Tax Parcel No.: 40-05-0082.

Property Known As: 30 Foster Avenue, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Bryan Cullen, Sarah Cullen.

Case No. J-4308-2022

(SALE NO. 32)

Plaintiff: Pottsville Area School District.

Defendant: John Kramer.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,832.61.

Tax Parcel No.: 20-03-0001.

Property Known As: 885 Ann Street, Norwegian Township, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of John Kramer.

Case No. J-4693-2021

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(SALE NO. 33)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Cody Lerch.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,044.48.

Tax Parcel No.: 04-24-0066.

Property Known As: 401 Peter Street, Butler Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF Cody Lerch.

Case No. J-0906-2023

(SALE NO. 34)

Plaintiff: Tamaqua Area School District.

Defendant: Edward Schaefer.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,921.56.

Tax Parcel No.: 65-09-0045.

Property Known As: 311 Clark Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY OF Edward Schaefer.

Case No. J-5055-2021

(SALE NO. 35)

Plaintiff: Blue Mountain School District.

Defendant: Christopher R. Yerger.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$5,975.47.

Tax Parcel No.: 56-01-0039.

Property Known As: 655 Route 61 S, Orwigsburg, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF Christopher R. Yerger.

Case No. J-3356-2022

(SALE NO. 36)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Catherine M. Kriner.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,330.68.

Tax Parcel No.: 35-08-0117.

Property Known As: 2302 Market Street, W Brunswick Township, Pennsylvania.

TO BE SOLD as the property of Catherine M. Kriner.

Case No. J-0893-2021

(SALE NO. 37)

Plaintiff: Mid Penn Bank.

Defendant: RIE Real Estate, LLC.

Attorney for Plaintiff: Charles N. Shurr, Jr., Esquire, (610) 670-2552.

Judgment Amount: \$1,060,646.87

Property A: 19 Laudemans Lane
(UPI No. 03-03-0003.000).

Tract No. 1 of Property A

ALL THAT CERTAIN lot or piece of ground situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of the intersection of a thirty-three (33') feet wide street running North and South and a thirty-three (33') feet wide street running East and West; thence Northwardly along the Western line of the thirty-three (33') feet wide street running North and South, two hundred fifty (250') feet to a point on other land of the said Grantor (sic.); thence Westwardly along other land of said Grant-

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or (sic.) and parallel with the thirty-three (33') feet wide street running East and West, three hundred (300') feet to a point; thence Southwardly along the Eastern line of other land of the said Grantor (sic.) and parallel with the thirty-three (33') feet wide street running North and South, two hundred fifty (250') feet to a point on said thirty-three (33') feet wide street running East and West; thence Northwardly along said thirty-three (33') feet wide street running East and West; three hundred (300') feet to the place of beginning.

CONTAINING three hundred (300') feet in front or width on said thirty-three (33') feet wide street running East and West and extending of that width in length or depth two hundred fifty (250') feet.

Tract No. 2 of Property A

ALL THAT CERTAIN plot or piece of ground situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, along the Northern side of a thirty-three (33') feet wide street running East and West, the Western boundary line of land of the Grantor (sic.), and extending Westwardly, along the Northern side of said street, a distance of seventy-five (75') feet, to a point; thence Northwardly, and at right angles to said street, a distance of four hundred (400') feet, to a point on land of the late Paul A. DiRenzo, Sr.; thence Eastwardly, at right angles to the aforesaid mete and bound, a distance of three hundred seventy-five (375') feet, to a point on the Western side of another thirty-three (33') feet wide street running North and South;

thence Southwardly along the Western side of said street, a distance of one hundred fifty (150') feet, to a point, the Northeast corner of other lands of the Grantor (sic.); thence Westwardly and at right angles to said thirty-three (33') feet wide North and South Street, a distance of three hundred (300') feet, to a point, the Northwest corner of other land of the Grantor (sic.), thence Southwardly, a distance of two hundred fifty (250') feet, to the place of beginning.

Tract No. 3 of Property A

ALL THAT CERTAIN lot, parcel or piece of ground, situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northeast corner of two (2) thirty-three (33') foot wide roads, this point being also the Southwest corner of the Rev. Beryk property (now or late); thence along the Eastern side of the thirty-three (33') feet road leading to State Highway Route 199, North twenty-six degrees ten minutes West (N 26° 10' W), three hundred fifty (350') feet to a point; thence through the Rev. Beryk property (now or late) North sixty-three degrees East (N 63° E) four hundred (400') feet to a point; thence through the Rev. Beryk property (now or late) South twenty-six degrees ten minutes East (S 26° 10' E), three hundred fifty (350') feet to a point on the North side of a thirty-three (33') foot street; thence along the Northern side of said thirty-three (33') foot street, South sixty-three degrees West (S 63° W), four hundred (400') feet to a point; the place of beginning.

CONTAINING three and twenty-one hundredths (3.21) acres. TOGETHER with the coal breaker and other buildings thereon erected.

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Tract No. 4 of Property A

ALL THAT CERTAIN tract of land situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point at the Northwest corner of property formerly conveyed by Rev. Anthony Beryk and Cecelia A. Beryk, his wife, as described by Deed dated April 30, 1947, and recorded in Deed Book 703 at Page 51, which point is also on the East side of a thirty-three (33') foot street running in a North to South direction from Pennsylvania State Highway to another thirty-three (33') foot road; thence North sixty-three degrees East (N 63° E) four hundred (400') feet along the Northern boundary line of the property of the Grantor (sic.) to the Northeast corner of the said tract of land now or late of the Grantor; thence North twenty-six degrees ten minutes West (N 26° 10' W) for a distance of four hundred fifty (450') feet to a point; thence South sixty-three degrees West (S 63° W) for a distance of four hundred (400') feet to a point on the East side of a thirty-three (33') foot street; thence along the East side of said thirty-three (33') foot street South twenty-six degrees ten minutes East (S 26° 10' E) for a distance of four hundred fifty (450') feet to the place of beginning.

CONTAINING four and thirteen hundredths (4.13) acres of land. TOGETHER WITH a concrete batch plant erected thereon.

Tract No. 5 of Property A

ALL THAT CERTAIN tract of land situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point which is the Northwest corner of a large tract of land owned now or late by the Grantor (sic.); thence South twenty-six degrees ten minutes East (S 26° 10' E) along the East side of a thirty-three (33') feet wide street for a distance of three hundred fifty-nine (359') feet, more or less, to a point which is the Northwest corner of other lands of the Grantor (sic.); thence along same North sixty-three degrees East (N 63° E), four hundred (400') feet to a point which is the Northeast corner of other property of the Grantor (sic.); thence North twenty-six degrees ten minutes West (N 26° 10' W) for a distance of three hundred fifty-nine (359') feet, more or less, to a point; thence South sixty-three degrees East (S 63° E), four hundred (400') feet to the place of beginning.

EXCEPTING OUT of the above tract of land all that area occupied by State Highway Route #199. The area hereby conveyed comprises two and ninety-eight hundredths (2.98) acres of land.

Tract No. 6 of Property A

ALL THAT CERTAIN lot, parcel or piece of ground, situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the North side of a thirty-three (33') foot street, said stake being four hundred (400') feet East of another thirty-three (33') foot street, which leads in a Northerly direction to connect with State Highway Route No. 199, thence North twenty-six degrees ten minutes West (N 26° 10' W), three hundred fifty (350') feet, more or less, to a stake; thence North sixty-three degrees East (N 63° E), two hundred forty-eight (248') feet eleven (11")

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inches, more or less, to a stake; thence South twenty-six degrees ten minutes (S 26° 10' E), three hundred fifty (350') feet, more or less, to a stake on the North side of said thirty-three (33') foot street thence along North side of thirty-three (33') foot street, South sixty-three degrees West (S 63° W), two hundred forty-eight (248') feet eleven (11'') inches, more or less, to the place of beginning.

CONTAINING two (2) acres, more or less.

Property B: 0 Pottsville Street
(UPI No. 03-03-0003.001)

ALL THAT CERTAIN tract of land situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point which is the Southeast corner of other property described in deed dated the 9th day of June, 1961, recorded in Deed Book 1022, at Page 473, thence along the said property North twenty-seven and three-fourths degrees West (N 27 3/4° W), three hundred sixty (360') feet to a point; thence along the property of John Manue North sixty-three degrees East (N 63° E), three hundred two (302') feet to a point; thence North twenty-seven and three-fourths degrees West (N 27 3/4° W), fifteen (15') feet to a point; thence along the South side of Pottsville Street North sixty-three degrees East (N 63° E), six hundred two (602') feet, more or less, to a point; thence along a street or highway South twenty-seven and three-fourths degrees East (S 27 3/4° E), three hundred seventy-five (375') feet to a point; thence South sixty-three degrees West (S 63° W), nine hundred eight (908') feet to the place of beginning.

CONSTITUTING an area of seven and sixty-four hundredths (7.64)

acres, more or less. EXCEPTING AND RESERVING from Deed Book 1055, Page 502, the following:

(1) Deed Dated May 27, 1976, to John DiRenzo and wife Dorothy recorded in Schuylkill County Deed Book 1223, Page 991.

(2) Deed dated November 15, 1982, to John DiRenzo and wife Dorothy recorded in Schuylkill County Deed Book 1323, Page 458.

(3) Deed dated October 3, 1985, to John DiRenzo and wife Dorothy recorded in Schuylkill County Deed Book 1366, Page 55.

(4) Deed dated October 19, 1992, to Lori DiRenzo Tarson and husband John, recorded in Schuylkill County Deed Book 1488, Page 913.

(5) Correctional Deed dated December 6, 1996, to John DiRenzo and wife Dorothy, recorded in Schuylkill County Deed Book 1692, Page 94.

Property C and Property D:
0 Laudemans Lane

(Part of UPI No. 03-03-0005.002
In/k/a 03-03- 0005.003] and All of
UPI No. 03-03-0022.000)

THE SURFACE OF ALL THAT CERTAIN tract of land situate in the Township of Branch, County of Schuylkill and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of a thirty-three (33') feet wide road and at the Northeastern corner of certain lands formerly of the Memikas Coal Co., Inc., now of the Grantor (sic.); thence along said thirty-three (33') foot wide road North fifty-five degrees seventeen minutes East (N 55° 17' E), six hundred forty-five (645') feet to a point; thence South seventy-five degrees East (S 75° E) nine hundred eighty-eight (988') feet to the Southern line of the premises formerly of Minersville Coal

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Company, Inc. of which the herein granted premises was a part, said point also being in line of the Western side of a forty (40') foot street known as Pine Street as shown on a map of the West West Terrace Development; thence along the line of the West West Terrace Development South seventy-eight degrees West (S 78° W), six hundred thirty-eight (638') feet to the premises late of Dominick DiRenzo, formerly of the Memikas Coal Co., Inc.; thence along the same North fourteen degrees thirty-four minutes West (N 14° 34' W), seven hundred forty-three (743') feet to the place of beginning.

CONTAINING thirteen (13) acres.

ALSO THE SURFACE OF ALL THAT tract, parcel or piece of ground, situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the North side of a thirty-three (33') foot road, said point being six hundred forty-eight (648') feet eleven (11") inches East of another thirty-three (33') foot road, which road leads Northwardly to State Highway Route 199, and also the Southeast corner of land now or late of Julia Drazenovich; thence along the East line of the Drazenovich property North twenty-six degrees ten minutes West (N 26° 10' W), three hundred fifty (350') feet to a stake; thence along the North side of the Drazenovich property South sixty-three degrees West (S 63° W), two hundred forty-eight (248') feet eleven (11") inches, more or less, to a stake on the East line of land late of Dominick DiRenzo; thence along land late of Dominick DiRenzo and Alex Torie (sic.) North twenty-six degrees ten minutes West (N 26° 10' W), four hundred fifty (450') feet, more or less,

to stake; thence along land now or late of Alex Torie (sic.) North sixty-three degrees East (N 63° E), six hundred forty-eight (648') feet eleven (11") inches, more or less, to a stake; thence South twenty six degrees ten minutes East (S 26° 10' E), two hundred twenty-seven (227") feet eleven (11") inches, more or less, to a stake, thence North sixty-three degrees East (N 63° E), fifty (50') feet, more or less, to a point; thence South twenty-six degrees ten minutes East (S 26° 10' E), five hundred (500') feet, more or less, to a stake; thence South fifty-five degrees forty-five minutes West (S 55° 45' W), four hundred fifty-five (455') feet, more or less, to the place of beginning.

CONTAINING ten and forty-seven hundredths (10.47) acres, more or less, and being a portion of the May and Lightfoot and the Heffner Tracts.

ALSO THE SURFACE OF ALL THAT tract, parcel or piece of ground situate in Branch Township, Schuylkill County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East line of the May and Lightfoot Tract three hundred (300') feet North measured radially from the North right-of-way line of State Highway Route No. 725 between Marlin and Llewellyn; thence in a Westerly direction on a curve to the right parallel with and three hundred (300') feet North of said right-of-way line three hundred thirty (330') feet, more or less, to a point; thence parallel with and three hundred (300') feet North of said right-of-way line North eighty-seven degrees forty minutes West (N 87° 40' W), seven hundred eighty (780') feet, more or less, to a point on the South side of thirty-three (33') foot street; thence along South side of street North six-

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ty-three degrees East (N 63° E), nine hundred fifty (950') feet, more or less, to a point; thence still along South side of street North fifty-six degrees forty-five minutes East (N 56° 45' E), three hundred fifteen and fifteen hundredths (315.15') feet to a stake; thence South eleven degrees twenty-three minutes East (S 11° 23' E), seven hundred forty-three and fifty-one hundredths (743.51') feet, more or less, to land now or late of Frank Bosack; thence along Bosack land South eighty-one degrees eleven minutes West (S 81° 11' W), one hundred seventy-four and twenty-four hundredths (174.24') feet, more or less, to East line of the May and Lightfoot Tract; thence along East line of May and Lightfoot Tract North twenty-four degrees thirty-five minutes West (N 24° 35' W), one hundred twenty-one and thirty-three hundredths (121.33') feet, more or less, to the place of beginning.

CONTAINING nine and thirty-five hundredths (9.35) acres, more or less, and being a portion of the May and Lightfoot and the Heffner Tracts.

EXCEPTING AND RESERVING THEREFROM, ALL THAT CERTAIN parcel or piece of land situated in the Township of Branch, County of Schuylkill and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin found in the South right-of-way line of Laudemans Lane, said iron pin found being the Northwest corner of property now or late of John C. and Helen M. Sunday; thence along the West line of property now or late of aforementioned John C. and Helen M. Sunday South eight degrees fifty-five minutes East (S 8° 55' E), three hundred forty-eight and twenty-five hundredths

(348.25') feet to an iron pin found; thence through property late of Dominick DiRenzo, of which this was a part, for the following two (2) courses and distances, viz: (1) South eighty-eight degrees twenty-three minutes West (S 88° 23' W), two hundred ninety-six and eight hundredths (296.08') feet to an iron pin set, and thence (2) North thirty degrees thirty-five minutes West (N 30° 35' W), one hundred eighty-eight and seventy hundredths (188.70') feet to an iron pin set in the North right-of-way line of aforementioned Laudemans Lane; thence along the South right-of-way line of aforementioned Laudemans Lane the following two (2) courses and distances, viz: (1) North fifty-eight degrees forty-one minutes twenty-three seconds East (N 58° 41' 23" E), three hundred forty-six and sixty-seven hundredths (346.67') feet to an iron pin found, and thence (2) North seventy-six degrees fifty minutes East (N 76° 50' E), forty-three and five hundredths (43.05') feet to an iron pin found and place of beginning.

CONTAINING two and sixty-seven thousandths (2.067) acres.

Property E:

East of Minersville Llewellyn
(UPI No. 03-03-0003.005)

ALL THAT CERTAIN lot or piece of ground situate in Branch Township, Schuylkill County, Pennsylvania, being Parcel 3 of the DiRenzo Estate Minersville Highway Subdivision, bounded and described as follows:

BEGINNING at a point, an iron pin, at the intersection of the South right-of-way line of Minersville Highway (PA SR 4005) and the West right-of-way line of a thirty-three (33') foot wide unopened street; thence along said thirty-three (33') foot wide unopened street, South twenty-five de-

SCHUYLKILL LEGAL RECORD

grees four minutes forty seconds East (S 25° 04' 40" E) six hundred twenty-six and sixteen hundredths (626.16') feet to an iron pin at a common corner with other property late of Dominick and Josephine DiRenzo; thence along said property, South sixty-four degrees fifty-nine minutes twenty-seven seconds West (S 64° 59' 27" W), three hundred seventy and twenty-three hundredths (370.23') feet to an iron pin on line of property, now or formerly, of Frank Gudelauskas; thence along said property, North twenty-four degrees nine minutes twenty seconds West (N 24° 09' 20" W), one hundred forty nine and ninety-six hundredths (149.96') feet to an axle on the South line of Parcel 2 of the subdivision; thence along said parcel for the following: (1) North sixty-four degrees seven minutes three seconds East (N 64° 07' 03" E), three hundred twenty-five and thirty-two hundredths (325.32') feet to an iron pin, (2) North twenty-five degrees four minutes forty seconds West (N 25° 04' 40" W), four hundred thirty-five and twenty-eight hundredths (435.28') feet to an iron pin, on the South right-of-way line of Minersville Highway (PA SR 4005); thence along said right-of-way line for the following: (1) Along a curve to the left, having an angle of one degree six minutes sixteen seconds (01° 06' 16"), a radius of two thousand eight hundred eighty-seven and ninety-three hundredths (2,887.93') feet, a length of fifty-five and sixty-seven hundredths (55.67') feet, a tangent of twenty seven and eighty-four hundredths (27.84') feet, a chord of North twenty-four degrees forty-three minutes twenty-three seconds East (N 24° 43'

23" E), fifty-five and sixty-seven hundredths (55.67') feet to a point, the place of beginning.

CONTAINING 75,617 Square Feet (1.736 Acres), being Parcel 3, as shown on the Final Plan of the DiRenzo Estate Minersville Highway Subdivision, Drawing No. 9748-1, prepared by WJP Engineers and recorded in Schuylkill County Map Book 37, Page 18.

Tax Parcel Nos.: 03-03-0003.000; 03-03-0003.001; 03-03-0003.005; PORTION OF 03-03-0005.002 [n/k/a 03-03-0005.003]; 03-03-0022.000

Property Known as: 19 Laudemans Lane, Pottsville, Pennsylvania 17901, 0 Laudemans Lane, Pottsville, Pennsylvania 17901, 0 Pottsville Street, Pottsville, Pennsylvania 17901, East of Minersville Llewellyn, Pottsville, Pennsylvania 17901.

TO BE SOLD as the property of RIE Real Estate, LLC.

Case No. J-1341-25

(SALE NO. 38)

Plaintiff: Eagle Rock Community Association, Inc.

Defendants: Anna Shin, Dominic Shin, and Stephen Shin.

Attorney for Plaintiff: Sean W. Logsdon, Esquire.

Judgment: \$32,780.09.

Tax Parcel No.: 9-2-1 (4).

TO BE SOLD AS THE PROPERTY of Anna Shin, Dominic Shin, and Stephen Shin.

Case No. S-2378-2024

(SALE NO. 39)

Plaintiff: Diamond Credit Union.

Defendant(s): Suzan L. Greenawalt and Kurt O. Greenawalt.

Attorney for Plaintiff: Benjamin Hoen: PA I.D. 312786, Phone Number: (216) 739-5100.

SCHUYLKILL LEGAL RECORD

Judgment: \$78,478.27.

Tax Parcel No.: 34-03-0042.005.

Property known as: 13 Greenawalt Lane, Schuylkill, PA 17972.

TO BE SOLD AS THE PROPERTY of Suzan L. Greenawalt and Kurt O. Greenawalt.

Case no. S-0648-2025

(SALE NO. 40)

Plaintiff: Shenandoah Valley School District.

Defendant: Ra D. El.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,881.92.

BEING Lot 4 in Block No. 137 on the Sheaffer Plan of Shenandoah.

Tax Parcel No.: 64-04-0467.

Property Known As: 516 W. Arlington Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ra D. El.

Case No. J-0529-2020

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

May 21, 2025

Sheriff Sale list available online at:
www.schuylkillcountypa.gov

July 17, 24, 31

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears first, followed by the residence, name of executor or administrator, estimat-

ed amount of personalty and realty and name of attorney.

MARIANNE C. CUFF a/k/a MARIANNE CUFF; West Mahanoy Twp.; Christopher Cuff, Executor; PP: \$500; RE: None; Robert E. Matta, Esquire

KENT RICHARD NAFFIN a/k/a KENT R. NAFFIN; Schuylkill Haven; Jacqueline L. Naffin, Administratrix; PP: \$10,000; RE: \$100,000; Paul Domalakes, Esquire
GREGORY THOMAS GLUNZ a/k/a GREGORY T. GLUNTZ; Pine Grove; Dana M. Glunz, Executrix; PP: None; RE: \$500,000; Lora J. McDonald, Esquire

GIACOMO DIMAIO a/k/a JACK DIMAIO; West Brunswick Twp.; Leslie A. Dimaio, Executrix; PP: \$150,000; RE: None; Aaron C. Jackson, Esquire

NATALIE ANN WHITE a/k/a NATALIE WHITE and NATALIE ANN RUSER; Pine Grove; Kyle Crain, Administrator; PP: \$10,000; RE: \$100,000; Attorney: None

ALBERT M. YACKACHONIS; Gilberton; Maria L. Warnagiris, Administratrix; PP: \$5,631; RE: \$86,351.60; Leo Breznick, Esquire

DOUGLAS PAUL DINKLOCKER a/k/a DOUGLAS P. DINKLOCKER; Pine Grove Twp.; Jessica Lynn Dinklocker, Executrix; PP: \$150,000; RE: None; J. Robert Zane, Esquire

DAVID ALLEN SMITH a/k/a DAVID A. SMITH; Schuylkill Haven; Darlene J. Dougherty, Administratrix; PP: None; RE: \$1,000; Gino O. Dinicola, Esquire

JUANITA M. RADZIEWICZ; Mahanoy City; Thomas James Mace, Executor; PP: \$1,400,000; RE: \$50,000; Attorney: None