

## SCHUYLKILL LEGAL RECORD

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### 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.

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### FIRST PUBLICATION

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**CONLEY, MARGARET M. a/k/a MARGARET CONLEY**, deceased

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

Executrix: Margaret M. Conley, 304 South Nicholas Street, St. Clair, PA 17970

Attorney: Barbara L. Feudale, Esquire, 419 McKnight Street, P.O. Box 25, Gordon, PA 17936

**FERN, ANN ELLEN a/k/a ANNE FERN**, deceased

Late of Rush Township, Schuylkill County, PA

Administrator: Michael Fern, 148 Grier Ave., Barnesville, PA 18214

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

**HOLLENBACH, JOAN MARIE**, deceased

Late of the Township of North Manheim, Schuylkill County, PA

Administratrix: Rachel A. Crumrine, 945 Deturksville Road, Pine Grove, PA 17963

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

**KOSHUTA, NICHOLAS**, deceased  
Late of Tamaqua Borough, Schuylkill County, PA

Executrix: Molly Neifert, 22 Lafayette Ave., Tamaqua, PA 18252

Attorney: Matthew R. Kessler, 8 Church Ln., Douglassville, PA 19518

**MOSER, DOROTHY J.**, deceased  
Late of Orwigsburg Township, Schuylkill County, PA

Executrix: Lori A. Kachmar c/o Anthony R. Distasio, Esquire, Cornerstone Law Firm, LLC, 8500 Allentown Pike, Suite 3, Blandon, PA 19510

Attorneys: Anthony R. Distasio, Esquire, Cornerstone Law Firm, LLC, 8500 Allentown Pike, Suite 3, Blandon, PA 19510

**SCHUETTLER, GRACE J. a/k/a GRACE SCHUETTLER**, deceased

Late of Norwegian Township, Schuylkill County, PA

Executrix: Susan J. Costello, 22 Brook Ln., Lumberton, NJ 08048

Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

**STOKUS, JOSEPH J.**, deceased  
Late of the Borough of Port Carbon, Schuylkill County, PA

Administratrix: Dianne Kramer, 2153 Main Street, Pottsville, PA 17901

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

**WAGNER, FREDERICK R.**, deceased

Late of the Township of West Brunswick, Schuylkill County, PA  
Executrix: Barbara D. Hosein a/k/a Barbara Hosein c/o Zane, Rossi, Conville & Harley, P.O. Box 96, Schuylkill Haven, PA 17972

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

**YODER, KERRY E.**, deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA  
Administrator: Kay A. Brown, 1036 Schuylkill Mountain Road, Schuylkill Haven, PA 17972

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

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### SECOND PUBLICATION

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**BALSIS, DORIS N.**, deceased

Late of the Borough of Auburn, Schuylkill County, PA

Executor: Brian Witmier, 271 River Road, Auburn, PA 17922

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

**BOHLER, DORIS J.**, deceased

Late of Pine Grove Township, Schuylkill County, PA

Co-Executrices: Krista Klinger, 34 Aungst Lane, Pine Grove, PA 17963 and Cheri Rinehart, 99 East Mt. Airy Road, Dillsburg, PA 17019

Attorneys: J.T. Herber, III, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

**FISHER, HAROLD B. a/k/a HAROLD FISHER**, deceased

Late of East Norwegian Township, Schuylkill County, PA

Executrix: Wendy Jochems, 2375 Panther Valley Road, Pottsville, PA 17901

Attorney: Robert E. Matta, Esquire, 237 North White Street, Shenandoah, PA 17976

**KLAMT, HARVEY J. a/k/a HARVEY KLAMT**, deceased

Late of Pine Grove Twp., Schuylkill County, PA

Executrix: Mary Ellen Hodgson, 201 Meadow Ln., Quarryville, PA 17566

Attorneys: David M. D'Orlando, The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067

**KUPETZ, GEORGE C. a/k/a GEORGE KUPETZ**, deceased

Late of 1125 Summer Valley Road, New Ringgold, Schuylkill County, PA

Executrix: Geraldine Kupetz, 1125 Summer Valley Road, New Ringgold, PA 17960

Attorneys: Daniel A. Miscavige, Esquire, Gillespie Miscavige & Ferdinand, LLC, 3 E. Butler Drive, Suite 102, Drums, PA 18222

**LECHLEITNER, ROBERT**, deceased

Late of the City of Pottsville, Schuylkill County, PA

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Administratrix: Michelle Lechleitner, 212 North 18th Street, Pottsville, PA 17901

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

**MALUNIS, SHIRLEY a/k/a SHIRLEY J. MALUNIS**, deceased

Late of Pottsville, Schuylkill County, PA

Executrix: A. Gail Senich, 121 Woodland Drive, Pottsville, PA 17901

Attorneys: Ashley M. Securda, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**MATZ, EARL H., JR.**, deceased

Late of the Township of Pine Grove, Schuylkill County, PA

Executrix: Karen Shollenberger, 83 Waterfall Road, Pine Grove, PA 17963

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

**MEADE, JOE-ANN**, deceased

Late of Butler Township, Schuylkill County, PA

Administratrix: Wendy Bolinsky, 165 Malones Road, Ashland, PA 17921

Attorney: Mary Kathleen O'Connor, Esq., 608 W. Oak St., P.O. Box 201, Frackville, PA 17931

**THOMPSON, WILLIAM J. a/k/a WILLIAM JAMES THOMPSON**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Gilbert Walters, 162 County Line Drive, Lehighton, PA 18235

Attorneys: Thomas K. Noonan, Esquire, Law Offices of Edward M. Brennan, 306 Mahantongo Street, Pottsville, PA 17901

**TROUTMAN, SHIRLEY E.**, deceased

Late of the Borough of Tower City, Schuylkill County, PA

Executrix: Diane M. Kiyabu, 19 West Grand Avenue, Tower City, PA 17980

Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

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### THIRD PUBLICATION

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**BURBA, NANCY**, deceased

Late of 212 N. Third Street, Pottsville, Schuylkill County, PA

Administratrix: Angela Stewart  
Attorneys: Michael P. Gregorowicz, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815

**COSTY, PAUL DAVID, JR. a/k/a PAUL COSTY**, deceased

Late of the Borough of Port Carbon, Schuylkill County, PA

Executor: David Paul Costy, 351 4th Street, Port Carbon, PA 17965

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

**COX, WILLIAM J.**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administrator: William J. Cox, 14850 Hesby Street, Apt. 101, Sherman Oaks, CA 91403

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

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- FORRY, LELA M. a/k/a LELA MAE FORRY**, deceased  
Late of the Borough of Tremont, Schuylkill County, PA  
Executrix: Beverly Bode, 62 Iron Horse Trail, Pine Grove, PA 17963  
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976
- GARBARINO, TECLA A.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA  
Executor: Charles P. Shaulis, Jr., 16 Church Street, Gilberton, PA 17934  
Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901
- GUTSIE, PETER WILLIAM a/k/a PETER GUTSIE a/k/a PETER W. GUTSIE**, deceased  
Late of the Borough of Mahanoy City, Schuylkill County, PA  
Executor: Anthony P. Gutsie, 409 East Centre Street, Mahanoy City, PA 17948  
Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890
- HIGH, DAVID a/k/a DAVID M. HIGH**, deceased  
Late of the Township of Eldred, Schuylkill County, PA  
Executors: Merlin High, 323 Ridge Road, Pitman, PA 17964 and Mary Jane High Stauffer, 335 Reiners School Road, Tower City, PA 17980  
Attorneys: Joseph C. Michetti, Jr., Esquire, Diehl, Dluce, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801
- HOLLAND, REGINA**, deceased  
Late of the Borough of Mahanoy City, Schuylkill County, PA  
Administrator: Mark P. Holland, 25 South Catawissa Street, Mahanoy City, PA 17948  
Attorneys: Alvin B. Marshall, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901
- HUNTZINGER, ROGER R. a/k/a ROGER HUNTZINGER a/k/a ROGER A. HUNTZINGER a/k/a RODGER R. HUNTZINGER**, deceased  
Late of North Manheim Township, Schuylkill County, PA  
Executrix: Amanda Elizabeth Huntzinger Copeland, 301 E. 22nd St., Apt. 8P, New York, NY 10010  
Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901
- KUPETZ, EDWARD M., JR. a/k/a EDWARD M. KUPETZ**, deceased  
Late of the Borough of Tamaqua, Schuylkill County, PA  
Administrator: Edward F. Kupetz, 12 Catawissa Street, P.O. Box 244, Tuscarora, PA 17982  
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252
- LUCAS, EDWARD C. a/k/a EDWARD CLARENCE LUCAS**, deceased  
Late of the Township of Hegins, Schuylkill County, PA  
Executrices: Barbara D. Hinkel, 177 Hinkel Road, Ashland, PA 17921 and Lois Ann Hinkel, 167 Hinkel Road, Ashland, PA 17921

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

**TRUBILLA, STELLA T. a/k/a  
STELLA THERESA TRUBIL-  
LA a/k/a STELLA TRUBILLA,**  
deceased

Late of the Borough of Coaldale,  
Schuylkill County, PA

Executor: Russell J. Trubilla, 222  
W. Phillips Street, Coaldale, PA  
18218

Attorneys: Erik M. Helbing, Es-  
quire, Bowe & Odorizzi Law,  
LLC, 109 West Broad Street, Ta-  
maqua, PA 18252

**WOLFF, GEORGE WASHING-  
TON, III,** deceased

Late of the Borough of Saint Clair,  
Schuylkill County, PA

Executrix: Kim Beth Kaufman, 11  
Knotts Road, Schuylkill Haven,  
PA 17972

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

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NOTICE

NOTICE IS HEREBY GIVEN  
that Articles of Incorporation have  
been filed with the Commonwealth of  
Pennsylvania, Department of State, in  
Harrisburg, Pennsylvania for the fol-  
lowing corporation:

**RIE ANTHRACITE  
PRODUCTS, INC.**

under the provisions of the Pennsyl-  
vania Business Corporation Law of  
1988.

**MICHAEL W. FOX, ESQUIRE  
BARLEY SNYDER LLP**  
950 East Main Street  
Suite 212  
Schuylkill Haven, PA 17972

Jan. 13

**FICTITIOUS NAME NOTICE**  
NOTICE IS HEREBY GIVEN that  
Theresa Roberts of 1030 Peach Moun-  
tain Road, Pottsville, PA 17901, reg-  
istered the fictitious name:

**AROUND THE HOUSE  
VARIETY STORE**

1030 Peach Mountain Road, Potts-  
ville, PA 17901, by filing an applica-  
tion for registration of a fictitious  
name under the Fictitious Name Act,  
54 Pa. C.S.A. §311(g), with the Penn-  
sylvania Department of State on Jan-  
uary 3, 2022.

Jan. 13

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NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that  
Tower-Porter Realty Co., Inc. a Penn-  
sylvania corporation with its regis-  
tered office at 1060 West Main Street,  
Valley View, Pennsylvania, is now  
engaged in winding up and settling the  
affairs of said corporation. The corpo-  
ration will be filing Articles of Disso-  
lution with the Commonwealth of  
Pennsylvania at Harrisburg, PA, so  
that its corporate existence shall be  
ended by issuance of a Certificate of  
Dissolution by the Department of  
State under the provisions of the Busi-  
ness Corporation Law of 1988 (as  
amended).

**EDWARD M. BRENNAN,  
ESQUIRE**

Attorney-at-Law

306 Mahantongo Street  
Pottsville, PA 17901

Jan. 13

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NOTICE OF PRIVATE SALE OF  
TAX CLAIM PROPERTY

The sale of the herein described  
property has been approved by the  
Schuylkill County Board of Commis-  
sioners at the December 22, 2021  
public meeting, at the Courthouse, 401

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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 February 28, 2022, any taxing district having any tax claims or tax judgments against the property to be sold, the owner, an interested party or a person interested in purchasing the 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 the 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 *CAVEATEMPTOR*. 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 No. 02-09-0037.000**, Lot, Market St., Township of Blythe; Assessed Owner: Anthony Bubany; Bid: \$1,125.80; **Parcel No. 02-09-0051.000**, Lot, North and South Sides of Ridge Rd., Township of Blythe; Assessed Owner: Allgood Coal Company; Bid: \$1,000.00; **Parcel No. 03-04-0028.000**, Lot & Improvement, 49 Steins Mill Rd., Township of Branch; Assessed Owner: Margaret Schuettler & Gerald Schuettler; Bid: \$8,192.00; **Parcel No. 03-08-0004.000**, Lot & Improvement, 9 Bosses Ln., Township of Branch; Assessed Owner: Edward P. Florick, Jr.; Bid: \$8,677.00; **Parcel No. 05-06-0086.000**, Improvement on Leased Ground, 1230 Valley Rd., Township of Cass; Assessed Owner: Shannon Grady & Brad Kellman; Bid: \$8,542.00; **Parcel No. 16-16-0012.000**, Lot & Improvement, 24 Vulcan Rd., Township of Mahanoy; Assessed Owner: Joseph Noraka & Brittany Flaim; Bid: \$2,863.00; **Parcel No. 17-05-0020.000**, Improvement on Leased Ground, 114 Greenbury Rd., Township of New Castle; Assessed Owner: Melodie Wildermuth; Bid: \$1,624.00; **Parcel No. 19-06-0020.000**, Lot, North Side Mountain Rd., Township of North Union; Assessed Owner: Anna Mekosh & George Mekosh; Bid: \$1,868.00; **Parcel No. 36-09-0184.000**, Lot & Improvement, 228 Florida Ave., Township of West Mahanoy; Assessed Owner: Tammy D. Andrasi; Bid: \$4,608.59; **Parcel No. 38-06-0232.000**, Lot & Improvement, 1418 Walnut St., Borough of Ashland; Assessed Owner: Susan J. Rusk; Bid: \$5,663.00; **Parcel No. 43-03-0126.000**, Lot & Improvement, 122 N. Second St., Borough of Frackville; Assessed Owner: Ronald White; Bid

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\$11,756.00; **Parcel No. 43-03-0136.000**, Lot & Improvement, 146 N. Second St., Borough of Frackville; Assessed Owner: John J. Neary; Bid: \$9,119.00; **Parcel No. 43-03-0385.000**, Lot & Improvement, 539 W. Oak St., Borough of Frackville; Assessed Owner: Michael Williams; Bid: \$9,175.74; **Parcel No. 43-03-0696.000**, Lot & Improvement, 520 W. Chestnut St., Borough of Frackville; Assessed Owner: Edward Henritzy & Diane Henritzy; Bid: \$8,903.07; **Parcel No. 43-04-0139.001**, Lot & Improvement, 36 N. Lehigh Ave., Borough of Frackville; Assessed Owner: PA Northeast Hewitt Trust; Bid: \$8,704.09; **Parcel No. 44-06-0226.000**, Improvement on Leased Ground, 131 Quality Hill Rd., Borough of Gilberton; Assessed Owner: Robert J. Hoffman & Janet Hinchey; Bid: \$1,324.00; **Parcel No. 48-04-0066.001**, Lot & Improvement, 239 E. Center St., Borough of Mahanoy City; Assessed Owner: Locust Valley Partners, LLC; Bid: \$7,930.00; **Parcel No. 48-05-0331.000**, Lot & Improvement, 901 E. Pine St., Borough of Mahanoy City; Assessed Owner: Ruth Esther Rivera De-Guillen & Nelvin E. Guillen; Bid: \$1,439.34.00; **Parcel No. 48-05-0332.000**, Lot & Improvement, 903 E. Pine St., Borough of Mahanoy City; Assessed Owner: Ruth Esther Rivera De-Guillen & Nelvin E. Guillen; Bid: \$8,115.00; **Parcel No. 48-05-0386.000**, Lot & Improvement, 928 E. Pine St., Borough of Mahanoy City; Assessed Owner: Ashley Desvarieux; Bid: \$4,778.00; **Parcel No. 48-05-0419.000**, Lot & Improvement, 814 E. Pine St., Borough of Mahanoy City; Assessed Owner: Raymond F. Gallagher; Bid: \$3,195.85; **Parcel No. 48-05-0443.000**, Lot & Improvement, 722 E. Pine St., Borough of Mahanoy

City; Assessed Owner: Nicholas Bailey; Bid: \$3,877.24; **Parcel No. 48-07-0118.000**, Lot & Improvement, 605 W. Pine St., Borough of Mahanoy City; Assessed Owner: Repkie Ventures, LLC; Bid: \$5,046.26; **Parcel No. 48-08-0031.000**, Lot & Improvement, 424 W. Center St., Borough of Mahanoy City; Assessed Owner: Robert S. Jones; Bid: \$6,260.00; **Parcel No. 48-08-0178.000**, Lot & Improvement, 531 W. Mahanoy Ave., Borough of Mahanoy City; Assessed Owner: Edward A. Marchalonis & Eleanor Marchalonis; Bid: \$5,216.00; **Parcel No. 48-08-0303.000**, Lot & Improvement, 206 W. Pine St., Borough of Mahanoy City; Assessed Owner: Barbara A. Polityka & Stanley A. Polityka; Bid: \$2,254.33; **Parcel No. 48-08-0305.000**, Lot & Improvement, 204 W. Pine St., Borough of Mahanoy City; Assessed Owner: Barbara A. Polityka & Stanley A. Polityka; Bid: \$2,475.37; **Parcel No. 48-08-0543.000**, Lot & Improvement, 117 W. Spruce St., Borough of Mahanoy City; Assessed Owner: Elfride G. Conrad; Bid: \$5,908.44; **Parcel No. 48-09-0226.000**, Lot & Improvement, 28 E. Maple St., Borough of Mahanoy City; Assessed Owner: Michael Sabol & Loretta J. Sabol; Bid: \$4,294.00; **Parcel No. 52-02-0340.000**, Lot & Improvement, 200 North St., Borough of Minersville; Assessed Owner: Santo Napoli; Bid: \$8,106.00; **Parcel No. 52-02-0352.000**, Lot & Improvement, 219 Pine St., Borough of Minersville; Assessed Owner: Justin Withelder; Bid: \$4,902.90; **Parcel No. 52-05-0654.000**, Lot & Improvement, 530 Lytle St., Borough of Minersville; Assessed Owner: David C. Schaeffer; Bid: \$11,564.00; **Parcel No. 59-01-0029.001**, Lot & Improve-

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ment, 231 Third St., Borough of Port Carbon; Assessed Owner: Sherry C. Schaeffer & John W. Schaeffer; Bid: \$8,648.00; **Parcel No. 63-03-0549.000**, Lot & Improvement, 426 Hess St., Borough of Schuylkill Haven; Assessed Owner: Daniel L. Stoudt, Sr.; Bid: \$5,289.00; **Parcel No. 64-02-0022.000**, Lot & Improvement, 1044 W. Coal St., Borough of Shenandoah; Assessed Owner: Joseph Stachowski and Eileen Stachowski; Bid: \$3,473.00; **Parcel No. 64-04-0066.000**, Lot & Improvement, 108 W. Washington St., Borough of Shenandoah; Assessed Owner: FIQ Investment Company; Bid: \$3,127.00; **Parcel No. 64-04-0198.002**, Lot & Improvement, 506 W. Penn St., Borough of Shenandoah; Assessed Owner: Robert Sampson & Mary Ann Swanson; Bid: \$3,999.00; **Parcel No. 64-04-0201.000**, Lot & Improvement, 508 W. Penn St., Borough of Shenandoah; Assessed Owner: John W. Kirkpatrick; Bid: \$2,640.00; **Parcel No. 64-04-0273.000**, Lot & Improvement, 311 W. Coal St., Borough of Shenandoah; Assessed Owner: Theresa H. Vesci & Yolanda T. Vesci; Bid: \$3,583.00; **Parcel No. 64-04-0385.000**, Lot & Improvement, 332 W. Coal St., Borough of Shenandoah; Assessed Owner: Sean T. Cantwell; Bid: \$1,466.00; **Parcel No. 64-04-0501.001**, Lot & Improvement, 335 W. Lloyd St., Borough of Shenandoah; Assessed Owner: Erin Carnese & Philip Carnese; Bid: \$2,354.25; **Parcel No. 64-04-0516.000**, Lot & Improvement, 314 W. Arlington St., Borough of Shenandoah; Assessed Owner: Sandra Rivera & Luis Antonio Zaruma; Bid: \$3,456.00; **Parcel No. 64-04-0530.000**, Lot & Improvement, 240 W. Arlington St., Borough of

Shenandoah; Assessed Owner: Kimberly Link; Bid: \$1,911.00; **Parcel No. 64-04-0534.001**, Lot & Improvement, 236 W. Arlington St., Borough of Shenandoah; Assessed Owner: Francis Marcinowski and Jean Marcinowski; Bid: \$2,982.00; **Parcel No. 64-04-0595.000**, Lot & Improvement, 327 W. Mt. Vernon St., Borough of Shenandoah; Assessed Owner: Michael M. Cecchini; Bid: \$1,739.00; **Parcel No. 64-05-0025.003**, Lot & Improvement, 34 W. Penn St., Borough of Shenandoah; Assessed Owner: Michael Mayersky; Bid: \$1,240.00; **Parcel No. 64-05-0080.000**, Lot & Improvement, 105 E. Coal St., Borough of Shenandoah; Assessed Owner: Charles G. Kunicki; Bid: \$3,692.19; **Parcel No. 64-05-0081.000**, Lot & Improvement, 107 E. Coal St., Borough of Shenandoah; Assessed Owner: Alma Gonzalez; Bid: \$2,837.13; **Parcel No. 64-05-0121.000**, Improvement on Leased Ground, 223 N. Bower St., Borough of Shenandoah; Assessed Owner: Sandra L. Bowen & Roy G. Bowen, Jr.; Bid: \$1,923.09; **Parcel No. 64-05-0188.000**, Lot & Improvement, 119 N. Lehigh St., Borough of Shenandoah; Assessed Owner: Kurtiss McKee; Bid: \$2,732.00; **Parcel No. 64-05-0189.000**, Lot & Improvement, 117 N. Lehigh St., Borough of Shenandoah; Assessed Owner: Kurtiss McKee; Bid: \$555.00; **Parcel No. 64-05-0282.001**, Lot & Improvement, 111 N. Jardin St., Borough of Shenandoah; Assessed Owner: Carl Kostowski; Bid: \$3,087.00; **Parcel No. 64-05-0289.000**, Lot & Improvement, 116 N. Ferguson St., Borough of Shenandoah; Assessed Owner: Elijah Lopinto; Bid: \$5,888.10; **Parcel No. 64-05-0304.000**, Lot & Improvement, 136

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N. Jardin St., Borough of Shenandoah; Assessed Owner: Rohit Mahana & Anuradha Singh; Bid: \$2,497.00; **Parcel No. 64-05-0482.000**, Lot & Improvement, 211 E. Centre St., Borough of Shenandoah; Assessed Owner: S F Savino, LLC; Bid: \$5,611.00; **Parcel No. 64-05-0490.000**, Lot & Improvement, 11 S. Bower St., Borough of Shenandoah; Assessed Owner: Edward W. Spielberger & Glen W. Paterson; Bid: \$3,904.87; **Parcel No. 64-05-0499.000**, Lot & Improvement, 33 S. Bower St., Borough of Shenandoah; Assessed Owner: James Sorensen; Bid: \$2,710.00; **Parcel No. 64-05-0500.000**, Lot & Improvement, 35 S. Bower St., Borough of Shenandoah; Assessed Owner: George Haskell; Bid: \$1,904.00; **Parcel No. 64-06-0220.000**, Lot & Improvement, 221 E. Oak St., Borough of Shenandoah; Assessed Owner: Edward W. Spielberger; Bid: \$2,646.05; **Parcel No. 64-06-0225.000**, Lot & Improvement, 229 E. Oak St., Borough of Shenandoah; Assessed Owner: Robert F. Seigel, Sr.; Bid: \$2,189.00; **Parcel No. 64-07-0077.001**, Lot & Improvement, N. Side of W. New York St., Borough of Shenandoah; Assessed Owner: Edward Spielberger; Bid: \$4,368.00; **Parcel No. 64-07-0240.000**, Lot & Improvement, 226 W. Oak St., Borough of Shenandoah; Assessed Owner: Pablo Morales; Bid: \$3,206.00; **Parcel No. 64-07-0291.000**, Lot & Improvement, 428 Oak St., Borough of Shenandoah; Assessed Owner: Kenneth E. Smith; Bid: \$1,870.00; **Parcel No. 64-07-0333.000**, Lot & Improvement, 417 W. Cherry St., Borough of Shenandoah; Assessed Owner: Julian D. Fowler; Bid: \$549.00; **Parcel No. 64-08-0039.000**, Lot & Improvement, 36 S.

Jardin St., Borough of Shenandoah; Assessed Owner: Barbara O'Boyle; Bid: \$3,146.00; **Parcel No. 64-08-0282.000**, Lot & Improvement, 208 S. Ferguson St., Borough of Shenandoah; Assessed Owner: Lisa A. Andrews & John D. Andrews; Bid: \$3,236.00; **Parcel No. 64-08-0283.000**, Lot & Improvement, 210 S. Ferguson St., Borough of Shenandoah; Assessed Owner: Locust Valley Partners, LLC; Bid: \$3,756.00; **Parcel No. 64-08-0288.000**, Lot & Improvement, 215 S. Jardin St., Borough of Shenandoah; Assessed Owner: Stephanie Germes; Bid: \$3,570.00; **Parcel No. 64-08-0331.000**, Lot, East Side, S. Main St., Borough of Shenandoah; Assessed Owner: Stanley Sawecki; Bid: \$1,710.00; **Parcel No. 64-08-0332.000**, Lot, 213 S. Main St., Borough of Shenandoah; Assessed Owner: Michael Benjamin, Sr.; Bid: \$1,025.00; **Parcel No. 64-08-0333.000**, Lot, 215 S. Main St., Borough of Shenandoah; Assessed Owner: Doris V. Fowler; Bid: \$629.00; **Parcel No. 64-08-0470.000**, Lot & Improvement, 306 S. Jardin St., Borough of Shenandoah; Assessed Owner: Russell R. Karahuta & Lori L. Salgado; Bid: \$2,011.00; **Parcel No. 64-09-0003.000**, Lot & Improvement, 105 S. Bower St., Borough of Shenandoah; Assessed Owner: Samuel Smith, LLC; Bid: \$3,645.47; **Parcel No. 65-07-0185.000**, Lot & Improvement, 333 Washington St., Borough of Tamaqua; Assessed Owner: Christopher Bove & Wilberto Tarzia; Bid: \$6,803.01; **Parcel No. 68-06-0030.001**, Lot & Improvement, 728 N. Centre St., City of Pottsville; Assessed Owner: Kathryn M. Buehler & John M.W. Buehler; Bid: \$10,240.00; **Parcel No. 68-07-0116.000**, Lot &

## SCHUYLKILL LEGAL RECORD

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Improvement, 453 Nichols St., City of Pottsville; Assessed Owner: Michael Cook; Bid: \$3,520.00; **Parcel No. 68-11-0025.000**, Lot & Improvement, 505 Peacock St., City of Pottsville; Assessed Owner: Stanley J. Roskosky, III; Bid: \$3,379.00; **Parcel No. 68-12-0017.001**, Lot & Improvement, 304 W. Railroad St., City of Pottsville; Assessed Owner: Tammy M. Zipp; Bid: \$1,952.00; **Parcel No. 68-13-0117.000**, Lot & Improvement, 687 N. Second St., City of Pottsville; Assessed Owner: Stacy Palamar; Bid: \$2,112.00; **Parcel No. 68-19-0140.000**, Lot & Improvement, 508 Fairview St., City of Pottsville; Assessed Owner: Virginia L. Weismiller; Bid: \$5,969.03; **Parcel No. 68-19-0331.000**, Lot & Improvement, 621 Harrison St., City of Pottsville; Assessed Owner: Carolyn Schuler & Kevin Schuler; Bid: \$3,820.00; **Parcel No. 68-20-0116.000**, Lot & Improvement, 411 Harrison St., City of Pottsville; Assessed Owner: Robert K. Emery & Denise M. Emery; Bid: \$3,580.50; **Parcel No. 68-21-0290.000**, Lot & Improvement, 520 E. Norwegian St., City of Pottsville; Assessed Owner: James Schuck; Bid: \$2,782.00; **Parcel No. 68-26-0067.000**, Lot & Improvement, 710 Laurel St., City of Pottsville; Assessed Owner: Jason P. Fessler & Lisa A. Fessler; Bid: \$6,940.00; **Parcel No. 68-26-0127.000**, Lot & Improvement, 723 Laurel St., City of Pottsville; Assessed Owner: Shelly Abell; Bid: \$2,116.00; **Parcel No. 68-27-0371.000**, Lot & Improvement, 623 W. Norwegian St., City of Pottsville; Assessed Owner: Maryann Devine & A.J. Devine; Bid: \$5,820.00; **Parcel No. 68-27-0410.000**, Lot & Improvement, 313 W. Norwegian St., City of

Pottsville; Assessed Owner: Alexander Nekhanevich & Anna Nekhanevich; Bid: \$1.00; **Parcel No. 68-29-0020.000**, Lot & Improvement, 312 S. Jackson St., City of Pottsville; Assessed Owner: Paul Adameczyk; Bid: \$4,397.00; **Parcel No. 68-35-0012.000**, Lot & Improvement, 9 S. Eighth St., City of Pottsville; Assessed Owner: Jennifer Fox; Bid: \$6,197.00.

Deborah J. Dasch  
Interim Assistant Director  
Schuylkill County Tax Claim Bureau  
Dec. 30; Jan. 13

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IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
ACTION TO QUIET TITLE  
BUSINESS VENTURES  
ASSOCIATES, A & A REAL  
ESTATE ASSOCIATES, L.P.,  
OPA'S BV, LLC, and BUTLER  
ENTERPRISES, INC.

Plaintiffs

vs.

CATAWISSA RAILROAD  
COMPANY, READING  
COMPANY, CONSOLIDATED  
RAIL CORPORATION  
(CONRAIL), NORFOLK  
SOUTHERN CORPORATION,  
READING ENERGY HOLDINGS,  
INC. (FORMERLY TAVC  
COMPANY), PCA  
CORPORATION, and  
SCHUYLKILL MINING  
COMPANY, their heirs, successors  
and/or assigns, if any, and  
JAMES A. SIPPEL, DIANNE M.  
SPRAGALE, DAVID J. SIPPEL,  
and JOANNE M. HANRAHAN, in  
their capacity as Heirs of THE  
ESTATE OF JOAN SIPPLE a/k/a  
JOAN SIPPEL, Deceased Co-  
Executrix of THE ESTATE OF

SCHUYLKILL LEGAL RECORD

WINIFRED GEORGE, Deceased  
Co-Executor of THE ESTATE OF  
THOMAS GEORGE, JR., Deceased  
Partner trading as LEHIGH  
STRIPPING COMPANY, their  
personal representatives, heirs,  
successors and/or assigns,  
if any, and  
GRACE LLOYD a/k/a GRACE M.  
LLOYD, in her capacity as the  
Executrix of THE ESTATE OF  
MILTON LLOYD, Deceased  
Co-Executor of both THE ESTATE  
OF WINIFRED GEORGE and THE  
ESTATE OF THOMAS GEORGE,  
JR., Deceased Partner trading as  
LEHIGH STRIPPING COMPANY,  
her personal representatives, heirs,  
successors and/or assigns,  
if any, and  
NAOMI ALLEN, in her capacity as  
heir (wife) of GEORGE J. ALLEN,  
Deceased Executor of THE  
ESTATE OF ROY G. ALLEN,  
Deceased Partner trading as  
LEHIGH STRIPPING COMPANY,  
her personal representatives, heirs,  
successors and/or assigns,  
if any, and  
JULIA ALLEN CASOLE, in her  
capacity as Executrix of THE  
ESTATE OF JENNIE HYDER  
ALLEN, Devisee of THE ESTATE  
OF ROY G. ALLEN, Deceased  
Partner trading as LEHIGH  
STRIPPING COMPANY, her  
personal representatives, heirs,  
successors, and/or assigns,  
if any, and  
Any others who may claim a right,  
title, claim, or interest in the  
property which is subject to this  
Action to Quiet Title,

Defendants

NO. S-1144-21

NOTICE

NOTICE IS HEREBY GIVEN to  
the above-named Defendants, CA-  
TAWISSA RAILROAD COMPANY,  
READING COMPANY, READING  
ENERGY HOLDINGS, INC. (For-  
merly TAVC Company), SCHUYL-  
KILL MINING COMPANY, DAVID  
J. SIPPEL, and JULIA ALLEN  
CASOLE, that Plaintiffs Business  
Ventures Associates, A&A Real Es-  
tate Associates, L.P., OPA'S BV,  
LLC, and BUTLER ENTERPRISES,  
INC., by and through their counsel,  
filed an Action to Quiet Title against  
the Defendants on August 2, 2021,  
subsequently reinstated most recently  
on December 27, 2021 in the Court of  
Common Pleas of Schuylkill County,  
No. S-1144-21. The nature of this  
action is as such that the Plaintiffs  
have set forth that they are the owners  
and claim title in fee simple to certain  
five (5) parcels of land, respectively,  
described as follows:

AREA 1

Plaintiff BUSINESS VENTURES  
ASSOCIATES is claiming ownership  
of the following property, a parcel of  
land consisting of 14.201 acres, UPI  
No. 15-04-0014.000, and part of UPI  
Nos. 15-04-0010.000, 15-04-0017.000  
and 15-04-0011.000, located in Kline  
Township, Schuylkill County, Penn-  
sylvania bounded and described as  
follows:

ALL THAT CERTAIN tract of  
land being the Business Ventures  
Associates land to be conveyed to  
Brewster Land Company, Inc., which  
is part of Lot 1 and part of Lot 6 and  
the bed of the Relocated S.R. 1016  
known as Lofty Road and the bed of  
the Unnamed Township Road as  
shown on the Final Subdivision and  
Land Development Plan for McAdoo  
Project, located on the west side of  
S.R. 309, and north of the existing S.R.

## SCHUYLKILL LEGAL RECORD

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1016 known as Lofty Road, situated in Kline Township, Schuylkill County, Pennsylvania, said plans are prepared by Herbert, Rowlands & Grubic, Inc. and K.L. Bensinger Inc., Project 002728.0434, dated April 19, 2021, last revised \_\_\_\_\_, recorded in Map book \_\_\_\_\_, page \_\_\_\_\_, being more fully described as follows to wit:

BEGINNING at a steel pin set, on the northern right of way line of the Relocated S.R. 1016 known as "Lofty Road" and being the southwestern corner of Lot 3 to be retained by Business Ventures Associates;

THENCE continuing in a north-easterly direction along the said northern right of way line of the Relocated S.R. 1016 and Lot 3 the following two courses and distances to wit:

1.) North 53 degrees 53 minutes 49 seconds East, a distance of 499.85 feet to a curve to the left;

2.) Along said curve having an arc length of 225.07 feet, a radius of 4255.00 feet, a central angle of 03 degrees 01 minutes 50 seconds, a chord bearing and distance of North 52 degrees 22 minutes 54 seconds East, a chord distance of 225.04 feet to a point;

THENCE continuing in a northerly direction on the lot line between Lot 1 and Lot 3 the following courses and distances to wit:

1) North 39 degrees 08 minutes 01 seconds West, a distance of 30.00 feet to a point;

2) North 48 degrees 29 minutes 38 seconds East, a distance of 35.38 feet to a point;

3) North 41 degrees 30 minutes 22 seconds West, a distance of 307.03 feet to a steel pin set online of property formerly A & A Real Estate Associates L.P. (D.B.V. 2610, Pg. 0660, UPI No. 15-08-0003.000), shown as

part of Lot 1 on the said plan of the McAdoo Project;

THENCE continuing in a north-easterly direction through a portion of Lot 1, crossing the former Tresckow Railroad Company—N/L Consolidated Rail Corporation, along Butler Enterprises, Inc. "Summit Lands" (Schuylkill County D.B.V. 2209, Pg. 1939, Parcel No. 3, UPI No. 15-04-0007.004), crossing the existing T-906 known as "Haddock Street", crossing the said Relocated Lofty Road, along property known as "Butler 24.415 Acres" to be conveyed to Brewster Land Company, which was part of the said Butler "Summit Lands", and crossing and re-crossing the said Relocated Lofty Road, North 78 degrees 45 minutes 08 seconds East, a distance of 1,421.12 feet to a point on the existing western legal right of way line of S.R. 309 also known as "Mile Hill Road";

THENCE continuing in a south-westerly direction along said S.R. 309 the following two courses and distances to wit:

1.) South 19 degrees 52 minutes 32 seconds West, a distance of 506.06 feet to a curve to the right;

2.) Along said curve having an arc length of 136.83 feet, a radius of 150.00 feet, a central angle of 52 degrees 15 minutes 49 seconds, a chord bearing and distance of South 46 degrees 00 minutes 27 seconds West, a distance of 132.13 feet to a point on the northern existing right of way of the existing S.R. 1016 known as "Lofty Road" to be vacated;

THENCE continuing in a south-westerly direction along the eastern limit of the vacated road South 17 degrees 01 minutes 02 seconds West, a distance of 30.61 feet to a point on

## SCHUYLKILL LEGAL RECORD

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the centerline of the vacated portion of Lofty Road;

THENCE continuing in a south-westerly direction along said centerline of the existing S.R. 1016 known as "Lofty Road" to be vacated the following six courses and distances to wit:

1.) South 83 degrees 55 minutes 02 seconds West, a distance of 380.19 feet to a point;

2.) South 86 degrees 04 minutes 37 seconds West, a distance of 33.33 feet to a point;

3.) South 83 degrees 54 minutes 31 seconds West, a distance of 0.11 feet to a point, being at the lot line between property of Postupack Development LLC (D.B.V. 2472, Pg. 1049, UPI No. 15-08-0012.002, See Map Book Volume 58, Page 318) and property of Postupack Development LLC (D.B.V. 2615, Pg. 1956, UPI No. 15-08-0012.001), also being near the intersection of the existing T-906 known as "Haddock Street" to be vacated;

4.) South 83 degrees 54 minutes 32 seconds West, a distance of 416.17 feet to a curve to the left;

5.) Along said curve having an arc length of 425.75 feet, a radius of 800.00 feet, a central angle of 30 degrees 29 minutes 33 seconds, a chord bearing and distance of South 68 degrees 39 minutes 46 seconds West, a distance of 420.75 feet to a point having passed by property of Russell Postupack (D.B.V. 423, Pg. 0006, UPI No. 15-08-0012.000) and A & A Real Estate Associates L.P. (D.B.V. 1269, Pg. 0018, UPI No. 15-08-0004.000);

6.) South 53 degrees 24 minutes 59 seconds West, a distance of 326.14 feet to a point;

THENCE continuing in a north-westerly direction leaving the said existing centerline of Lofty Road

along the Lot 2 and Lot 3 lot line (extended into the right of way), North 28 degrees 45 minutes 52 seconds West, a distance of 51.83 feet to the POINT OF BEGINNING.

CONTAINING a total area of 14.201ACRES more or less.

### AREA 2

Plaintiff BUTLER ENTERPRISES, INC. is claiming ownership of the following property, a parcel of land consisting of 24.415 acres, UPI No. 15-04-0008.000, located in Kline Township, Schuylkill County, Pennsylvania bounded and described as follows:

ALL THAT CERTAIN tract of land being shown on the Final Plan of "Butler Enterprises Inc. Summit Lands Subdivision II", located on the west side of State Route No. 309 known as "Mile Hill Road", situated in Kline Township, Schuylkill County, Pennsylvania. Said plan was prepared by K.L. Bensinger Inc., Plan No. 1707-F11-3, dated April 8, 2019, recorded on Map book \_\_\_\_\_, page \_\_\_\_, being more fully described as follows to wit:

BEGINNING at a point in the western right of way line of State Route No. 309, known as "Mile Hill Road" right of way at this point is 50 feet from the centerline of a 4-lane concrete roadway, said point also being the northeastern corner of lands of Business Venture Associates (D.B.V. 0423, Pg. 0011, parcel no. 2; UPI No. 15-04-0014.000);

THENCE continuing in a south-westerly direction along lands of the said Business Venture Associates property, South 78 degrees 45 minutes 08 seconds West, a distance of 694.94' to a point in the eastern right of way line of Township Route No. 906 known as "Haddock Road", said right

## SCHUYLKILL LEGAL RECORD

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of way is 50 ft. wide, and being 25 feet from the centerline of an 18 ft. wide cartway;

THENCE continuing in a north-easterly direction along the eastern right of way line of the said "Haddock Road" the following four courses and distances to wit:

1) North 01 degrees 15 minutes 08 seconds East, a distance of 485.25 feet to a point of curvature;

2) Along a curve to the right, having an arc distance of 208.89 feet, a radius of 850.00 feet and a central angle of 14 degrees 04 minutes 49 seconds and being subtended by a chord which bears North 08 degrees 17 minutes 33 seconds East, a chord distance of 208.89 feet to a point of tangency;

3) North 15 degrees 19 minutes 57 seconds East, a distance of 768.59 feet to a point of curvature;

4) Along a curve to the left, having an arc distance of 7.68 feet, a radius of 700 feet and a central angle of 00 degrees 37 minutes 42 seconds and being subtended by a chord which bears North 15 degrees 01 minutes 06 seconds East, a chord distance of 7.68 feet to a point along said curve, said point being a corner in common with lands of Steven R. Pavelko and Lois A. Pavelko (D.B.V. 1331, Pg. 0690; UPI No. 15-13-0050.010);

THENCE continuing in a north-easterly direction along lands of the said Pavelko property, and lands of Robert Swenda and Margaret Swenda (D.B.V. 1265, Pg. 0196; UPI No. 15-13-0050.009), and Charles Wanyo and Karen Wanyo (D.B.V. 1262, Pg. 0024; UPI No. 15-13-0050.008), North 85 degrees 57 minutes 07 seconds East, a distance of 791.22 feet to a point on the eastern right of way line—Limited

Access of the said S.R. 309 "Mile Hill Road";

THENCE continuing in a south-westerly direction along the limited access right of way of the said "Mile Hill Road" the next four courses and distances to wit:

1) South 19 degrees 52 minutes 33 seconds West, a distance of 486.28 feet to a point;

2) South 70 degrees 07 minutes 28 seconds East, a distance of 60.00 feet to a point;

3) South 19 degrees 52 minutes 32 seconds West, a distance of 400.00 feet to a point;

4) South 70 degrees 07 minutes 28 seconds East, a distance of 70.00 feet to a point, being the extent of the limited access of the eastern right of way line of the said "Mile Hill Road";

THENCE continuing in a south-westerly direction along eastern right of way line of the said "Mile Hill Road", South 19 degrees 52 minutes 32 seconds West, a distance of 513.16 feet to the POINT OF BEGINNING.

CONTAINING a total gross area of 24.415 ACRES more or less.

### AREA 3

Plaintiff A&A REAL ESTATE ASSOCIATES, L.P. is claiming ownership of the following property, a parcel of land consisting of 1.07 acres, part of UPI No. 15-04-0006.011, located in Kline Township, Schuylkill County, Pennsylvania bounded and described as follows:

ALL THAT CERTAIN tract of land being shown as A&A S-B on the "Abandoned Railroads ROW Plan" BVA and A & A Real Estate, located on the north side of State Route No. 1016 known as "Lofty Road", situated in Kline township, Schuylkill County, Pennsylvania. Said plan was prepared

## SCHUYLKILL LEGAL RECORD

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by K.L. Bensinger Inc., Plan No. 1707-F11-3, dated April 8, 2019, being more fully described as follows to wit:

BEGINNING at a REMOTE POINT, being a steel pin found at the northwesternmost corner of Business Venture Associates (D.B.V. 0423, Pg. 0011; UPI No. 15-04-0010.000), approximately 702 feet +/- north of S.R. 1016 known as Lofty Road and 2,175 ft. +/- west of S.R. 309;

THENCE continuing along lands of A&A Real Estate Associates, L.P. (D.B.V. 2610 Pg. 660; UPI No. 15-08-0003.000) & (D.B.V. 1444 Pg. 0162; UPI No. 15-04-0006.011), South 28 degrees 45 minutes 52 seconds East, a distance of 687.61' to the POINT OF BEGINNING, being the northern right of way line of the Silverbrook branch of the Catawissa Railroad, being 66 feet wide;

THENCE continuing in a southeasterly direction along the said lands of Business Venture Associates and through the right way of Lofty Road, South 28 degrees 45 minutes 52 seconds East, a distance of 66.62 feet to the southern right of way line of the Silverbrook branch of the Catawissa Railroad, in the cartway of Lofty Road.

THENCE continuing in a southwesterly direction along the southern right of way line of the said Silverbrook branch, passing through lands of the said A&A Real Estate, in and along the cartway of Lofty Road, South 53 degrees 23 minutes 16 seconds West, a distance of 690.19 feet to a point in the cartway of Lofty Road;

THENCE continuing in a northwesterly direction in and along the said Lofty Road, North 64 degrees 36

minutes 19 seconds West, a distance of 74.74 feet to a point on the northern right of way line of the Silverbrook Branch, said point is in the middle of the cartway of Lofty Road;

THENCE continuing in a northeasterly direction along the said right of way line, passing through lands of the said A&A Real Estate, North 53 degrees 23 minutes 16 seconds East, a distance of 734.37 feet to the POINT OF BEGINNING, on said A&A Real Estate and said Business Ventures Associates property line;

Being part of the same premises which PCA Corporation, granted and conveyed unto, A & A Real Estate Associates, L.P., by deed dated January 24, 2002, and recorded in Deed Book Volume 1444, page 0162, Recorder of Deeds Office, Schuylkill County PA.

Being part of UPI No. 15-04-0006.011.

CONTAINING a total area of 1.07 ACRES more or less.

### AREA 4

Plaintiff A&A REAL ESTATE ASSOCIATES, L.P. is claiming ownership of the following property, a parcel of land consisting of 2.596 acres, part of UPI No. 15-08-0004.000, located in Kline Township, Schuylkill County, Pennsylvania bounded and described as follows:

ALL THAT CERTAIN railroad right of way being shown on plan Consolidated Rail Corp. "Catawissa Railroad—Silverbrook Branch" from Lofty Road to OPA's BV, LLC, located on the south side of State Route No. 1016 known as "Lofty Road", situated in Kline township, Schuylkill County, Pennsylvania. Said plan was prepared by K.L. Bensinger Inc., Plan No. 1814-G1-1, dated October 23, 2019,

## SCHUYLKILL LEGAL RECORD

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being more fully described as follows to wit:

BEGINNING at a point near the centerline of State Route No. 1016 known as "Lofty Road", said point being 2,367 feet more or less west of the intersection of State Route 309 and the said Lofty Road, said point is also the southern right of way of the herein described Catawissa Railroad—Silverbrook Branch being 66 feet wide (tracks removed).

THENCE in a southwesterly direction through lands of A&A Real Estate Associates, L.P. (D.B.V. 1269 Pg. 0018; UPI No. 15-08-0004.000), South 53 degrees 14 minutes 19 seconds West, a distance of 61.46 feet to a point of curvature;

THENCE along a curve to the left, having an arc distance of 543.10 feet, a radius of 860.39 feet and a central angle of 36 degrees 10 minutes 00 seconds and being subtended by a chord which bears South 35 degrees 09 minutes 19 seconds West, a chord distance of 534.13 feet to a point of tangency;

THENCE continuing in a southwesterly direction, South 17 degrees 04 minutes 19 seconds West, a distance of 252.11 feet to a point of curvature;

THENCE along a curve to the right, having an arc distance of 195.61 feet, a radius of 636.80 feet and a central angle of 17 degrees 36 minutes 00 seconds and being subtended by a chord which bears South 25 degrees 52 minutes 19 seconds West, a chord distance of 194.84 feet to a point of compound curvature;

THENCE along a curve to the right, having an arc distance of 381.17 feet, a radius of 670.27 feet and a central angle of 32 degrees 35 minutes 00 seconds and being subtended by a

chord which bears South 50 degrees 57 minutes 49 seconds West, a chord distance of 376.06 feet to a point of tangency;

THENCE continuing in a southwesterly direction, South 67 degrees 15 minutes 19 seconds West, a distance of 306.45 feet to a point on line with lands of OPA'S BV, LLC—Lot 3, (D.B.V. 2585 Pg. 2126; UPI No. 15-08-0004.003);

THENCE continuing in a northwesterly direction along the said OPA'S property, North 20 degrees 52 minutes 47 seconds West, a distance of 66.03 feet to a point on the northern right of way line of the said Silverbrook Branch, having passed over the railroad centerline station 39+79.63 on OPA'S BV, LLC boundary line (Silverbrook Branch 3/4 mile, being station 39+50.00);

THENCE continuing in a northeasterly direction through lands of the said A&A Real Estate property, North 67 degrees 15 minutes 19 seconds East, a distance of 304.30 feet to a point of curvature;

THENCE along a curve to the left, having an arc distance of 343.64 feet, a radius of 604.27 feet and a central angle of 32 degrees 35 minutes 00 seconds and being subtended by a chord which bears North 50 degrees 57 minutes 49 seconds East, a chord distance of 339.03 feet to a point of compound curvature;

THENCE along a curve to the left, having an arc distance of 175.34 feet, a radius of 570.80 feet and a central angle of 17 degrees 36 minutes 00 seconds and being subtended by a chord which bears North 25 degrees 52 minutes 19 seconds East, a chord distance of 174.65 feet to a point of tangency;

## SCHUYLKILL LEGAL RECORD

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THENCE continuing in a north-easterly direction, North 17 degrees 04 minutes 19 seconds East, a distance of 252.11 feet to a point of curvature;

THENCE along a curve to the right, having an arc distance of 584.76 feet, a radius of 926.39 feet and a central angle of 36 degrees 10 minutes 00 seconds and being subtended by a chord which bears North 35 degrees 09 minutes 19 seconds East, a chord distance of 575.10 feet to a point of tangency, having passed over Silverbrook Branch 1 mile being station 52+80.00;

THENCE continuing in a north-easterly direction, North 53 degrees 14 minutes 19 seconds East, a distance of 26.59 feet to a point in the centerline of the said Lofty Road;

THENCE continuing in a south-easterly direction, South 64 degrees 36 minutes 19 seconds East, a distance of 74.64 feet to the POINT OF BEGINNING, having crossed centerline station 56+92.06.

CONTAINING a total area of 2.596 ACRES more or less.

### AREA 5

Plaintiff OPA's BV, LLC is claiming ownership of the following property, a parcel of land consisting of 1.588 acres, part of UPI Nos. 15-08-0004.001, 15-08-0004.002, & 15-08-0004.003, located in Kline Township, Schuylkill County, Pennsylvania bounded and described as follows:

ALL THAT CERTAIN railroad right of way being shown on plan Consolidated Rail Corp. "Catawissa Railroad—Silverbrook Branch" from OPA's BV, LLC to Butler Enterprises Inc., located on the south side of State Route No. 1016 known as "Lofty Road", situated in Kline township, Schuylkill County, Pennsylvania. Said plan was prepared by K.L. Bensinger

Inc., Plan No. 1814-G1-2, dated October 23, 2019, being more fully described as follows to wit:

BEGINNING AT A REMOTE POINT in the centerline of State Route No. 1016 known as "Lofty Road", said point being 2,367 feet more or less west of the intersection of State Route 309 and the said Lofty Road, said point is also the southern right of way of the Catawissa Railroad—Silverbrook Branch being 66 feet wide (tracks removed), in a southwesterly direction through lands of A&A Real Estate Associates, L.P. (D.B.V. 1269 Pg. 0018; UPI No. 15-08-0004.000) following six courses and distances to wit:

1) South 53 degrees 14 minutes 19 seconds West, a distance of 61.46 feet to a point of curvature;

2) Along a curve to the left, having an arc distance of 543.10 feet, a radius of 860.39 feet and a central angle of 36 degrees 10 minutes 00 seconds and being subtended by a chord which bears South 35 degrees 09 minutes 19 seconds West, a chord distance of 534.13 feet to a point of tangency;

3) South 17 degrees 04 minutes 19 seconds West, a distance of 252.11 feet to a point of curvature;

4) Along a curve to the right, having an arc distance of 195.61 feet, a radius of 636.80 feet and a central angle of 17 degrees 36 minutes 00 seconds and being subtended by a chord which bears South 25 degrees 52 minutes 19 seconds West, a chord distance of 194.84 feet to a point of compound curvature;

5) Along a curve to the right, having an arc distance of 381.17 feet, a radius of 670.27 feet and a central angle of 32 degrees 35 minutes 00 seconds and being subtended by a chord which bears South 50 degrees

## SCHUYLKILL LEGAL RECORD

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57 minutes 49 seconds West, a chord distance of 376.06 feet to a point of tangency;

6) South 67 degrees 15 minutes 19 seconds West, a distance of 306.45 feet to the POINT OF BEGINNING, being on line with lands of OPA'S BV, LLC—Lot 3, (D.B.V. 2585 Pg. 2126; UPI No. 15-08-0004.003), See property subdivision plan prepared for Van Hoekelen Greenhouses INC. expansion project dated 9/4/2007, Job No. SD-1, prepared by Prodesign Plus. P.C. Map book volume 55, page 45;

THENCE continuing in a south-westerly direction along the southern right of way line through the said OPA'S property, South 67 degrees 15 minutes 19 seconds West, a distance of 923.55 feet a point of curve, having passed through Lot 3, Lot 2, and part of Lot 1 the said lands of OPA'S BV (D.B.V. 2585 Pg. 2126; UPI No. 15-08-0004.003, 15-08-0004.002, and 15-08-0004.001 respectively);

THENCE along a curve to the left, having an arc distance of 112.05 feet, a radius of 1399.69 feet and a central angle of 4 degrees 35 minutes 12 seconds and being subtended by a chord which bears South 64 degrees 57 minutes 43 seconds West, a chord distance of 112.02 feet to a point on line with Butler Enterprises INC. "Summit Lands" (D.B.V. 2209 Pg. 1939 Parcel No. 3; UPI No. 15-08-0006.000; Luzerne County BK. 3006 Pg. 167446);

THENCE continuing in a north-westerly direction along the said Butler property, North 41 degrees 52 minutes 17 seconds West, a distance of 68.08 feet to a point on the curve of the northern right of way line of the herein described, having passed over the centerline station 29+31.78(0 mile —0+00 is in the town of Lofty at

junction near S.R. 1016 known as "Lofty Road", just south of Lofty Tunnel);

THENCE along a curve to the right passing through the said Lot 1, having an arc distance of 134.43 feet, a radius of 1465.69 feet and a central angle of 5 degrees 15 minutes 18 seconds and being subtended by a chord which bears North 64 degrees 37 minutes 40 seconds East, a chord distance of 134.38 feet to a point of tangency;

THENCE continuing in a north-easterly direction passing through the same Lots 1, 2, and 3, North 67 degrees 15 minutes 19 seconds East, a distance of 925.70 feet to a point on-line of the said A&A property;

THENCE continuing in a south-easterly direction along said A&A, South 20 degrees 52 minutes 47 seconds East, a distance of 66.03 feet to the POINT OF BEGINNING, having passed over centerline station 39+79.63.

Containing 1.588 ACRES, more or less.

### NOTICE

By Motion filed on December 9, 2021 and an Order pursuant to said Motion, dated December 15, 2021, the Plaintiffs were authorized to serve Defendants CATAWISSA RAILROAD COMPANY, READING COMPANY, READING ENERGY HOLDINGS, INC. (Formerly TAVC Company), SCHUYLKILL MINING COMPANY, DAVID J. SIPPEL, and JULIA ALLEN CASOLE by publication. If you wish to defend, you must enter a written appearance personally or by an 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

## SCHUYLKILL LEGAL RECORD

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the relief requested by the Plaintiffs. 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.

PENNSYLVANIA BAR  
ASSOCIATION  
LAWYER REFERRAL SERVICE  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

Further inquiry can be directed to counsel for Plaintiffs as follows:

DONALD G. KARPOWICH,  
ESQUIRE  
PA ID No. 78176

WILLIAM L. STEPHENS, JR.,  
ESQUIRE  
PA ID No. 80455

DONALD G. KARPOWICH,  
ATTORNEY-AT-LAW, P.C.

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Jan. 13

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### 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, FEBRUARY 25, 2022  
at 10:00 o'clock in the Forenoon, at the Courthouse in the City of Pottsville, Schuylkill County, Pennsylvania, the Following Described Real Estate to wit:

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#### (SALE NO. 1)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Kurt Seiders.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,666.61.

Tax Parcel No.: 05-16-0094.

Property known as: 678 Forest Lane, Cass Township, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY OF Kurt Seiders.

No. J-6877-2019

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#### (SALE NO. 2)

Plaintiff: Tamaqua Area School District.

Defendant: Rolando Horsford.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,493.10.

Tax Parcel No.: 65-17-0056.

Property known as: 307 Arlington Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF Rolando Horsford.

No. J-0400-2014

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#### (SALE NO. 3)

Plaintiff: Tamaqua Area School District.

Defendants: Daniel P. Shoemaker, Erica L. Shoemaker.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

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Judgment Amount: \$4,385.76.  
Tax Parcel No.: 37-20-0047.006.  
Property known as: Summer Val-  
lev Road, West Penn Township,  
Pennsylvania.

TO BE SOLD AS THE PROPER-  
TY of Daniel P. Shoemaker, Erica L.  
Shoemaker.

No. J-0892-2020

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**(SALE NO. 4)**

Plaintiff: Tamaqua Area School  
District.

Defendants: Kenneth Stauffen-  
berg, Tara Stauffenberg.

Attorneys for Plaintiff: Portnoff  
Law Associates, Ltd., 2700 Horizon  
Drive, Suite 100, King of Prussia, PA  
19406, (484) 690-9300.

Judgment Amount: \$1,770.85.

Tax Parcel No.: 65-16-0055.

Property known as: 135 Penn  
Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPER-  
TY of Kenneth Stauffenberg, Tara  
Stauffenberg.

No. J-7377-2018

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**(SALE NO. 5)**

Plaintiff: Carrington Mortgage  
Services, LLC.

Defendant: Jasmin Cruz Martinez.

Attorneys for Plaintiff: Kristen D.  
Little, Esquire, LOGS Legal Group  
LLP, 3600 Horizon Drive, Suite 150,  
King of Prussia, PA 19406, (610) 278-  
6800.

Judgment Amount: \$85,496.22.

Tax Parcel No.: 18-13-51.

Property known as: 143 Main  
Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPER-  
TY of Jasmin Cruz Martinez.

No. S-2278-19

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**(SALE NO. 6)**

Plaintiff: US Bank Trust National  
Association as Trustee for LB-Cabana  
Series IV Trust.

Defendant(s): Unknown Heirs,  
Successors, Assigns and All Persons,  
Firms or Associations Claiming Right,  
Title or Interest From or Under Louise  
Cromis a/k/a Louise C. Cromis, De-  
ceased.

Attorneys for Plaintiff: Powers  
Kirm, LLC, Eight Neshaminy Inter-  
plex, Suite 215, Trevoese, PA 19053,  
Telephone: (215) 942-2090.

Judgment Amount: \$74,005.65.

Tax Parcel No.: 68-17-23(3).

Property known as: 707 Peacock  
St., Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPER-  
TY of Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title or  
Interest From or Under Louise Cromis  
a/k/a Louise C. Cromis, Deceased.

No. S-208-20

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**(SALE NO. 7)**

Plaintiff: Wilmington Savings  
Fund Society FSB, Not in Its Individ-  
ual Capacity, But Solely as Indenture  
Trustee of Citigroup Mortgage Loan  
Trust 2017-RP2.

Defendant(s): Jennifer A. Horan  
n/k/a Jennifer A. Wehry and John K.  
Wehry, Jr.

Attorneys for Plaintiff: KML Law  
Group, P.C., Suite 5000, 701 Market  
Street, Philadelphia, PA 19106, (215)  
627-1322.

Judgment Amount: \$28,951.18.

Property known as: 1626 Spruce  
Street, Ashland, PA 17921.

TO BE SOLD AS THE PROP-  
ERTY of Jennifer A. Horan n/k/a  
Jennifer A. Wehry and John K. Weh-  
ry, Jr.

No. S-1356-2020

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**(SALE NO. 8)**

Plaintiff: MMS Mortgage Services,  
Ltd.

SCHUYLKILL LEGAL RECORD

Defendant(s): Sheri L. Spece.  
Attorneys for Plaintiff: Kenya Bates, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$71,858.04.

Property known as: 351 East Union Street, Tamaqua, PA 18252.

Tax Parcel: 65-8-95.

TO BE SOLD AS THE PROPERTY of Sheri L. Spece.

No. S-2203-19

**(SALE NO. 9)**

Plaintiff: Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4.

Defendant(s): Shane W. Monk and Tara L. Monk.

Attorneys for Plaintiff: Andrew J. Marley, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$116,017.79.

Property known as: 25 Piersol Street a/k/a 27 Piersol Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Shane W. Monk and Tara L. Monk.

No. S-266-2020

**(SALE NO. 10)**

Plaintiff: M&T Bank.

Defendants: Jason L. Brown and Lisa Brown a/k/a Lisa Marie Melusky.

Attorneys for Plaintiff: Andrew J. Marley, Esquire, Stern & Eisenberg PC, The Shops at Valley Square, 1581 Main Street, Suite 200, Warrington, PA 18976.

Judgment Amount: \$89,851.94.

Tax Parcel No.: 26-14-0020.000.

Property known as: 695 State Road, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of Jason L. Brown and Lisa Marie Melusky (a/k/a Lisa Brown).

No. S-2127-18

**(SALE NO. 11)**

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company.

Attorney for Plaintiff: Alicia Sandoval, Esq.

Judgment: \$207,596.94.

Tax Parcel No.: 56-03-0053.000.

Property known as: 825 Elizabeth Drive, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of The unknown Heirs, Successors and Assigns and all Persons, Firms or Associations Claiming Right, Title and Interest under Ramona Riotto.

No. S-1190-20

**(SALE NO. 12)**

Plaintiff: Select Portfolio Servicing, Inc.

Defendants: William J. Shiner and Lila Lee Shiner a/k/a Linda Lee Shiner.

Attorneys for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wisahickon Avenue, North Wales, PA 19454, (215) 855-9521.

Judgment Amount: \$111,901.86.

Tax Parcel Nos.: 37-14-0008-000 & 37-14-0009.000.

Property known as: 1398 West Penn Pike, New Ringgold, West Penn Township, Schuylkill, PA 17960.

TO BE SOLD AS THE PROPERTY of William J. Shiner and Lila Lee Shiner.

No. S-2283-2019

**(SALE NO. 13)**

Plaintiff: LSF10 Master Participation Trust.

## SCHUYLKILL LEGAL RECORD

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Defendants: Jill A. Musselman, Ralph L. Musselman, Judianne T. Wilson a/k/a Julianne T. Wilson.

Plaintiff's Attorneys: Romano Garbo & Argentieri, Phone (856) 384-1515.

Judgment: \$314,307.51.

Being known as: 235 South Yohe Street, Township of Porter, PA 17980.

Tax Parcel #22-19-0007.000.

No. S-1035-2018

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### (SALE NO. 14)

Plaintiff: Riverview Bank.

Defendant: Vicki L. Matarazzo.

Attorneys for Plaintiff: Leon P. Haller, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102, (717) 234-4178.

Judgment Amount: \$42,336.36.

Tax Parcel: 22-08-0040.003.

Deed Book: 2060, page 233.

Property known as: 208 Clarks Valley Road, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Defendant Vicki L. Matarazzo.

No. S-886-21

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### (SALE NO. 15)

Plaintiff: U.S. Bank, National Association.

Defendants: Ashley Dito, as Possible Heir and/or Administrator for the Estate of John Dito; Eric Dito, as Possible Heir and/or Administrator for the Estate of John Dito; Daniel Dito, as Possible Heir and/or Administrator for the Estate of John Dito; Unknown Heirs and/or Administrators for the Estate of John Dito.

Attorneys for Plaintiff: Joseph E. DeBarberie, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$28,185.36.

Parcel No.: 36-09-0255.000.

Property known as: 259 Ohio Avenue, Shenendoah Heights, PA 17976.

TO BE SOLD AS THE PROPERTY of John Dito.

No. S-1678-2019

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### (SALE NO. 16)

Plaintiff: US Bank National Association, RMAC Trust Series 2016-CTT.

Defendants: Karen G. Stoll, Richard Stoll, Richard C. Stoll, Jr., Richard Charles Stoll, Jr.

Plaintiff Attorney: Richard M. Squire, Esq., 115 West Avenue, Suite 104, Jenkintown PA 19046.

Judgment: \$121,087.51.

Tax Map Nos.: 28-22-1749.000, 28-22-1750.000 and 28-22-1751.000.

Being known as: 1749 Running Deer Drive, Auburn, PA 17922.

No. S-2005-19

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### (SALE NO. 17)

Plaintiff: Wells Fargo Bank, N.A. Attorneys for Plaintiff: Brock & Scott, PLLC.

Judgment: \$163,559.14.

Tax Parcel No.: 41-08-0042.000.

Property known as: 173 Railroad St., Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Brian K. Barrineau Juhas; Brooke A. Juhas.

No. S-2155-2019

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### (SALE NO. 19)

Plaintiff: Saint Clair Area School District.

Defendant: Peter Rightus, Executor of the estate of Sophie Rightus.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,501.77.

Tax Parcel No.: 62-02-0013.

SCHUYLKILL LEGAL RECORD

Property known as: 346 Arnouts Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROPERTY of Peter Rightus, Executor of the estate of Sophie Rightus.

No. J-0721-2015

**(SALE NO. 20)**

Plaintiff: Rush Township.

Defendants: Brett McGuire, Jessica Didgen.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,890.53.

Tax Parcel No.: 25-17-0047.003.

Property known as: 222 Grier Avenue, Rush Township, Pennsylvania 18214.

TO BE SOLD AS THE PROPERTY of Brett McGuire, Jessica Didgen.

No. J-0279-2016

**(SALE NO. 21)**

Plaintiff: U.S. Bank Trust National Association as Trustee for the Igloo Series IV Trust.

Defendants: Gary L. Miller; Rita M. Miller.

Attorneys for Plaintiff: Adam J. Friedman, Esq., Friedman Vartolo LLP, (212) 471-5100.

Judgment Amount: \$63,638.15.

Tax Parcel Number: 37-11-0019-000.

Property known as: 1059 Clamtown Road, Tamaqua, PA 18252.

No. S-1993-2017

**(SALE NO. 22)**

Plaintiff: M&T Bank.

Defendant(s): Shea D. Lucas a/k/a Shea D. Rittenbaugh.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$68,461.38.

Property Address: 114 East Main Street, Tremont, Pennsylvania 17981.

Tax Parcel No.: 67-04-0248.000.

Property known as: 114 East Main Street, Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of Shea D. Lucas a/k/a Shea D. Rittenbaugh.

No. S-95-20

**(SALE NO. 23)**

Plaintiff: M&T Bank a/k/a Manufacturers and Traders Trust Company. Defendant(s): Lance Haluska.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$42,921.49.

Tax Map #: 24-10-0118.000.

Tax Parcel No.: 24-10-0118.000.

Property known as: 6 St. Marys Avenue, Branch Dale, PA 17923.

TO BE SOLD AS THE PROPERTY of Lance Haluska.

No. S-96-20

**(SALE NO. 24)**

Plaintiff: Bayview Loan Servicing, LLC.

Defendant(s): Timothy M. Spesak.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$146,284.02.

Tax Parcel No.: 21-9-123.

Property known as: 594 Suedberg Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Timothy M. Spesak.

No. S-448-20

**(SALE NO. 25)**

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not in Its Individual Capacity

## SCHUYLKILL LEGAL RECORD

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But Solely in Its Capacity as Certificate Trustee for NNPL Trust Series 2012-1.

Defendant(s): Kelly M. McGlinchey a/k/a Kelly McGlinchey and Brian P. McGlinchey a/k/a Brian McGlinchey.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$56,069.79.

Tax Parcel No.: 65-11-0343.000.

Property known as: 214 West Rowe, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Kelly M. McGlinchey a/k/a Kelly McGlinchey and Brian P. McGlinchey a/k/a Brian McGlinchey.

No. S-767-21

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### (SALE NO. 26)

Plaintiff: Members 1st Federal Credit Union.

Defendant: Cody T. Updegrave.

Attorney for Plaintiff: Paula J. McDermott, (717) 458-6900.

Judgment Amount: \$78,895.31.

Tax Parcel No.: 22-5-17.

Property known as: 80 Porter Road, Tower City, Schuylkill County, PA 17980.

TO BE SOLD AS THE PROPERTY of Cody T. Updegrave.

No. S-203-21

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### (SALE NO. 27)

Plaintiff: Partners for Payment Relief DE IV, LLC

Defendants: Todd W. Neifert, as real owner and Co-Administrator of the Estate of Eleanor R. Neifert, deceased, Bruce U. Neifert, as Co-Administrator of the Estate of Eleanor R. Neifert, deceased, Bonnie U. Neifert, as real owner.

Attorney for Plaintiff: Jill M. Fein, Esquire, (215) 579-7700.

Judgment Amount: \$27,770.73 plus costs.

Tax Parcel No.: 55-06.0002.000.

Property known as: 15 N. Railroad Street, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Todd W. Neifert, as real owner and co-administrator of the Estate of Eleanor R. Neifert, deceased, Bruce U. Neifert, as co-administrator of the Estate of Eleanor R. Neifert, deceased and Bonnie U. Neifert, as real owner.

No. S-894-2021

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### (SALE NO. 28)

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust I.

Defendant: Norman C. Tropp.

Attorney for Plaintiff: Jill M. Fein, Esquire, (215) 579-7700.

Judgment Amount: \$58,147.42 plus costs.

Tax Parcel No.: 36-14-0057.000.

Property known as: 639 Altamont Blvd., Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Norman C. Tropp.

No. S-2342-2019

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### (SALE NO. 29)

Plaintiff: Selene Finance LP.

Defendants: Bruce A. Reaser and Susan J. Reaser.

Attorneys for Plaintiff: LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$187,268.00.

Tax Parcel Nos.: 42-6-146 and 42-6-145.

Property known as: 125 Laurel Road a/k/a 125 Laurel Boulevard, Orwigsburg, PA 17961.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Bruce A. Reaser and Susan J. Reaser.

No. S-191-20

**(SALE NO. 30)**

Plaintiff: Carrington Mortgage Services, LLC.

Defendant: Jeremy Schlauch.

Attorneys for Plaintiff: LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$112,258.02.

Tax Parcel No.: 19-12-0053.000.

Property known as: 33 West Brush Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPERTY of Jeremy Schlauch.

No. S-1710-2019

**(SALE NO. 31)**

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

Defendant: George T. Mahler.

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

Judgment Amount: \$26,350.89.

Being known as: 266 Mahanoy Street, Tamaqua, PA 18252.

Property ID: 65-15-0080.000.

No. S-1446-2020

**(SALE NO. 32)**

Plaintiff: Blue Mountain School District.

Defendant: Catherine Ann Ney, Executrix of the estate of James Robinson.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$7,941.71.

Tax Parcel No.: 34-19-0014.001.

Property known as: 2 Blue Mountain Heights, Wayne Township, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of Catherine Ann Ney, Executrix of the estate of James Robinson.

No. J-5233-2020

**(SALE NO. 33)**

Plaintiff: Blue Mountain School District.

Defendant: Bruce Davenport.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,083.61.

Tax Parcel No.: 18-16-0032.006.

Property known as: Lake Road, N. Manheim Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Bruce Davenport.

No. J-4761-2018

**(SALE NO. 34)**

Plaintiff: Coaldale Borough.

Defendant: Michelle Garavuso.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,714.42.

Tax Parcel No.: 40-06-0060.

Property known as: 270 Sixth Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Michelle Garavuso.

No. J-8138-2019

**(SALE NO. 35)**

Plaintiff: Pottsville Area School District.

Defendant: Daniel J. Ganly, Sr., Administrator of the Estate of Ann Marie Ganly.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$2,219.13.

Tax Parcel No.: 20-03-0002.

Property known as: 887 Ann Street, Norwegian Township, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Daniel J. Ganly, Sr., Administrator of the Estate of Ann Marie Ganly.

No. J-1887-2018

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**(SALE NO. 36)**

Plaintiff: Pottsville Area School District.

Defendant: Steven A. Rodriguez.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,893.79.

Tax Parcel No.: 68-26-0200.

Property known as: 826 W. Race Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Steven A. Rodriguez.

No. J-2224-2020

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**(SALE NO. 37)**

Plaintiff: Coaldale Borough.

Defendant: Karen Vandak.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,922.66.

Tax Parcel No.: 40-02-0377.

Property known as: 139 Sixth Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Karen Vandak.

No. J-0570-2020

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**(SALE NO. 38)**

Plaintiff: Blue Mountain School District.

Defendant: Michael Hooper, Jr.  
Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,953.62.

Tax Parcel No.: 39-03-0070.

Property known as: 754 Bear Creek Street, Auburn, Pennsylvania 17922.

TO BE SOLD AS THE PROPERTY of Michael Hooper, Jr.

No. J-7052-2019

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**(SALE NO. 39)**

Plaintiff: Pottsville Area School District.

Defendant: Vincent Madonna.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,791.54.

Tax Parcel No.: 59-04-0049.

Property known as: 129 Spruce Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Vincent Madonna.

No. J-0017-2019

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**(SALE NO. 40)**

Plaintiff: Pottsville Area School District.

Defendant: Carroll Winans.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,186.62.

Tax Parcel No.: 68-34-0254.

Property known as: 921 W. Norwegian Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Carroll Winans.

No. J-7277-2019

SCHUYLKILL LEGAL RECORD

(SALE NO. 41)

Plaintiff: Tamaqua Area School District.

Defendants: Jeffrey Houser, Dolores J. Houser, United States of America.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,595.44.

Tax Parcel No.: 65-16-0015.

Property known as: 242 Van Gelder Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Jeffrey Houser, Dolores J. Houser, United States of America.

No. J-3925-2012

(SALE NO. 42)

Plaintiff: Schuylkill County Municipal Authority.

Defendants: David Zimmerman, Christine Zimmerman.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,508.53.

Tax Parcel No.: 67-04-0229.

Property known as: 227 E. Main Street, Tremont Borough, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of David Zimmerman, Christine Zimmerman.

No. J-8257-2019

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 are filed thereto within ten (10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

November 18, 2021

Sheriff Sale list available online at:

www.co.schuylkill.pa.us.

Jan. 6, 13, 20

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears first, followed by the residence, name of executor or administrator, estimated amount of personalty and realty and name of attorney.

MELINA CAPITANIO; Pottsville; Joseph A. Capitanio, Executor; PP: \$60,000; RE: None; Eric M. Mika, Esquire

ANGELINE DeSTEFANO; North Manheim Twp.; Michael Maccarone and Vincent Maccarone, Sr., Co-Executors: PP: \$50,000; RE: \$135,000; David H. Rattigan, Esquire

JOHN J. KENDRICKS; Mahanoy Township; Patricia Ann Kendrick, Administratrix; PP: None; RE: \$107,000; Robert E. Matta, Esquire  
WILLIAM COX; Shenandoah Borough; William J. Cox, Administrator; PP: \$225,000; RE: None; Eric M. Mika, Esquire

KERRY E. YODER; Schuylkill Haven; Kay A. Brown, Administratrix; PP: \$30,000; RE: \$15,000; James C. Bohorad, Esquire

LEONARD GROCHOWSKY a/k/a LEONARD M. GROCHOWSKY; Pine Grove Township; Paul Grochowsky, Administrator; PP: \$5,000; RE: \$15,000; Christine A. Holman, Esquire

LEONA KLEM a/k/a LEONA M. KLEM; Shenandoah Borough; Denise Klem, Executrix; PP: \$10,000; RE: \$1,000; Paul Domalakes, Esquire

## SCHUYLKILL LEGAL RECORD

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- EARL H. MATZ, JR.; Pine Grove Township; Karen Shollenberger, Executrix; PP: \$10,000; RE: None; Richard J. Wiest, Esquire
- PEGGY JANE MILLER; Hegins Township; Larry R. Miller, Administrator; PP: None; RE: \$200,000; Gregory M. Kerwin, Esquire
- RONALD LESKY; Cass Township; Theresa Reynolds, Executrix; PP: \$70,000; RE: None; No Attorney
- SHIRLEY J. MALUNIS a/k/a SHIRLEY MALUNIS; Pottsville; A. Gail Senich, Executrix; PP: \$274,000; RE: None; Ashley M. Securda, Esquire
- GLEN E. HOFFMAN, SR.; Eldred Township; Glenn Hoffman, Jr., Executor; PP: \$1,000; RE: None; Lloyd R. Hampton, Esquire
- MICHAEL J. KERESTUS; Mahanoy City; Kenneth J. Kerestus; PP: \$500; RE: \$1,000; Eric M. Lieberman, Esquire
- MICHAEL J. KERESTUS a/k/a MICHAEL KERESTUS; Mahanoy City; Kenneth J. Kerestus, Executor; PP: \$500; RE: \$1,000; Eric M. Lieberman, Esquire
- EDWARD C. REESE a/k/a EDWARD REESE; Pottsville; Bruce R. Sommers and Howard Stott, Co-Executors; PP: \$3,000; RE: \$40,000; Shelby G. Hostetter, Esquire
- BARBARA F. ZIGRETTI a/k/a BARBARA ZIGRETTI; Rush Township; Linda Godshall, Executrix; PP: \$20,000; RE: \$370,000; James A. Schneider, Esquire
- JOHN R. GRADWELL; Sch. Haven Borough; Beverly J. Gradwell, Administratrix; PP: \$20,000; RE: None; J. Robert Zane, Esquire
- DENNIS BOWERS, SR.; Saint Clair Borough; Anthony R. Bowers, Executor; PP: \$15,000; RE: None; William C. Reiley, Esquire
- BRYAN T. GRADWELL a/k/a BRYAN GRADWELL; Norwegian Township; Deziree A. Diehl, Executrix; PP: \$40,000; RE: None; James G. Caravan, Esquire
- ROY LEON ULMER; West Brunswick Twp.; Shawn Lee Ulmer, Administrator; PP: \$120,000; RE: None; S. John Price, Jr., Esquire
- PATRICIA K. REGALIS a/k/a PATRICIA M. REGALIS a/k/a PATRICIA KENNEDY; Tamaqua Borough; Joseph J. Regalis, Jr., Administrator CTA; PP: \$30,000; RE: \$51,000; Thomas K. Noonan, Esquire
- BETTY M. CHAROWSKY; Pottsville; Ralph Edward Hoffman and Richard Wayne Hoffman, Co-Executors; PP: \$10,000; RE: None; No Attorney
- DONALD G. YOCUM; Pine Grove Twp.; Richard L. Yocum, Administrator; PP: \$7,400; RE: \$8,000; James G. Caravan, Esquire
- JAMES IGNATIUS TOBIN; Barry Township; Hope Edwards Tobin, Administratrix; PP: \$25,000; RE: \$39,000; John R. Katner, Esquire
- GARY LEE GEIGER a/k/a GARY L. GEIGER; Pottsville; Ronald L. Geiger, Administrator; PP: \$14,000; RE: \$25,000; James G. Caravan, Esquire
- FRANK NARISH; Norwegian Twp.; Gerianne Narish, Administratrix; PP: \$5,000; RE: \$5,000; Richard J. Wiest, Esquire
- MOLLY C. DAUBERT; Pottsville; Jody Muldowney and David Muldowney, Co-Executors; PP: \$10,000; RE: None; Richard J. Wiest, Esquire