

SCHUYLKILL LEGAL RECORD

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**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, **DECEMBER 4, 2024**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **DECEMBER 4, 2024** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

1. Helen Prohibition  
Reinhard

FIDUCIARY

Robert Reinhard

ATTORNEY

Mary Kathleen O'Conner

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

Nov. 14, 21

## 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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#### **CONRAD, EDWARD J.,** deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administratrix: Bonnie Conrad, 517 West New York Street, Shenandoah, PA 17976

Attorney: Leo Breznik, Esquire, Attorney-At-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

#### **DAMORE, LOUIS D., III,** deceased

Late of East Brunswick Township, Schuylkill County, PA

Trustee: Michael D. Damore, 601 Ridge Avenue, Pottsville, PA 17901

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

#### **STERANKA, JEAN MARIE,** deceased

Late of Tamaqua Borough, Schuylkill County, PA

Administratrices: Mary Jean Earley and Eleanor Earley, 84 2nd Street, Coaldale, PA 18218

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

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### SECOND PUBLICATION

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#### **BLOSCHICHAK, ANNA,** deceased

Late of Butler Township, Schuylkill County, PA

Executrix: Ann Sabaday, P.O. Box 42, Saint Clair, PA 17970

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

#### **DAVIES, CHARLES,** deceased

Late of Mahanoy City Borough, Schuylkill County, PA

Administrator: Leonard Davies, 108 Hawk Court, Hummelstown, PA 17036

Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

#### **FRANK, ROBERT E., SR.,** deceased

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

Administratrix: Sara J. Frank, 2551 Panther Valley Road, Pottsville, PA 17901

Attorney: Stephen T. Carpenito, Esquire, 200 Mahantongo Street, Pottsville, PA 17901

#### **McCLOY, KEVIN J.,** deceased

Late of Girardville, Schuylkill County, PA

Administrator: Ryan J. McCloy, 6 Windsor Court, Reading, PA 19606

Attorney: Mark R. Sprow, Esq., 9 East Lancaster Avenue, Shillington, PA 19607

SCHUYLKILL LEGAL RECORD

**MOYER, KAREN L. a/k/a KAREN**

**LEE MOYER**, deceased  
Late of West Brunswick Township,  
Schuylkill County, PA  
Executors: Bradley S. Moyer, 141  
Jacks Lane, Pottsville, PA 17901  
and Melinda A. Trezise, 1304 Red  
Dale Road, Orwigsburg, PA 17961  
Attorneys: David H. Rattigan,  
Esquire, Barley Snyder LLP, 950  
E. Main St., Suite 212, Schuylkill  
Haven, PA 17972

**SANDERS, KENNETH J. a/k/a**

**KENNETH JAMES SANDERS  
and KENNETH SANDERS**, de-  
ceased  
Late of Ryan Township, Schuylkill  
County, PA  
Executrix: Marion L. Fetterman,  
389 Church Street, Barnesville, PA  
18214

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

**SHREW, MOODY R. a/k/a**

**MOODY RAY SHREW**, de-  
ceased  
Late of Hubley Township, Schuyl-  
kill County, PA

Executor: Franklin S. Crow, P.O.  
Box 432, Liverpool, PA 17045  
Attorneys: Andrew S. Withers,  
Esquire, Etzweiler and Withers,  
LLC, 105 N. Front Street, Harris-  
burg, PA 17101, (717) 234-5600

**WEAVER, RONALD E.**, deceased

Late of the City of Pottsville,  
Schuylkill County, PA  
Executor: John Richard Weaver,  
Jr., 59 Woodbrooke Drive, Coates-  
ville, PA 19320

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

**THIRD PUBLICATION**

**BRADBURY, DANIEL J. a/k/a**

**DANIEL JOHN BRADBURY**,  
deceased  
Late of the Township of Mahanoy,  
Schuylkill County, PA

Executrix: Kathleen Mendinsky,  
105 Crest Street, Barnesville, PA  
18214

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

**GERA, ANDREW**, deceased

Late of the West Mahanoy Town-  
ship, Schuylkill County, PA  
Executor: Mr. Joseph Gera, 223  
Maria Rd., Frackville, PA 17931  
Attorney: Stephen S. Slaton, Es-  
quire, 100 East Seventh Street,  
Mount Carmel, PA 17851

**KRANCH, DAVID**, deceased

Late of West Penn Township,  
Schuylkill County, PA  
Administrator: Keith Kranch, 351  
E. Union Street, Tamaqua, PA  
18252

Attorneys: Douglas J. Taglieri,  
Esq., Williamson, Friedberg &  
Jones, LLC, 10 Westwood Road,  
Pottsville, PA 17901

**LEBO, GARY L.**, deceased

Late of Porter Township, Schuylkill  
County, PA

Executrix: Lori J. Scheetz, 704  
Grayson Lane, Ambler, PA 19002  
Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976

**ORAVEC, RYAN M. a/k/a RYAN**

**MICHAEL ORAVEC**, deceased  
Late of the Township of West  
Penn, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Sharon Louise Oravec,  
380 Troxell Valley Road, Andreas,  
PA 18211

Attorney: Christine A. Holman,  
Esquire, 204 East Broad Street,  
Tamaqua, PA 18252

**SMULLIGAN, PAUL**, deceased  
Late of the Borough of Mahanoy  
City, Schuylkill County, PA  
Executrix: Julia Petritsch, 25400  
Mooresville Road, Elkmont, AL  
35620

Attorney: Leo Breznik, Esquire,  
Attorney-At-Law, 32 E. Centre St.,  
P.O. Box 567, Shenandoah, PA  
17976-0567

**STILLWAGNER, JEAN M.**, de-  
ceased  
Late of Blythe Township, Schuyl-  
kill County, PA  
Executor: Edward M. Stillwagner,  
P.O. Box 43, Cumbola, PA 17930  
Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976

**TERTEL, MARGARET K.**, de-  
ceased  
Late of the Township of Mahanoy,  
Schuylkill County, PA  
Executor: Terry Tertel, 270 Park  
Place Road, Mahanoy City, PA  
17948  
Attorney: Leo Breznik, Esquire,  
Attorney-At-Law, 32 E. Centre St.,  
P.O. Box 567, Shenandoah, PA  
17976-0567

INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR THE FLIC RESIDENTIAL  
MORTGAGE LOAN TRUST 1  
Plaintiff

vs.

DKS REAL ESTATE  
INVESTMENTS, LLC  
Defendant(s)

ACTION IN MORTGAGE  
FORECLOSURE  
NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS 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

COURT OF COMMON PLEAS OF  
SCHUYLKILL COUNTY  
CIVIL DIVISION

NO.: S-2071-23

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS

Nov. 14

SCHUYLKILL LEGAL RECORD

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

NO.: S-1436-2024

ROCKET MORTGAGE, LLC f/k/a  
QUICKEN LOANS, LLC f/k/a  
QUICKEN LOANS INC.

Plaintiff

v.

JAMES G. KROH, JR.

Defendant

NOTICE

NOTICE TO: James G. Kroh, Jr.

You are hereby notified on that on July 31, 2024, Plaintiff, ROCKET MORTGAGE, LLC f/k/a QUICKEN LOANS, LLC f/k/a QUICKEN LOANS INC. filed a Complaint against you in the Court of Common Pleas of SCHUYLKILL County, Pennsylvania, Docket No. S-1436-2024, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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PENNSYLVANIA LAWYER  
REFERRAL SERVICE

Pennsylvania Bar Association  
100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone: (800) 692-7375

BROCK & SCOTT, PLLC

Attorneys for Plaintiff

(844) 856-6646

Nov. 14

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY, PA  
NO. S-1393024

Quiet Title

Federal National Mortgage  
Association, c/o Compu-Link  
Corporation d/b/a Celink, its loan  
servicing agent

Plaintiff

vs.

Peter Sims, II a/k/a Peter Sims

Defendant

To: Peter Sims, II a/k/a Peter Sims, Defendant, on July 25, 2024, a Complaint in Quiet Title was filed as to an interest in real estate located at 330 E. Centre St., Mahanoy City, PA 17948, which comprises Tax Parcel ID #48-04-0155.000 & #48-04-0156.000

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You

## SCHUYLKILL LEGAL RECORD

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are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Pennsylvania Bar Association  
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Harrisburg, PA 17108  
(800) 692-7375

### NOTICE CONCERNING MEDIATION OF ACTIONS PENDING BEFORE THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY

The Judges of the Court of Common Pleas of Schuylkill County believe that mediation of lawsuits is a very important component of dispute resolution. Virtually all lawsuits can benefit in some manner from mediation. The Court has adopted Schuylkill County Local Rule 1001 to encourage the use of mediation. This early alert enables litigants to determine the best time during the life of their lawsuit for a mediation session. The intent of this early alert is to help the parties act

upon the requirement to consider good faith mediation at the optimal time. The Schuylkill County Bar Assn. provides mediation services and can be reached at (570) 628-1235.

KRISTEN D. LITTLE, ESQUIRE  
Atty. for Plaintiff  
FIRST AMERICAN LAW GROUP  
1235 Westlakes Dr.  
#400  
Berwyn, PA 19312

Nov. 14

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### COURT OF COMMON PLEAS SCHUYLKILL COUNTY, PA #J-0568-2019

Blue Mountain School District  
vs.  
Lisa A. Noll

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017-2018 real estate taxes for property located at 60 Graeff St., Cressona, PA, Tax Parcel #41-08-0110. An Amended Writ of Scire Facias for \$4,564.75 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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## SCHUYLKILL LEGAL RECORD

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375  
PORTNOFF LAW ASSOC., Ltd.  
P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Oct. 31; Nov. 7, 14

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY, PA  
#J-1011-2017

Public Asset Management, Inc.,  
as Assignee of Panther Valley  
School District

vs.

Demetrius Simpkins

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2016 real estate taxes for property located at 111 E. Early Ave., Coaldale, PA, Tax Parcel #40-02-0318. An Amended Writ of Scire Facias for \$2,609.04 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Oct. 31; Nov. 7, 14

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY, PA  
#J-5514-2017

Pottsville Area School District

vs.

Peter Nein

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2018 real estate taxes for property located at 203 N. Centre St., Pottsville, PA, Tax Parcel #68-27-0149. An Amended Writ of Scire Facias for \$5,526.16 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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**SCHUYLKILL LEGAL RECORD**

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P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Oct. 31; Nov. 7, 14

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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, DECEMBER 20, 2024** at 10:00 a.m. The Schuylkill County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on [www.bid4assets.com/schuylkillsheriffsales](http://www.bid4assets.com/schuylkillsheriffsales).

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**(SALE NO. 1)**

Plaintiff: Coaldale Borough.  
Defendant: Amy M. Kondertavage  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$2,202.80.  
Tax Parcel No.: 40-02-0006.  
Property Known As 101 W. Water Street, Coaldale, Pennsylvania, 18218.  
**TO BE SOLD AS THE PROPERTY** of Amy M. Kondertavage.  
Case No. J-6298-2017

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**(SALE NO. 2)**

Plaintiff: Pine Grove Area School District.  
Defendant: Kevin C. Donton.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$3,225.04.  
Tax Parcel No.: 21-08-0081.007.  
Property Known As W. Side Of Darkwoods Road, Pine Grove Twp., Pennsylvania.  
**TO BE SOLD AS THE PROPERTY** of Kevin C. Donton.  
Case No. J-5279-2020

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**(SALE NO. 3)**

Plaintiff: Pottsville Area School District.  
Defendant: Rose M. Colna.  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$1,827.90.  
Tax Parcel No.: 68-13-0080.  
Property Known As 812 N. Third Street, Pottsville, Pennsylvania, 17901.  
**TO BE SOLD AS THE PROPERTY** of Rose M. Colna.  
Case No. J-4402-2020

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**(SALE NO. 5)**

Plaintiff: Coaldale Borough.  
Defendant: Jose Bejarano, Jr., Stephanie Marie Bejarano.  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$1,478.25.  
Tax Parcel No.: 40-03-0233.  
Property Known As 411 E. Ridge Street, Coaldale, Pennsylvania, 18218.  
**TO BE SOLD AS THE PROPERTY** of Jose Bejarano, Jr., Stephanie Marie Bejarano.  
Case No. J-0565-2022



SCHUYLKILL LEGAL RECORD

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**(SALE NO. 6)**

Plaintiff: Freedom Mortgage Corporation.

Defendant: Judith R. Runkel.

Attorney for Plaintiff: Orlans PC, 200 Eagle Road, Bldg 2, Suite 120, Wayne, PA 19087, (484) 367-4191.

Judgment Amount: \$42,346.19.

Tax Parcel No: 03-02-0088.000.

Premises known as: 840 Bunting Street, Pottsville, PA 17901.

To Be Sold as the property of: Judith R. Runkel.

Docket No: S653-24

**(SALE NO. 7)**

Plaintiff: DLJ Mortgage Capital, Inc.

Defendant: Mary Ann Steffy; Curtis D. Steffy (deceased).

Attorney for Plaintiff: Ed E. Qaqish, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$119,713.46.

PARCEL NO.: 65-09-0069.001, 65-09-0070.000.

Property known as 251 North Columbia Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Curtis D. Steffy and Mary Ann Steffy, his wife.

Case No. S-362-2020

**(SALE NO. 8)**

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-1.

Defendant: Glenn Williams.

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

Judgment Amount: \$128,593.34.

Tax Parcel No. 68-28-0158.000.

Property known as 400 Jefferson Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Glenn Williams.

Case No. S-1867-23

**(SALE NO. 9)**

Plaintiff: WELLS FARGO BANK, N.A.

Attorney for Plaintiff: Jeff Calcagno, Esquire, (844) 856-6646.

Judgment Amount: \$23,791.30.

Tax Parcel No. 48-04-0191.000.

Property known as 716 EAST CENTRE STREET a/k/a 716 EAST CENTER STREET, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Matthew R. Soult.

Case No. S-1787-2019

**(SALE NO. 11)**

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

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$107,028.97.

Tax Parcel No. 43-05-0018.000.

Property known as 508 W Arch St., Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of STANLEY J. SNIKOSKY and THERESA A. SNIKOSKY.

Case No. S-223-24

**(SALE NO. 15)**

Plaintiff: Tamaqua Area School District.

Defendant: Harold Hill.

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

Judgment Amount: \$1,147.43.

Tax Parcel No.: 65-12-0129.

SCHUYLKILL LEGAL RECORD

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Property Known As: 39 Railroad Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS: THE PROPERTY of Harold Hill.

Case No. J-5137-2021

**(SALE NO. 16)**

Plaintiff: NATIONSTAR MORTGAGE LLC.

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

Judgment: \$77,941.13.

Tax Parcel No.: 36-12-0026.000.

Property Known As: 201 S LINE ST., FRACKVILLE, PA 17931.

TO BE SOLD as the property of: PATRICK R. CONNOR, UNMARRIED INDIVIDUAL.

Case No. S-1718-2023

**(SALE NO. 17)**

Plaintiff: NATIONSTAR MORTGAGE LLC.

Defendant(s): LAURA A. POGIRSKI.

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

Judgment Amount: \$26,889.59.

Tax Parcel No.: 03-10-0017.000.

Property Known As: 199 LLEWELLYN ROAD a/k/a 199 OLD LLEWELLYN ROAD, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY OF LAURA A. POGIRSKI.

Case No. S-2270-2023

**(SALE NO. 18)**

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

Defendant: KATHLEEN M. MURPHY.

/s/ Robert Flacco Robert Flacco, Esq. (325024), FRIEDMAN VARTOLO LLP, Attorneys for Plaintiff, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Judgment Amount: \$97,719.18.

Tax Parcel Number: 05-09-0010.000.

Property Address: 334 High Road, Pottsville, PA 17901.

Robert Flacco, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

SEIZED AND SOLD AS THE PROPERTY of Kathleen M. Murphy Judgment Number S-1789-23 (US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v. Kathleen M. Murphy).

Case No.: S-1789-23

**(SALE NO. 19)**

Plaintiff: M&T BANK.

Defendant(s): CAROL A. FAUST.

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

Judgment Amount: \$67,974.16.

Tax Parcel No.: 65-07-0068.000.

Property Known As: 505 BREW STREET, TAMAQUA, PA 18252.

TO BE SOLD AS THE PROPERTY OF CAROL A. FAUST.

Case No. S-1241-2022

**(SALE NO. 20)**

Plaintiff: PINE GROVE JOINT TREATMENT AUTHORITY.

Defendant: THEODORE R. FERRARA and LACY J. FERRARA.

## SCHUYLKILL LEGAL RECORD

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Attorney for Plaintiff: Richard J. Wiest, Esquire, (Attorney ID #40495, Williamson, Friedberg & Jones, LLC, Pottsville, PA 17901, (570) 622-5933. Judgment Amount: \$6,461.01.

BEING Schuylkill County UPI #58-07-0037.000.

PROPERTY KNOWN AS: 76 High Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Theodore R. Ferrara and Lacy J. Ferrara.

Case No. J-5071-2023

### (SALE NO. 21)

Plaintiff: Eagle Rock Resort Co.

Attorney for Plaintiff: Christopher S. Bradley, Esquire, Ph: (570) 384-1377.

Judgment: \$4,785.00.

Tax Parcel No.: 9-18-314.

Property known as: Lot 314 of the ER Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.

Case No. S-1750-18

### (SALE NO. 22)

Plaintiff: Eagle Rock Resort Co.

Attorney for Plaintiff: Christopher S. Bradley, Esquire, Ph: (570) 384-1377.

Judgment: \$21,936.68.

Tax Parcel No.: 9-20-233.

Property known as: Lot 233 of the WS Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Cathleen Mary Pico and Nicholas Pico, Jr.

Case No. S-208-2018

### (SALE NO. 23)

Plaintiff: Coaldale Borough.

Defendant: Robert M. Brennan, Michele Brennan.

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

Judgment Amount: \$1,551.81.

Tax Parcel No.: 40-03-0253.

Property Known As: 241 East Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Robert M. Brennan, Michele Brennan.

Case No. J-1248-2023

### (SALE NO. 24)

Plaintiff: Blue Mountain School District.

Defendant: Althea Meade.

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

Judgment Amount: \$5,136.37.

Tax Parcel No.: 39-05-0002.031.

Property Known As: 470 E. Deer View Drive, Auburn, Pennsylvania, 17922.

TO BE SOLD AS THE PROPERTY of Althea Meade.

Case No. J-4316-2022

### (SALE NO. 25)

Plaintiff: Coaldale Borough.

Defendant: Christopher Conville, Elizabeth Conville.

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

Judgment Amount: \$1,815.78.

Tax Parcel No.: 40-03-0204.

Property Known As: 164 East Street, Coaldale, Pennsylvania, 18218

**SCHUYLKILL LEGAL RECORD**

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TO BE SOLD AS THE PROPERTY of Christopher Conville, Elizabeth Conville.

Case No. J-0559-2022

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**(SALE NO. 26)**

Plaintiff: Shenandoah Valley School District.

Defendant: Nichole A. Nedinsky.

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

Judgment Amount: \$2,755.69.

Tax Parcel No.: 36-12-0003.001.

Property Known As: 3 N. Line Street, W. Mahanoy Township, Pennsylvania, 17931.

TO BE SOLD AS THE PROPERTY of Nichole A. Nedinsky.

Case No. J-1349-2022

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**(SALE NO. 27)**

Plaintiff: Shenandoah Valley School District.

Defendant: Yazeed G. Azar, Lori Ann R. Azar.

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

Judgment Amount: \$2,651.47.

Tax Parcel No.: 36-09-0370.

Property Known As: 246 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Yazeed G. Azar, Lori Ann R, Azar.

Case No. J-1074-2020

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**(SALE NO. 28)**

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUST-

EE FOR RCF 2 ACQUISITION TRUST.

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

Judgment: \$57,559.75.

Tax Parcel No.: 65-15-0080.000

Property known as: 266 MAHANOY STREET TAMAQUA, PA 18252.

TO BE SOLD AS THE PROPERTY of: GEORGE T. MAHLER, DECEASED.

Case No. S-1446-2020

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**(SALE NO. 29)**

Plaintiff: REO Trust 2017-RPL1.

Defendant: Terry L. Schucker and Mary Ann Schucker.

Attorney for Plaintiff: Emmanuel J. Argentieri, Esquire.

Judgment: \$49,069.23.

Tax Parcel No. 68-41-0059.000.

Property known as 1637 West Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Terry L. Schucker and Mary Ann Schucker.

Case No. S-1195-24

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**(SALE NO. 30)**

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

Defendant: Joseph A. Mihalick, Jr.

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, (215) 855-9521.

Judgment Amount: \$98,701.84.

Tax Parcel I.D. No.: 22-15-0022.000.

Property Known as: 36 North Yohe Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of: Joseph A. Mihalick, Jr.

Case No. S-291-24

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 31)**

Plaintiff: Santander Bank, N.A.  
Defendants: Thomas J. Fisher  
Solely in His Capacity as Heir of  
Beatrice J. Fisher, Deceased, Bonnie  
L. Searle, Solely in Her Capacity as  
Heir of Beatrice J. Fisher, Deceased,  
Unknown Heirs, Successors and/or  
Assigns of Beatrice J. Fisher, De-  
ceased.

Attorney for Plaintiff: Michael S.  
Bloom, Esquire, PRESSMAN &  
DOYLE, LLC, (610) 532-4222,  
Phone, mbloom@pressmandoyle.  
com.

Judgment Amount: \$16,196.32.

Tax ID/Parcel No.: 18-16-0081.000.

Property Known as: 23 North Lake  
Drive, Pottsville, North Manheim  
Township, PA 17901.

Case No: S-119-20

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**(SALE NO. 33)**

Plaintiff: The Bank of New York  
Mellon fka The Bank of New York,  
As Trustee for The Certificateholders  
of CWABS, Inc., Asset-Backed Cer-  
tificates, Series 2007-13.

Defendants: Susan A. Oswald and  
James G. Oswald, Sr.

Attorney for Plaintiff: Sarah K.  
McCaffery, Esquire.

Judgment: \$66,037.60.

All that tract or parcel of land and  
premises, situate, lying and being in  
the Township of West Mahanoy in the  
County of Schuylkill and Common-  
wealth of Pennsylvania, more particu-  
larly described as follows:

Tax Parcel No.: 36-08-0155.000.

Property known as: 142 Schuylkill  
Avenue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPER-  
TY of Susan A. Oswald and James G.  
Oswald, Sr.

Case No. S-1833-22

**(SALE NO. 34)**

Plaintiff: Tamaqua Area School  
District.

Defendant: Kelly S. Bolling.

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

Judgment Amount: \$1,742.47.

Tax Parcel No.: 65-07-0227.001.

Property Known As: 316 Rolling  
Mill Avenue, Tamaqua, Pennsylvania,  
18252.

TO BE SOLD AS THE PROPER-  
TY of Kelly S. Bolling.

Case No. J-5015-2020

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**(SALE NO. 35)**

Plaintiff: Tamaqua Area School  
District.

Defendant: Kelly S. Bolling.

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

Judgment Amount: \$1,912.76.

Tax Parcel No.: 65-07-0227.002.

Property Known As: 318 Rolling  
Mill Avenue, Tamaqua, Pennsylvania,  
18252.

TO BE SOLD AS THE PROPER-  
TY of Kelly S. Bolling.

Case No. J-5016-2020

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**(SALE NO. 36)**

Plaintiff: Coaldale Borough.

Defendant: GTM Investments, 2,  
L.L.C.

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

Judgment Amount: \$1,649.30.

Tax Parcel No.: 40-02-0347.

Property Known As: 2 E. Ruddle  
Street, Coaldale, Pennsylvania, 18218.

**SCHUYLKILL LEGAL RECORD**

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TO BE SOLD AS THE PROPERTY of GTM Investments, 2, L.L.C.  
Case No. J-0687-2021

**(SALE NO. 37)**

Plaintiff: Coaldale Borough.  
Defendant: GTM Investments, L.L.C.

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

Judgment Amount: \$2,018.47.

Tax Parcel No.: 40-02-0291.

Property Known As: 117 Second Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of GTM Investments, L.L.C.

Case No. J-0686-2021

**(SALE NO. 38)**

Plaintiff: Tamaqua Area School District.

Defendant: Frank J. Boslet, Jr.

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

Judgment Amount: \$3,707.38.

Tax Parcel No.: 37-13-0016.001.

Property Known As: 215 Ridge Cup Road, West Penn Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Frank J. Boslet, Jr.

Case No. J-0590-2021

**(SALE NO. 39)**

Plaintiff: Blue Mountain School District.

Defendant: Jason L. Ryan.

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

Judgment Amount: \$3,922.10.

Tax Parcel No.: 56-08-0042.002.

Property Known As: 365 Halsey Drive, Orwigsburg, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jason L. Ryan.

Case No. J-3056-2022

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

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

September 25, 2024

Sheriff Sale list available online at:  
[www.schuylkillcountypa.gov](http://www.schuylkillcountypa.gov)

Nov. 7, 14, 21

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**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.

DOROTHY LEAH SINGLEY a/k/a DOROTHY L. SINGLEY; Pine Grove Twp.; Timothy Allison, William Allison, Co-Executors; PP: \$16,000; RE: None; Robin L. Harley, Esquire

GEORGINE MARIE QUIRK a/k/a GEORGINE M. QUIRK a/k/a JEAN M. QUIRK; Pottsville; Shawn F. Quirk, Lisa M. Quirk, Co-Executors; PP: \$232,000; RE: \$154,000; Edward M. Brennan, Esquire

JOHN EUGENE QUIRK a/k/a JOHN E. QUIRK a/k/a JACK QUIRK; Pottsville; Shawn F. Quirk, Lisa M. Quirk, Co-Administrators DBN CTA; PP: None; RE: None; Edward M. Brennan, Esquire