

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, **APRIL 2, 2025**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **APRIL 2, 2025** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Richard Yoder

FIDUCIARY

David Yoder

ATTORNEY

Steven M. Zelinger, Esq.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

Mar. 13, 20

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

AVILLION, JOSEPH E., deceased
Late of McAdoo Borough, Schuylkill County, PA

Executor: Jeffrey J. Avillion, McAdoo

Attorneys: Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201, (570) 459-1700

BOGER, MARIANE C. a/k/a MARIANE BOGER, deceased

Late of the Borough of McAdoo, Schuylkill County, PA

Executor: Guy A. Weaver

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

KORINCHOCK, HELEN a/k/a HELEN V. KORINCHOCK, deceased

Late of Hazle Township, Schuylkill County, PA

Executors: Gary M. Korinchock, Hazleton and Richard J. Korinchock, Hazle Township

Attorneys: Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201, (570) 459-1700

LAUDIG, STANLEY M., deceased
Late of the Township of North Union, Schuylkill County, PA

Administratrix d.b.n.c.t.a: Deanna L. Hogan, 2100 Walnut Street, Ashland, PA 17921

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

LEININGER, NORMAN R., deceased

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

Executor: Fidelity Deposit and Discount Bank, 252 Sunbury Street, Minersville, PA 17954

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

MARTIN, MELVIN, deceased

Late of West Mahanoy Township, Schuylkill County, PA

Administratrix: Marilyn A. Connell, 7 Conner Street, Girardville, PA 17935

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

MAZUREK, VINCENT, deceased

Late of Tamaqua Borough, Schuylkill County, PA

Administratrix: Alexis Mazurek, 209 Cooper Pl., New Haven, CT 06515

SCHUYLKILL LEGAL RECORD

Attorneys: Lindsey Hozle, Palmarella & Raab, PC, 1255 Drummers Ln., #105, Wayne, PA 19087
MORDOSKY, IRENE M., deceased
Late of Schuylkill Haven Borough, Schuylkill County, PA
Administrator: Dale Mordosky c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Philadelphia, PA 19103
Attorneys: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103

POTTS, DONNA M. a/k/a DONNA POTTS, deceased
Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Co-Executrices: Jodi Sitcosky, 508 Caldwell Street, Schuylkill Haven, PA 17972 and Kimberly Hasenauer, 511 Schuylkill Street, 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

STORCH, RUTHANN, deceased
Late of Schuylkill Township, Schuylkill County, PA
Administrator: John Barry Storch, 1094 Kuhn Road, Boiling Springs, PA 17007
Attorneys: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

TRACY, PATRICIA A. a/k/a PATRICIA A. KRASOWSKI, deceased
Late of Tamaqua, Rush Township, Schuylkill County, PA
Executrix: Kathy Testa, 1330 Germantown Road, Jim Thorpe, PA 18229

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235
WIDITZ, RONALD J., deceased
Late of Oneida, East Union Township, Schuylkill County, PA
Administratrices: Karen Jenkins and Cynthia Swankoski
Attorneys: William J. Schneider, Esquire and James A. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

YEAKEL, RONALD E., deceased
Late of West Penn Township, Schuylkill County, PA
Executors: Lisa Mousseau, 42 Rymin Rd., Tamaqua, PA 18252 and Derek Yeakel, P.O. Box 91, Andreas, PA 18211
Attorney: Gregory L. Mousseau, Esquire, 331 Center Street, Jim Thorpe, PA 18229

SECOND PUBLICATION

ACHENBACH, JOSEPH W., JR. a/k/a JOSEPH R. ACHENBACH, JR. a/k/a JOSEPH R. W. ACHENBACH and JOSEPH W. ACHENBACH, deceased
Late of New Castle Township, Schuylkill County, PA
Administrator: Robert A. Achenbach c/o Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901
Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

ALBA, HAROLD D., deceased
Late of the Borough of Middleport, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executor: Mr. Francis Alba, 137
Zelus Street, Little Egg Harbor, NJ
08087

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

BUCHINSKY, LEONARD J., de-
ceased

Late of 51 Washington Street,
Middleport, Schuylkill County, PA
Executrix: Joan Pilconis, 32 Shade
Street, P.O. Box 74, Middleport,
PA 17953

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

**FULTON, REVEREND EUGENE
J. a/k/a FATHER EUGENE J.
FULTON and EUGENE J. FUL-
TON**, deceased

Late of East Union Township,
Schuylkill County, PA

Executor: Robert P. Fulton

Attorneys: Joseph D. Ustynoski,
Esquire, Ustynoski & Marusak,
LLC, 101 West Broad St., Suite
205, Hazleton, PA 18201

HENDRY, MICHAEL SCOTT,
deceased

Late of the Borough of Schuylkill
Haven, Schuylkill County, PA
Administrator: Daniel B. Hendry,
6609 Morris Park, Philadelphia,
PA 19151

Attorneys: Joseph C. Wilkinson,
III, Esq., Wilkinson Law LLP, 303
Eagles Mere Ave., P.O. Box 2,
Eagles Mere, PA 17731

KLECKNER, JEAN O., deceased

Late of New Ringgold Borough,
Schuylkill County, PA

Co-Executrices: Lori Drogalis,
1230 Coventry Road, Orwigsburg,
PA 17961 and Kathryn Kramer, 72
Overlook Drive, Pottsville, PA
17901

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

**MILLER, BARBARA a/k/a BAR-
BARA ANN L. MILLER**, de-
ceased

Late of 2200 1st Ave., Pottsville,
Schuylkill County, PA

Executor: Darryl R. Miller, 456
Noble Street, Kutztown, PA 19530

Attorneys: James E. Sher, Esquire,
Sher & Associates, P.C., 15019
Kutztown Road, Kutztown, PA
19530

PARKS, LOUIS E., deceased

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

Administratrix: Mrs. Lita Helen
Simpson, 13530 S. Upper Fork
Way, Boise, ID 83709

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

WETZEL, MICHAEL J., deceased

Late of the Township of Rush,
Schuylkill County, PA

Administratrix: Amanda L. Wet-
zel, 15 Tamenend Rd., Tamaqua,
PA 18252

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

WOODFORD, NORMAN D., de-
ceased

Late of the Borough of Minersville,
Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Co-Executors: Ms. Donnarae Corby, P.O. Box 4, Llewellyn, PA 17944 and Mr. Keith Woodford, P.O. Box 93, Llewellyn, PA 17944
Attorneys: Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

THIRD PUBLICATION

AREGOOD, GEORGE E., deceased

Late of West Brunswick Township, Schuylkill County, PA
Executrix: Anne Robbins Aregood, 176 Drehersville Road, Orwigsburg, PA 17961
Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

CLARK, RALPH a/k/a RALPH HAROLD CLARK, deceased

Late of the Township of East Union, Schuylkill County, PA
Executrix: Sherri Clark, 631 Franklin Street, Womelsdorf, PA 19567
Attorneys: Robin L. Harley, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

DAVIS, JAMES ALLEN, deceased

Late of the Borough of Saint Clair, Schuylkill County, PA
Administrator: Michael J. Davis, 735 East Pine Street, Mahanoy City, PA 17948
Attorneys: James R. Deiter, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

FELSOCI, MARGARET M., deceased

Late of Rush Township, Schuylkill County, PA

Executor: Michael J. Zimmerman, 15 North Road, Tamaqua, PA 18252

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

GRAY, JOAN L., deceased

Late of the Borough of St. Clair, Schuylkill County, PA
Executor: Richard G. Jones, 610 E. Lawton Street, St. Clair, PA 17970
Attorneys: Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

KEIP, JOSEPHINE C., deceased

Late of Tamaqua Borough, Schuylkill County, PA
Executrix: Heather Kintz, 414 West Broad St., Apt. 2, Tamaqua, PA 18252
Attorney: Robert S. Frycklund, Esquire, 49 East Ludlow Street, P.O. Box 190, Summit Hill, PA 18250, (570) 645-3100

LAVENBERG, RAYMOND JAMES, deceased

Late of the City of Pottsville, Schuylkill County, PA
Executor: Raymond Joseph Lavenberg, 721 Daniel Drive, Colleagueville, PA 19426
Attorneys: Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

SCHREFFLER, KAREN E. a/k/a KAREN EILEEN SCHREFFLER, deceased

Late of the Township of Eldred, Schuylkill County, PA
Executors: Penny L. Troutman, 78 Smith Road, Pitman, PA 17964 and

SCHUYLKILL LEGAL RECORD

Bryan P. Herb, 61 Main Road,
Pitman, PA 17964
Attorney: Keith J. Strouse, Esquire,
816 Center Street, Ashland, PA
17921

**STRAKA, WILLIAM J. a/k/a WIL-
LIAM JOHN STRAKA**, de-
ceased

Late of East Brunswick Township,
Schuylkill county, PA

Co-Executors: Robert D. Correll,
Jr., 233 North Liberty Street, Or-
wigsburg, PA 17961 and Steven
Correll, 1556 Huntingdon Road,
Abington, PA 19001

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

STROBEL, DONNA MARIE, de-
ceased

Late of Auburn, Schuylkill County,
PA

Executor: Mitchell Strobel, 602
Brandwine Blvd., Wilmington, DE
19809

Attorney: Paul Domalakes, Es-
quire, 14 West Frack Street, P.O.
Box 9, Frackville, PA 17931

SERVICE BY CITATION
IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION

NO. S-477-24

CITIBANK, NA

5800 SOUTH CORPORATE
PLACE, SIOUX FALLS, SC 57108
Plaintiff

v.

EDWARD SEARFOSS
433 MOUNTAIN RD.
ZION GROVE, PA 17985

Defendant

NOTICE OF CIVIL ACTION
COMPLAINT IN CIVIL ACTION
NOTICE TO: EDWARD SEAR-
FOSS, 433 MOUNTAIN RD.,
ZION GROVE, PA 17985

YOU HAVE BEEN SUED IN
COURT. NOTICE IS HEREBY GIV-
EN THAT CITIBANK, NA.. filed a
Complaint in Civil Action against you
in the Court of Common Pleas of
Schuylkill County, Pennsylvania,
Case No.S-477-2024If you wish to
defend, you must enter a written ap-
pearance 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 PA-
PER 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
Telephone 1-800-692-7375

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

SCHUYLKILL LEGAL RECORD

MICHAEL J. DOUGHERTY,
ESQUIRE
PA ID No. 76046
WELTMAN, WEINBERG &
REIS CO., L.P.A.
325 Chestnut Street
Suite 501
Philadelphia, PA 19106
Tel. (215) 599-1500

Mar. 13

CURRENT LIEN AMOUNT:
\$1,215.62 plus interest and costs.
RICHARD J. WIEST, ESQUIRE
WILLIAMSON, FRIEDBERG
& JONES, LLC
Solicitor for Pine Grove Joint
Treatment Authority
10 Westwood Road
Pottsville, PA 17901

Mar. 13

LEGAL NOTICE

Writ of Scire Facias

PURSUANT TO 53 P.S. §7186 (c), the Pine Grove Joint Treatment Authority (AUTHORITY) hereby serves notice of the filing of a Writ of Scire Facias, in rem, affecting real estate located at 112 Pleasant Valley Road, Pine Grove Township, Schuylkill County, Pennsylvania, currently with registered owner, MOHAMED ERRAHMANY.

The subject property is located in Pine Grove Township, Schuylkill County, Pennsylvania. Legal dimensions are 54 feet by 210 feet, approximately 0.26 acres.

The last known address of the property owner is 6123 20th Avenue, Apt. 1, Brooklyn, NY, 11204.

The process server has, after repeated efforts in personal service of the Writ of Scire Facias returned service as “unable to serve”. Therefore, service of this Writ containing this brief description of the contents thereof, pursuant to 53 P.S. §7186 (c) is hereby made by advertisement.

PLAINTIFF: Pine Grove Joint Treatment Authority.

RECORD OWNER: Mohamed Errahmany.

PROPERTY ADDRESS: 112 Pleasant Valley Road, Pine Grove Township.

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PLAINTIFF: Pine Grove Joint Treatment Authority.

RECORD OWNER: Mohamed Errahmany.

PROPERTY ADDRESS: 114 Pleasant Valley Road, Pine Grove Township.

SCHUYLKILL LEGAL RECORD

CURRENT LIEN AMOUNT:
\$1,215.61 plus interest and costs.

RICHARD J. WIEST, ESQUIRE
WILLIAMSON, FRIEDBERG
& JONES, LLC

Solicitor for Pine Grove Joint
Treatment Authority

10 Westwood Road
Pottsville, PA 17901

Mar. 13

NOTICE

**SHERIFF'S SALE OF
REAL ESTATE**

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

FRIDAY, APRIL 11, 2025

at 10:00 a.m. The Schuylkill County
Sheriff Sales will be held by Bid4As-
sets online auction site. Conditions of
Sale are available to view on www.
bid4assets.com/schuylkillsheriffsales.

(SALE NO. 1)

Plaintiff: Bank of New York Mel-
lon Trust Company, N.A. as Trustee
for Mortgage Assets Management
Series I Trust.

Defendant: Unknown Heirs, Suc-
cessors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or Under Ann B.
Tihansky, deceased.

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

Judgment Amount: \$205,423.42.

Parcel: 21-19-12.

Case No. S-1892-21

SALE NO. 2

Plaintiff: ROCKET MORTGAGE,
LLC f/k/a QUICKEN LOANS, LLC.

Attorney for Plaintiff: BROCK &
SCOTT, PLLC.

Judgment: \$117,227.35.

Tax Parcel No. 68-27-0022.000;
68-27-0021.000.

Property known as: 319 N 4TH ST,
Pottsville, PA 17901.

TO BE SOLD AS THE PROP-
ERTY of JASMANI CORTEZ.

Case No. S-0854-2024

SALE NO. 3

Plaintiff: Pottsville Area School
District.

Defendant: Francis Yanosky.

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

Judgment Amount: \$1,520.88.

Tax Parcel No.: 68-40-0167.

Property known as: 1752 W. Nor-
wegian Street, Pottsville, Pennsylv-
ania, 17901.

TO BE SOLD AS THE PROP-
ERTY of Francis Yanosky.

Case No. J-1868-2023

SALE NO. 4

Plaintiff: Saint Clair Area School
District.

Defendant: Jeannette Cromyak.

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

Judgment Amount: \$1,914.47.

Tax Parcel No.: 54-02-0453.

Property known as: 261 Valley
Street, N. Philadelphia, Pennsylvania,
17959.

TO BE SOLD AS THE PROP-
ERTY of Jeannette Cromyak.

Case No. J-4437-2022

SALE NO. 5

Plaintiff: Pottsville Area School
District.

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Defendant: Mark T. Sullivan,
Georgia A. Lafaver.

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

Judgment Amount: \$1,554.98.

Tax Parcel No.: 68-27-0161.

Property known as: 621 W. Arch
Street, Pottsville, Pennsylvania,
17901.

TO BE SOLD AS THE PROP-
ERTY of Mark T. Sullivan, Georgia
A. Lafaver.

Case No. J-4303-2022

SALE NO. 6

Plaintiff: Saint Clair Area School
District.

Defendant: Frank M. Nemeth,
Patricia C. Nemeth.

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

Judgment Amount: \$1,493.12.

Tax Parcel No.: 54-02-0178.

Property known as: 2 Federal
Street, N. Philadelphia, Pennsylvania,
17959.

TO BE SOLD AS THE PROP-
ERTY of Frank M. Nemeth, Patricia
C. Nemeth.

Case No. J-0870-2022

SALE NO. 7

Plaintiff: BANK OF AMERICA,
N.A.

Defendant(s): Frieda B. Wagner
a/k/a Frieda Wagner-Kralik.

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

Judgment Amount: \$38,327.70.

Tax Parcel No. 40/05/0031/000/.

Control No. 00054108.

Property known as: 103 West
Miner Street, Coaldale, Pennsylvania
18218.

TO BE SOLD AS THE PROP-
ERTY of Frieda B. Wagner a/k/a
Frieda Wagner-Kralik.

Case No. S-1792-2024

SALE NO. 8

Plaintiff: MIDFIRST BANK.

Defendant(s): BLANCA ZHAN-
AY.

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

Judgment Amount: \$14,431.26.

Tax Parcel No. 45-08-0006.000.

Property Known As: 388 WEST
MAIN STREET, GIRARDVILLE,
PA 17935.

TO BE SOLD AS THE PROP-
ERTY of BLANCA ZHANAY.

Case No. S-0489-2024

SALE NO. 9

Plaintiff: PENNYMAC LOAN
SERVICES, LLC.

Defendant(s): TIMOTHY J.
BROWNING and STEPHANIE MA-
RIE POLLOCK.

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

Judgment Amount: \$134,231.39.

Tax Parcel No. 13-23-0016.000.

Property Known As: 1488 EAST
MAIN STREET, HEGINS, PA 17938.

TO BE SOLD AS THE PROP-
ERTY of TIMOTHY J. BROWNING
and STEPHANIE MARIE POL-
LOCK.

Case No. S-1454-2024

SALE NO. 10

Plaintiff: GROUND FLOOR
PROPERTIES GA LLC.

SCHUYLKILL LEGAL RECORD

Defendant(s): THE PARRIS TEAM LLC and ROBERT R. PARRIS, individually in their capacity as guarantor.

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

Judgment Amount: \$139,055.64.

Tax Parcel No. 68-17-0040.000.

Property Known As: 531 PEACOCK STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of THE PARRIS TEAM LLC and ROBERT R. PARRIS, individually in their capacity as guarantor.

Case No. S-1360-2024

SALE NO. 11

Plaintiff: SELENE FINANCE, LP.

Defendant(s): Zackary E. Novak E. a/k/a Zachary E. Novak.

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

Judgment Amount: \$219,153.37.

Tax Parcel No. 01-15-0071.000.

Property known as: 22 King Fisher Drive, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of Zackary E. Novak E. a/k/a Zachary E. Novak.

Case No. S-0899-2024

SALE NO. 13

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

Defendant(s): STEPHANIE A. BENNYHOFF.

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

Judgment Amount: \$18,090.99.

Tax Parcel No. TAX PARCEL: 38-3-325/TAXMAP: 38-03-0325.000.

Property Known As: 1031 WALNUT STREET, ASHLAND, PA 17921.

TO BE SOLD AS THE PROPERTY of STEPHANIE A. BENNYHOFF.

Case No. S-1385-2023

SALE NO. 14

PLAINTIFF: Fulton Bank, NA.

DEFENDANT: Ernest J. Adams and Rhiannon Wilhelm.

McCabe, Weisberg & Conway, LLC 1420 WALNUT STREET, SUITE 1501 PHILADELPHIA, PA 19102, (215) 790-1010.

JUDGMENT AMOUNT: \$73,066.27.

TAX PARCEL NUMBER: 29-06-0106.000.

Premises: 67 Molleystown Road, Pine Grove, Pennsylvania 17963.

Ernest J. Adams and Rhiannon Wilhelm by deed from Linda Radziewicz dated September 23, 2011 and recorded September 23, 2011 in Deed Book 2415, Page 81 Instrument Number 201100012572.

TO BE SOLD AS THE PROPERTY of ERNEST J. ADAMS AND RHIANNON WILHELM.

Case No. S 1883 24

SALE NO. 15

Plaintiff: M&T BANK.

Defendant(s): MATTHEW M. MALINOWSKI Solely in His Capacity as Heir of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased and The

SCHUYLKILL LEGAL RECORD

Unknown Heirs of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased.

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

Judgment Amount: \$25,497.98.

Tax Parcel No. 36-07-0013.000.

Property Known As: 70 WESTON PLACE, SHENANDOAH, PA 17976.

TO BE SOLD AS THE PROPERTY of MATTHEW M. MALINOWSKI Solely in His Capacity as Heir of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased and The Unknown Heirs of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased.

Case No. S-0739-2024

SALE NO. 16

Plaintiff: Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1.

Defendant: Hippo Homes, LLC.

Attorney for Plaintiff: Katherine M. Wolf, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$91,092.07.

PARCEL NO.: 57-04-0147.000.

Property known as: 512 West Savory Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Hippo Homes, LLC.

Case No. S-1566-2024

SALE NO. 17

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): James J. Shire, Jr.

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

Judgment Amount: \$84,370.93.

Tax Parcel No.: 63-06-0437.0000.

Property known as: 28 Parkway, Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of James J. Shire, Jr.

Case No. S-467-23

SALE NO. 18

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): REBECCA LYNN SARANCHAIC.

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

Judgment Amount: \$80,099.42.

Tax Parcel No.: 68-40-0230.001.

Property Known As: 1729 WEST NORWEGIAN STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of REBECCA LYNN SARANCHAIC.

Case No. S-0753-2023

SALE NO. 20

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

Attorney for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, (855) 225-6906.

Judgment: \$102,373.92.

Tax Parcel No.: 26-13-0009.000.

Property known as: 8 NORTH 5TH AVENUE, BARNESVILLE, PA 18214.

TO BE SOLD AS THE PROPERTY of MELISSA C. BURDA, SINGLE.

Case No. S-347-2024

SCHUYLKILL LEGAL RECORD

SALE NO. 21

PLAINTIFF: HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for the BCAP TRUST LLC 2006-AA2, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AA2.

DEFENDANT(S): Stephen C. Luiken, solely in his capacity as known heir of Diane M. Luiken, deceased and The Unknown Heirs of Diane M. Luiken, deceased and Timothy E. Luiken, solely in his capacity as known heir of Diane M. Luiken, deceased.

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

JUDGMENT AMOUNT: \$47,465-.53.

BEING Parcel No. 68-47-2.
Case No. S-0717-2023

SALE NO. 22

BUCHANAN INGERSOLL & ROONEY PC.

Christopher P. Schueller, Pa. Id. No. 92746, Mark Pfeiffer, Pa. Id. No. 76245, Erin H. Conroy, Pa. Id. No. 318291, 50 S. 16th Street, Suite 3200, Philadelphia, PA 19102, Tel: (215) 665-3921, Fax: (215)665-8760, christopher.schueller@bipc.com, mark.pfeiffer@bipc.com, erin.conroy@bipc.com, Attorneys for Plaintiff.

Plaintiff: GREENSPRING CAPITAL MANAGEMENT IN THE COURT OF COMMON PLEAS LLC, NOT IN ITS INDIVIDUAL CAPACITY FOR SCHUYLKILL COUNTY, BUT SOLELY AS ADMINISTRATOR OF PENNSYLVANIA THE RMH 2023-3 TRUST, CIVIL ACTION.

Defendants: KIRA L. ADAMS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF HAROLD P. BROBST.

Judgment Amount: \$210,291.55.
County Parcel No. 25-22-1 3 (5).
Docket No. S-1680-2024

SALE NO. 23

Plaintiff: CACL FEDERAL CREDIT UNION.

Defendant: JOSEPH J. HANNON and ANGELA M. HANNON.

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

Judgment Amount: \$94,191.75.

BEING Schuylkill County UPI #43-04-0298.

Property known as: 120 South Middle Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Joseph J. Hannon and Angela M. Hannon.

Case No. S-1033-2024

SALE NO. 24

Plaintiff / Counterclaim Defendant: Nebroskie Coal, LLC.

Defendant / Counterclaim Plaintiff: Reading Anthracite Company.

Attorney for Defendant/Counterclaim Plaintiff: Gretchen Sterns, Esquire, of the Law Office of Gretchen Coles Sterns, LLC, PO Box 345, Pottsville, PA 17901, (570) 624-7040.

Judgment Amount: \$21,361.00.

Tax Parcel Nos.: 05-05-0044.000 and 11-03-0009.000.

Property known as: Cass/Foster Township line, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of NEBROSKIE COAL, LLC.

Case No. S-1513-2020

SCHUYLKILL LEGAL RECORD

SALE NO. 25

Plaintiff: Rush Township.
Defendant: Justin D. Blume.
Attorney for Plaintiff: PORTNOFF
LAW ASSOCIATES, LTD., 2700
Horizon Drive, Suite 100, King of
Prussia, PA 19406, (484) 690-9300.
Judgment Amount: \$2,392.69.
Tax Parcel No.: 25-10-0012.
Property known as: 16 Golf Road,
Rush Township, Pennsylvania, 18214.
TO BE SOLD AS THE PROP-
ERTY of Justin D. Blume.
Case No. J-4922-2017

SALE NO. 26

Plaintiff: GS MORTGAGE-
BACKED SECURITIES TRUST 2020-
RPL1.
Attorney for Plaintiff: Robertson,
Anschutz, Schneid, Crane & Partners,
PLLC, 133 Gaither Drive, Suite F, Mt.
Laurel, NJ 08054, (855) 225-6906.
Judgment: \$99,621.10.
Tax Parcel No.: 21-05-0010.000.
Property known as: 2 BROWN LN
PINE GROVE, PA 17963.
TO BE SOLD AS THE PROP-
ERTY of RICKY L. KRAUSE, JR.
AND SALENA KARKANICA, AS
JOINT TENANTS WITH THE
RIGHT OF SURVIVORSHIP, AND
NOT AS TENANTS IN COMMON.
Case No. S-0766-2024

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.

JOSEPH G. GROODY
Sheriff of Schuylkill County
Dated at Pottsville, PA
January 15, 2025

Sheriff Sale list available online at:
www.schuylkillcountypa.gov
Feb. 27; Mar. 6, 13

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.
JPMORGAN CHASE BANK NA vs.
SEMENTILLI, PAULAA
TAMAQUA OWNER LLC vs.
TRAN, LINH K
RODRIGUEZ, TOLENTINO VI-
ALET vs. GOMEZ, YUDELQUI-
ARACELIS
HAMM, COREY vs. WITCOFSKY,
SHELLIE
MORRISSEY, MEGAN vs. MOR-
RISSEY, NICHOLAS
DUFOR, BRYAN A vs. DUFOR,
NICOLE L
CUEVAS, VICTOR vs. EVANS,
KRISTAL
THOMAS, CHADWICK vs. COPE-
LAND, PENNY

REGISTER OF WILLS

Letters on Estates

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

GARY R. SHADLE a/k/a GARY
RICHARD SHADLE; Pine Grove
Township; Scott Shadle, Executor;
PP: \$10,000; RE: None; David J.
Rossi, Esquire
CHARLES DAVIES; Mahanoy City;
Leonard Davies, Administrator; PP:
None; RE: \$5,000; James M. O'Con-
nor, Esquire
HELEN SOROKACH; Cass Township;
Joseph G. Sorokach, Executor; PP:
\$30,000; RE: \$85,000; Maryann
Conway, Esquire