

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, **MAY 6, 2026**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **MAY 6, 2026** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Ricky A. Park

FIDUCIARY

Erica Kalin

Nathaniel Park

ATTORNEY

Richard J. Wiest, Esq.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

Mar. 19, 26

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

ACHENBACH, JOYCE A., deceased

Late of the Township of North Manheim, Schuylkill County, PA
Co-Executors: Leah Joy (Achenbach) Kovack, 45166 Gayton Terrace, Apt. 102, Ashburn, VA 20147 and Lewis R. Achenbach, III, 1525 North Fanchon Street, Wheaton, IL 60187

Attorneys: Erick M. Lieberman, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

ANDERBERY, VAUGHN MAYNARD, deceased

Late of Pine Grove, Schuylkill County, PA

Executrix: Hilma Yvonne Jones
Attorneys: Barley Snyder Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042

CONARD, LYNDON B., deceased

Late of Frackville, Schuylkill County, PA

Administrator: Lyndon Conard, 1282 Fritztown Rd., Reinholds, PA 17569

Attorneys: Joseph B. Colletti, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

FAUST, KAY D., deceased

Late of the Borough of Ringtown, Schuylkill County, PA

Executrix: Laura M. Rusinko, 40 Farmers Rd., Ringtown, PA 17967

Attorney: Leo Breznik, Esquire, Attorney-At-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976

GARDNER, EDWARD F. a/k/a EDWARD GARDNER and EDWARD FREDERICK GARDNER, deceased

Late of the Borough of Coaldale, Schuylkill County, PA

Executor: Joseph S. Paulus, 51 West Howard Avenue, Coaldale, PA 18218

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

KRULL, MARK J., deceased

Late of New Philadelphia Borough, Schuylkill County, PA

Administratrix: Elaine F. Dalvet, 24 Kimber Street, New Philadelphia, PA 17959

Attorneys: Joseph B. Colletti, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

MILLER, KATHERINE a/k/a KATHERINE SCHEIDL Y, deceased

Late of Tamaqua, Schuylkill County, PA

Administratrix: Charlotte Scheidly

SCHUYLKILL LEGAL RECORD

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

NOECKER, LEWIS R. a/k/a LEWIS ROBERT NOECKER, deceased

Late of South Manheim Township,
Schuylkill County, PA

Executor: Jonathan David Peck c/o
Zimmerman Law Office, 466
Jonestown Road, Jonestown, PA
17038

Attorneys: Caleb J. Zimmerman,
Esquire, Zimmerman Law Office,
466 Jonestown Road, Jonestown,
PA 17038

POMPILIO, JEAN A., deceased

Late of Pine Grove Township,
Schuylkill County, PA

Executor: James H. Lawson, Jr.,
39525 N. Rolling Green Court,
Anthem, AZ 85086

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

PRITULSKY, JOSEPH F., deceased

Late of McAdoo Borough, Schuyl-
kill County, PA

Co-Executrices: Karen Ziolkowski
and Debora Ervin

Attorneys: Brenda D. Colbert,
Esquire, Colbert & Grebas, P.C.,
210 Montage Mountain Road,
Suite A, Moosic, PA 18507

QUANDEL, JAMES W., JR., de-
ceased

Late of Pottsville, Schuylkill
County, PA

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

Attorneys: Albert J. Evans, Es-
quire, Fanelli, Evans & Patel, P.C.,
No. 1 Mahantongo Street, Potts-
ville, PA 17901

SNYDER, CLARA M. a/k/a CLARA MARIE SNYDER, deceased

Late of Pine Grove Borough,
Schuylkill County, PA

Executor: Robert S. Snyder, 187
1/2 North Street, Lykens, PA
17048

Attorneys: Gregory M. Kerwin,
Esq., Kerwin & Kerwin, LLP, 4245
State Route 209, Elizabethtown, PA
17023

SECOND PUBLICATION

BROSSMAN, JEAN M., deceased

Late of Pottsville, Schuylkill
County, PA

Executrix: Pamela Marie Steele,
105 Pine Boulevard, Orwigsburg,
PA 17961

Attorneys: Eric M. Mika, Esquire,
Certified Elder Law Attorney,
Williamson, Friedberg & Jones,
LLC, 10 Westwood Road, Potts-
ville, PA 17901

CARESTIA, ANTHONY S., de-
ceased

Late of the Borough of Port Car-
bon, Schuylkill County, PA

Executrix: Brooke Kuhlen, 509
Devon Circle, Harleysville, PA
19438

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

EPPLEY, ARLENE CAROL a/k/a ARLENE C. EPPLEY, deceased

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

Administrator: James Schultz, 43
S. St. Peter St., Schuylkill Haven,
PA 17972

Attorney: Shelby G. Hostetter,
Esquire, 75 Memorial Drive,
Schuylkill Haven, PA 17972

SCHUYLKILL LEGAL RECORD

- HENDRICKS, WILLIAM G., II**, deceased
Late of Tremont Borough, Schuyl-kill County, PA
Administratrix: Seagey Stock, 28 Chestnut Street, Cressona, PA 17929
Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901
- KROMER, ANITA K.**, deceased
Late of the Borough of Tremont, Schuylkill County, PA
Executrix: Lynn F. Kromer
Attorneys: Julieanne E. Steinbacher, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701
- LESHER, NICOLE a/k/a NICOLE LYNN LESHER**, deceased
Late of North Manheim Township, Schuylkill County, PA
Executrix: Laurie Bugdanavage, 559 East Second Mountain Road, Schuylkill Haven, PA 17972
Attorney: Michael J. Fiorillo, Esquire, 217 Mahantongo Street, Pottsville, PA 17901
- MALINIAK, JEAN M.**, deceased
Late of Pottsville, Schuylkill County, PA
Administratrix: Debra Logothetides, 1316 W. Norwegian Street, Pottsville, PA 17901
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- OCEALUS, BLANCHE A. a/k/a ARLENE B. OCELUS**, deceased
Late of Schuylkill County, PA
Executor: Martin J. Cerullo
Attorneys: Bowe & Odorizzi Law, LLC, 450 W. Market St., Pottsville, PA 17901
- SKRIPNEK, DANIEL a/k/a DANIEL J. SKRIPNEK**, deceased
Late of the Township of West Penn, Schuylkill County, PA
Administratrix: Marie Skripnek, 264 Sycamore Lane, New Ringgold, PA 17960
Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901
- SNYDER, DAVID RONALD**, deceased
Late of the Township of Butler, Schuylkill County, PA
Executrix: Donna Lindemuth, 84 Tiley Road, Ashland, PA 17921
Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921
- STECKLEY, MARY M. a/k/a MARY MARTHA STECKLEY**, deceased
Late of the Township of Hegins, Schuylkill County, PA
Executor: Neil D. Boyer c/o Alfred S. Pierce, Esquire, 124 Belvidere Street, Nazareth, PA 18064
Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064
- STEGMEIER, BARBARA E.**, deceased
Late of the Township of West Penn Schuylkill County, PA
Executor: Bryan W. Miller, 94 South Red Oak Terrace, New Ringgold, PA 17960
Attorneys: Benjamin M. Forbes, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- VUKSTA, DONNA**, deceased
Late of Minersville Borough, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Administrator: Joseph Vuksta,
1018 Elm Street, Pottsville, PA
17901

Attorneys: Lori A. Schafer Guzick,
Esq., Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

VUKSTA, STEPHEN, deceased

Late of Minersville Borough,
Schuylkill County, PA

Administrator: Joseph Vuksta,
1018 Elm Street, Pottsville, PA
17901

Attorneys: Lori A. Schafer Guzick,
Esq., Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

THIRD PUBLICATION

CAPERTON, LORRAINE M., de-
ceased

Late of McAdoo Borough, Schuyl-
kill County, PA

Executrix: Emily Balas

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

GRAMATA, ELEANOR J., de-
ceased

Late of Kline Township, Schuylkill
County, PA

Administrator: George B. Gramata
Attorneys: Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620
North Church Street, Suite 1, Ha-
zleton, PA 18202

**KUCHERA, MARY ALICE a/k/a
MARY A. KUCHERA**, deceased

Late of McAdoo Borough, Schuyl-
kill County, PA

Executrices: Roberta Robbins and
Linda Provanzo

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

**OLANICH, PETER K. a/k/a PE-
TER KEVIN OLANICH**, de-
ceased

Late of Pottsville City, Schuylkill
County, PA

Executrix: Tina M. Olanich, 602
Salem Green, Pottsville, PA 17901

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

SAVANT, JAMES A., SR., deceased

Late of Pine Grove Twp., Schuyl-
kill County, PA

Co-Executors: George Savant and
James Savant

Attorneys: Steven D.W. Miller,
Esq., CELA, Miller Law Firm PC,
718 Poplar Street, Suite 1, Leba-
non, PA 17042

**SMITH, KRISTA M. a/k/a KRIS-
TA SMITH**, deceased

Late of the Borough of Cressona,
Schuylkill County, PA

Administrator: Owen Smith, 61
Schuylkill St., Cressona, PA 17929

Attorney: Shelby G. Hostetter,
Esquire, 75 Memorial Drive,
Schuylkill Haven, PA 17972

SMITH, SHARON, deceased

Late of 101 E. Washington Street,
Shenandoah, Schuylkill County,
PA

Administratrix: Andrea Bzdak
Attorneys: Marris B. Marshall,
Esquire, Kreisher, Marshall &
Associates, LLC, 401 S. Market
Street, Bloomsburg, PA 17815

SMULLIGAN, ELIZABETH C.,
deceased

Late of McAdoo Borough, Schuyl-
kill County, PA

Executrix: Beverly Ogradnick
Attorneys: Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620
North Church Street, Suite 1, Ha-
zleton, PA 18202

SCHUYLKILL LEGAL RECORD

SPOTTS, RONALD G., deceased
Late of Hegins Township, Schuyl-kill County, PA
Executrix: Rhonda Spotts, 200 High Pointe Drive, Apt. 203, Hummelstown, PA 17036
Attorneys: James R. Deiter, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

STOPPI, DAVID P., deceased
Late of Branch Township, Schuyl-kill County, PA
Executrix: Angelina T. Penev, 2 Maple Road, Eastampton, NJ 08060
Attorneys: Jessica Halina Eckrote, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

WHITAKER, JOSEPH T., JR.
a/k/a JOSEPH WHITAKER, deceased
Late of Mahanoy City Borough, Schuylkill County, PA
Executrix: Ashie Mary Parker, 154 Crest Street, Barnesville, PA 18214
Attorney: Robert E. Matta, Esquire, 237 North White Street, Shenandoah, PA 17976

YEADEL, BRENDA LEE a/k/a BRENDA L. YEAKEL, deceased
Late of Andreas, Schuylkill County, PA
Executrix: Angela M. Stehle, 533 Delaware Avenue, Palmerton, PA 18071
Attorneys: Angela M. Stehle, Esquire, Law Office of Shabbick & Stehle, 533 Delaware Avenue, Palmerton, PA 18071, (610) 826-3122

YOURSHAW, PAUL WILLIAM a/k/a PAUL YOURSHAW, deceased
Late of the Norwegian Township, Schuylkill County, PA

Administrator: Jason P. Yourshaw, 483 Green Tree Drive, Auburn, PA 17922

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

ZAPRAZNY, DANIEL G., SR., deceased
Late of 2435 Summer Valley Rd., New Ringgold, Schuylkill County, PA

Executrix: Christine Dabashinsky, 758 Schuylkill Mountain Rd., Schuylkill Haven, PA 17972

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

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS
NUMBER: S-1374-25

PennyMac Loan Services, LLC
Plaintiff

v.

Kathleen Heberling
Defendant

Notice of Action
in Mortgage Foreclosure
TO: Kathleen Heberling. Premises subject to foreclosure: 212 Pine St, Tremont, Pennsylvania 17981

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below.

SCHUYLKILL LEGAL RECORD

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 Lawyer Referral Service
Pennsylvania Bar Association
100 South St.
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375
McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff

1420 Walnut St.
Ste. 1501
Philadelphia, PA 19102
(215) 790-1010

Mar. 19

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION
SANTANDER BANK, N.A.
Plaintiff

v.
JAMES E. CLOUGHER
Defendant
NO.: S-2848-2025

NOTICE

NOTICE TO: James E. Clougher

You are hereby notified on that on December 8, 2025, Plaintiff, SANTANDER BANK, N.A. filed a Complaint against you in the Court of Common Pleas of SCHUYLKILL County, Pennsylvania, Docket No. S-2848-2025, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do

so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 Lawyer Referral Service
Pennsylvania Bar Association
100 South St.
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Mar. 19

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
JOCELYN LEE HILL
NO. S-202-2026

NOTICE OF NAME CHANGE
Petitioner, Jocelyn Lee Hill, filed a Petition for Change of Name on January 30, 2026, to change her name from Jocelynn Lee Hill to Jocelyn Rosalee Betz.

SCHUYLKILL LEGAL RECORD

A Hearing on the Petition is scheduled for April 1, 2026, at 1:15 p.m. in Courtroom No. 5 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

KAREN E. RISMILLER, ESQUIRE
Attorney I.D. No. 56041
LAW OFFICES OF
KAREN E. RISMILLER
Attorneys for Petitioner

The Landmark Building
115 South Centre Street
Pottsville, PA 17901
(570) 628-2333

Mar. 19

SCHUYLKILL COUNTY COURT
OF COMMON PLEAS
In Re Change of Name of
Edna Sarah Van Fleet
NO. S-40-2026

NOTICE IS HEREBY GIVEN that on January 8, 2026, the Petition of Edna Sarah Van Fleet was filed in the above-named Court praying for a Decree to change her name to Sarah Van Fleet. The Court has fixed April 20, 2026 at 2:00 P.M., Schuylkill County Courthouse, Courtroom No. 6, Pottsville, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

Mar. 19

IN THE COURT OF COMMON
PLEAS SCHUYLKILL COUNTY
CIVIL ACTION—LAW
ACTION OF MORTGAGE
FORECLOSURE
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
LAKEVIEW LOAN
SERVICING, LLC

Plaintiff

vs.

KRISTON HUMENANSKY a/k/a
KRISTON L. McHUGH
Mortgagor and Real Owner
Defendant

TERM NO. S-1673-2025
KRISTON HUMENANSKY a/k/a
KRISTON L. McHUGH, MORT-
AGOR AND REAL OWNER, DE-
FENDANT whose last known address
is 32 North Berne Street Schuylkill
Haven, PA 17972.

THIS FIRM IS A DEBT COL-
LECTOR AND WE ARE ATTEMPT-
ING TO COLLECT A DEBT OWED
TO OUR CLIENT. ANY INFORMA-
TION OBTAINED FROM YOU
WILL BE USED FOR THE PUR-
POSE OF COLLECTING THE
DEBT.

You are hereby notified that Plaintiff LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-1673-2025 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 32 North Berne Street Schuylkill Haven, PA 17972 whereupon your property will be sold by the Sheriff of Schuylkill.

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 the 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

SCHUYLKILL LEGAL RECORD

Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. 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 OR CANNOT AFFORD ONE, 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 St.
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

MICHAEL T. McKEEVER
KML LAW GROUP, P.C.
Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Mar. 19

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, APRIL 10, 2026

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. 1)

Tax Parcel No. 52-05-0038.000.
PROPERTY KNOWN AS: 231 South 4th Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of William Montalvo.

PLAINTIFF: Pennymac Loan Services, LLC.

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

DEFENDANT(S): William Montalvo.

JUDGMENT: \$102,413.10.
Case No. S-0706-2025

(SALE NO. 2)

Tax Parcel No. 09-26-197.
Property known as: Lot 197 of the HF4 Subdivision, Eagle Rock Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Janet D. Williams.

PLAINTIFF: Eagle Rock Resort Co.

ATTORNEYS FOR PLAINTIFF: Sean W. Logsdon, Esquire; (570) 384-1377.

Defendant: Janet D. Williams.
JUDGMENT: \$36,634.90.
Case No. S-2214-2019

(SALE NO. 3)

Tax Parcel No. 09-25-259.
Property known as: Lot 259 of the HF3 Subdivision located in Eagle Rock Resort, f/k/a Valley of East

SCHUYLKILL LEGAL RECORD

Union, County of Schuylkill, Commonwealth of Pennsylvania.

PLAINTIFF: Eagle Rock Resort Co.

TO BE SOLD AS THE PROPERTY of Jinena Uy Lebaquin.

PLAINTIFF: Eagle Rock Resort Co.

ATTORNEYS FOR PLAINTIFF: Sean W. Logsdon, Esquire; (570) 384-1377.

Defendant: Jinena Uy Lebaquin.
JUDGMENT: \$30,978.31.

Case No. S-2372-2023

(SALE NO. 5)

Property ID: 19/13/0261/000.

PROPERTY KNOWN AS: 261 Madonna Lane, Zion Grove, PA 17985.

Title to said premises is vested in Bernice Jastremsky, single (life tenant) and Alexis Willis, Ingle (Remainderman) by deed from Bernic Jastremsky, single, dated October 21, 2022 recorded December 22, 2022 in Book No. 2802, at Page 556.

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

DEFENDANT(S): Bernice Jastremsky/Alexis Willis.

Judgment Amount: \$53,493.49.

Case Number: S-1520-2025

(SALE NO. 7)

Tax Parcel No.: 65-12-0154.

PROPERTY KNOWN AS: 31 Pine Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Wayne C. Freudenberger, Dale C. Freudenberger.

PLAINTIFF: Tamaqua Area School District.

ATTORNEYS FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Wayne C. Freudenberger, Dale C. Freudenberger.

Judgment Amount: \$1,928.10

Case No. J-4495-2023

(SALE NO. 8)

Tax Parcel No.: 65-13-0009.

PROPERTY KNOWN AS: 122 Schuylkill Avenue, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Dale Freudenberger, Wayne Freudenberger.

PLAINTIFF: Tamaqua Area School District.

ATTORNEYS FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Dale Freudenberger, Wayne Freudenberger.

Judgment Amount: \$1,998.10.

Case No. J-4496-2023

(SALE NO. 9)

Tax Parcel No.: 65-07-0246.

PROPERTY KNOWN AS: 28 E. Elm Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Cody Valentine, Dolores Valentine.

PLAINTIFF: Tamaqua Area School District.

ATTORNEYS FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): Cody Valentine, Dolores Valentine.

Judgment Amount: \$2,058.64.

Case No. J-4498-2023

SCHUYLKILL LEGAL RECORD

(SALE NO. 13)

Property ID: 68/35/00211 000/.
PROPERTY KNOWN AS: 729 W.
Norwegian Street, Pottsville, PA
17901.

TITLE TO SAID PREMISES is
vested in Leonard D. Rogers and
Kaitlyn A. Rogers, husband and wife,
as tenants by the entirety by deed from
Jeremy A. Goets, and Janna Reitz N/
KIA Janna Laise, dated October 4,
2024 recorded October 7, 2024 in
Book No. 2877, at Page 2238.

PLAINTIFF: AmeriHome Mort-
gage Company, LLC.

ATTORNEYS FOR PLAINTIFF:
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC; a Florida Profes-
sional Limited Liability Company.

DEFENDANT(S): Kaitlyn A.
Rogers and Leonard D. Rogers.

Judgment Amount: \$138,928.75.

Case Number: S-1681-2025

(SALE NO. 14)

Tax ID/Parcel #: 66-01-0078.000.
PROPERTY KNOWN AS: 2 E.
Colliery Ave., Tower City, PA 17980.

TITLE TO SAID PREMISES is
invested in Michael A. Talmadge and
Mary Ellen T. Talmadge, his wife, by
deed from Bonita D. Raho and Mitch-
ell L. Raho, her husband; David H.
Laing and Sheila Laing, his wife; and
Kevin M. Laing and Kim T. Laing, his
wife, dated January 30, 2006; record-
ed March 1, 2006 in Book No. 2192,
at Page 2036.

PLAINTIFF: Deutsche Bank Na-
tional Trust Company, as trustee for
Novastar Mortgage Funding Trust,
Series 2007-2, NovaStar Home Equi-
ty Loan Asset-Backed Certificates,
Series 2007-2.

ATTORNEYS FOR PLAINTIFF:
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC; a Florida Profes-
sional Limited Liability Company.

DEFENDANT(S): Michael A.
Talmadge, Mary Ellen T. Talmadge.

Judgment amount: \$76,544.58.

Case Number: S-1682-2025

(SALE NO. 15)

Tax Parcel No. #65-12-2(1) a/k/a
65-12-0002.001 a/k/a 65/12/0002/001.

Property known as: 121 W. Union
St., Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-
TY of Theresa M. McGlinchey, a/k/a
Theresa M. Motika.

PLAINTIFF: Santander Bank N.A.
ATTORNEYS FOR PLAINTIFF:
Brock & Scott, PLLC.

JUDGMENT: \$50,945.23.

Case No. S-1753-2025

(SALE NO. 17)

Tax Parcel No. 32/09/0013/0001
a/k/a 32-09-0013.000 a/k/a 32-9-13.

Property known as: 1006 Shady
Lane, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-
TY of Wayne F. Bensinger, known
heir of Robert Paul Bensinger, a/k/a
Robert P. Bensinger, deceased, un-
known heirs, successors, assigns, and
all persons, firms or associations
claiming right, title, or interest from
or under Robert Paul Bensinger, a/k/a
Robert P. Bensinger, deceased.

PLAINTIFF: Santander Bank,
N.A.

ATTORNEYS FOR PLAINTIFF:
Brock & Scott, PLLC.

JUDGMENT: \$71,761.78.

Case No. S-0737-2025

(SALE NO. 18)

Tax Parcel No.: 22/15/0016/000/.
Property know as: 2022 East Col-
liery Avenue, Tower City, Pennsylva-
nia 17980.

TO BE SOLD AS THE PROPER-
TY of Kathy A. Witmer.

SCHUYLKILL LEGAL RECORD

PLAINTIFF: Truist Bank, formerly known as Branch Banking and Trust Company.

ATTORNEYS FOR PLAINTIFF: McCabe, Weisberg & Conway, LLC; 1420 Walnut Street, Suite 1501, Philadelphia, PA 19102; (215) 790-1010.

DEFENDANT: Kathy A. Witmer.
JUDGMENT: \$34,936.77.

Case No. S-1369-25

(SALE NO. 19)

Tax ID/PARCEL No.: 04-18-0087.000.

PROPERTY KNOWN AS: 555 Westwood Ln., Frackville, PA 17931.

TITLE TO SAID PREMISES: is vested in James R. Flail, Jr., and Renee M. Flail, his wife, by deed from James M. Flail, Jr., dated May 3, 1999 recorded May 3, 1999 in Book No. 0606, at Page 0215.

PLAINTIFF: Wells Fargo Bank, N.A., as trustee for Securitized Asset Backed Receivables LLC Trust 2006-HE2 mortgage pass-through certificates, Series 2006-HE2.

ATTORNEYS FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida Professional Limited Liability Company.

DEFENDANT(S): Renee M. Flail; James R. Flail, Jr.

JUDGMENT: \$117,328.22.

Case Number: S-1249-2025

(SALE NO. 20)

Tax Parcel No.: 43-1-58.

Property Address: 325 North Center Street, Frackville, PA 17931.

PLAINTIFF: U.S. Bank Trust Company, N.A., as trustee, as No.: S-1086-25 successor-in-interest to U.S. Bank N.A., not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R2, mortgage-backed notes, Series 2021-R2.

ATTORNEYS FOR PLAINTIFF: Friedman Vartolo LLP; 1325 Franklin Avenue, Suite 160, Garden City, NY 11530; Ph.: (212) 471-5100; Fax (212) 471-5150.

DEFENDANT(S): Shawn David Ozor, as heir of Joseph A. Ozor, deceased; Joseph Ozor, Jr., as heir of Joseph A. Ozor, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Joseph A. Ozor, diseased.

Judgment Amount: \$98,758.90.

Case No. S-1086-25

(SALE NO. 21)

Tax Parcel/BRT: 25-20-0020.000.

PROPERTY KNOWN AS: 23 Pine Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Sean P. W. Brobst and Tammy L. Brobst.

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1.

ATTORNEYS FOR PLAINTIFF: Daniel J. Capecchi/Parker McCay, PA; Ph.: (856) 810-5915.

DEFENDANT(S): Tammy L. Brobst and Sean P. W. Brobst.

JUDGMENT: \$5,480.72.

Case No. S-1632-25

(SALE NO. 22)

Tax ID No. 48-08-0562.

PROPERTY KNOWN AS: 108 W Spruce Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Kelly A. Killian and William F. Killian III a/k/a William F. Killian.

PLAINTIFF: U.S. Bank Trust N.A., not in its individual capacity, but solely as owner trustee for RCF 2 Acquisition Trust.

SCHUYLKILL LEGAL RECORD

ATTORNEYS FOR PLAINTIFF:
STERN & EISENBERG, PC; 1581
Main Street, Ste. 200 The Shops at
Valley Square, Warrington, PA 1897;
Ph.: 215-572-8111; Steven P. Kelly,
Esquire (308573); Matthew Fleck,
Esquire (330498); Jessica N. Manis,
Esquire (318705); Matthew C. Fall-
ings, Esquire (326896); Daniel P.
Jones, Esquire (321876); Caroline P.
Arahamian, Esquire (329932).

DEFENDANT(S): Kelly A. Kil-
lian and William F. Killian III a/k/a
William F. Killian.

JUDGMENT: \$43,968.58.

Case No. S-1677-2025

(SALE NO. 23)

Tax Parcel Nos. 68-27-215, 68-27-
216, and 68-27-217.

PROPERTIES KNOWN AS: 300
W. Market Street, Pottsville, PA
17901; 304 W. Market Street, Potts-
ville, PA 17901; 306 W. Market Street,
Pottsville, PA 17901.

TO BE SOLD AS THE PROPER-
TY of MPF Capital, LLC.

PLAINTIFF: First National Bank
of America.

Attorney for Plaintiff: Benjamin
Hoen (PA ID 312786); Ph.: 216-739-
5100.

Defendant: MPF Capital, LLC.

JUDGMENT: \$279,232.53.

Case No: S-0614-2025

(SALE NO. 24)

Property ID: 52/03/0041/000/.

BEING KNOWN AS: 313 N. Del-
aware Avenue, Minersville, PA 17954.

Title to said premises is vested in
Erica Nikodemski, as sole owner by
deed from James E. Long and Donna
M. Long, husband and wife, as tenants
by the entirety, dated August 19, 2022
recorded August 22, 2022 in Book No.
2787, at Page 2375.

ATTORNEYS FOR PLAINTIFF:
Robertson, Anschutz, Schneid, Crane
& Partners, PLLC; a Florida Profes-
sional Limited Liability Company.

JUDGMENT: \$128,176.05.

Case Number: S-1938-2025

(SALE NO. 25)

Tax Parcel No. 19-12-0017.000.

PROPERTY KNOWN AS: 8 East
Hazel Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPER-
TY of James A. Lockwood.

PLAINTIFF: Lakeview Loan Ser-
vicing, LLC.

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

Defendant: James A. Lockwood.

JUDGMENT: \$117,929.15.

Case No. S-1314-2025

(SALE NO. 26)

Tax Parcel Nos.: Parcels 1 &
2—20-05-0021.021, Parcel 3—20-05-
0021.020.

Properties known as: Parcels 1 &
2—Improved property known as 31
Deer Park Drive, Pottsville, PA
17901; consists of residential single-
family home.

Parcel 3—Unimproved property
known as Bulls Head Road, Pottsville,
PA 17901; vacant land (1 acre).

PLAINTIFF: Fairway Consumer
Discount Co.

ATTORNEYS FOR PLAINTIFF:
Hourigan Kluger & Quinn; 600 Third
Avenue, Kingston, PA 18704; Ph.
(570) 287-3000.

DEFENDANT(S): Christopher
Sincavage, in his capacity as Executor
of Marie F. Moran Johnson a/k/a
Marie Moran Johnson a/k/a Marie
Moran-Johnson a/k/a Marie F. John-
son, deceased.

Judgement: \$9,226.82.

Case No. S-1368-25

SCHUYLKILL LEGAL RECORD

(SALE NO. 27)

Tax Map No. 37-13-0089.000.
PROPERTY KNOWN AS: 77 Sky
High Lane, New Ringgold, PA 17960.
PLAINTIFF: New Tripoli Bank.
ATTORNEYS FOR PLAINTIFF:
Jack M. Seitz, Esquire of Lesavoy
Butz & Seitz LLC; 1620 Pond Road,
Suite 200, Allentown, PA 18104; Ph.
(610) 530-2700.

Defendant: Carole M. Heitmann.
Judgement: \$257,333.70.
Case No. S-1393-2025

(SALE NO. 28)

Tax Parcel No. 13-23-0016.000.
PROPERTY KNOWN AS: 1488
East Main Street, Hegins, PA 17938.
TO BE SOLD AS THE PROPER-
TY of Timothy J. Browning and
Stephanie Marie Pollock.

PLAINTIFF: PennyMac Loan
Services, LLC.

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

DEFENDANT(S): Timothy J.
Browning and Stephanie Marie Pol-
lock.

JUDGMENT: \$134,231.39.
Case No. S-1454-2024

(SALE NO. 29)

BEING Schuylkill County—UPI
#41-08-0110.

PROPERTY KNOWN AS 60
Graeff Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPER-
TY of Lisa A. Noll a/k/a Lisa A.
Kenderdine.

PLAINTIFF: CACL Federal Cred-
it Union.

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

Defendant: Lisa A. Noll a/k/a Lisa
A. Kenderdine.

Judgement: \$76,252.47.

Case No. S-1463-2025

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

SHAWN M. BUTLER

Sheriff of Schuylkill County

Dated at Pottsville, PA

January 14, 2026

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

Mar. 5, 12, 19

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.

MILEFSKY MD, DANIEL W vs.
SCHUYLKILL COUNTY
BOARD OF ASSESSMENT AP-
PEALS

PCA ACQUISITIONS V LLC vs.
MACDONALD, LEIGH A

CARRINGTON, KEVON JOSEPH
vs. MASON, BERNADETTE

WESTLAKE SERVICES LLC vs.
WILLIAMS, BEVERLY

NRPL TRUST 2019-1 vs. TROUT-
MAN, CAROL A

CAPITAL ONE NA vs. YALCH,
ANGELA

DREY, NATASHA vs. IVTIAN LLC
BRENNAN, HEATHER vs. STOY-
ER, JOEL

CROSSCOUNTRY MORTGAGE
LLC vs. SECRETARY OF HOUS-
ING AND URBAN DEVELOP-
MENT U S DEPARTMENT OF
HUD