

## 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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**BROSIUS, WAYNE E.**, deceased  
Late of West Mahanoy Township, Frackville, Schuylkill County, PA  
Executor: Wade A. Brosius, 29 Victory Way, Limerick, PA 19468  
Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

**CONNORS, JAMES P.**, deceased  
Late of Tamaqua, Rush Township, Schuylkill County, PA  
Administratrix: Jaime L. D'Errico c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250  
Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

**HAFER, CONSTANCE O.**, deceased  
Late of Schuylkill Haven Borough, Schuylkill County, PA

Executrix: Bobbi J. Semerod, 2111 West Market Street, Pottsville, PA 17901

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

**KRASH, MADONNA R. a/k/a MADONNA KRASH a/k/a DONNA R. KRASH**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA  
Administratrix: Kaitlyn Krash, 516 Furnace Street, Shenandoah, PA 17976

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

**LEBO, RICHARD J.**, deceased

Late of the Township of Porter, Schuylkill County, PA

Executor: Randal R. Lebo, 426 Maple Avenue, Tower City, PA 17980

Attorneys: Terrence J. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023-9765

**LECHLEITNER, ELIZABETH a/k/a ELIZABETH MARIE LECHLEITNER**, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Executrices: Lynn A. Sabol, 209 North Street, Minersville, PA 17954 and Beth Ann Williams, 205 North Front Street, Minersville, PA 17954

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

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**MOYER, DWIGHT L., JR.**, deceased  
Late of the Borough of Ashland,  
Schuylkill County, PA  
Executor: Arthur D. Moyer, 140  
Clinton Street, South Bound  
Brook, NJ 08880  
Attorney: Keith J. Strouse, Esquire,  
816 Center Street, Ashland, PA  
17921

**PARNELL, JOSEPH J.**, deceased  
Late of the Township of Butler,  
Schuylkill County, PA  
Executor: Daniel R. Szafransky,  
882 Fountain Street, Ashland, PA  
17921  
Attorneys: James C. Bohorad,  
Esquire, Marshall, Bohorad,  
Thornburg, Price & Campion,  
P.C., 1940 West Norwegian Street,  
P.O. Box 1280, Pottsville, PA  
17901

**SHELLICK, GEORGE, JR.**, deceased  
Late of Schuylkill Haven Borough,  
Schuylkill County, PA  
Co-Executrices: Barbara A. Horan,  
4008 Mt. Olney Lane, Olney, MD  
20832 and Amelia Davis, 4121  
Great Oak Rd., Rockville, MD  
20853  
Attorneys: Edward M. Brennan,  
Esquire, Brennan Law Firm LLC,  
306 Mahantongo Street, Pottsville,  
PA 17901

**SHUBECK, LEONARD G. a/k/a  
LEONARD GEORGE SHU-  
BECK a/k/a LEONARD SHU-  
BECK**, deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA  
Executrix: Diane E. Derr, 420 East  
Elm Street, Tamaqua, PA 18252  
Attorneys: Erik M. Helbing, Es-  
quire, Bowe & Odorizzi Law,  
LLC, 109 West Broad Street, Ta-  
maqua, PA 18252

**SMOLOCK, JOSEPH J. a/k/a JO-  
SEPH J. SMOLOCK, SR. a/k/a  
JOSEPH JOHN SMOLOCK,  
SR.**, deceased  
Late of Township of Butler,  
Schuylkill County, PA  
Executor: Bryan M. Smolock, 2  
Paul Street, Ashland, PA 17921  
Attorney: Keith J. Strouse, Esquire,  
816 Center Street, Ashland, PA  
17921

**ZINCAVAGE, DENNIS J. a/k/a  
DENNIS JOSEPH ZIN-  
CAVAGE**, deceased  
Late of Branch Township,  
Schuylkill County, PA  
Executrix: Rita Scales, 35 Carnish  
St., Pottsville, PA 17901  
Attorney: Karen E. Rismiller, Es-  
quire, The Landmark Building, 115  
South Centre Street, Pottsville, PA  
17901

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### SECOND PUBLICATION

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**CULLEY, JOSEPH a/k/a JOSEPH  
C. CULLEY, JR.**, deceased  
Late of the City of Pottsville,  
Schuylkill County, PA  
Administrator: Mr. Leonardo Sim  
Rodriguez, 416 East Market Street,  
Pottsville, PA 17901  
Attorneys: John B. Lieberman, III,  
Esquire and Eric M. Lieberman,  
Esquire, Lieberman & Tamulonis,  
111 East Market Street, Pottsville,  
PA 17901

**KUCZAWA, ALICE N.**, deceased  
Late of Hegins Township, Schuyl-  
kill County, PA  
Executors: Gregory S. Kuczawa  
and Richard A. Kuczawa c/o Mark  
P. McNealis, Esq., 5929 Main  
Road, Hunlock Creek, PA 18621  
Attorney: Mark P. McNealis, Esq.,  
5929 Main Road, Hunlock Creek,  
PA 18621

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**MINARICK, DOLORES M.**, deceased

Late of Norwegian Township, Schuylkill County, PA

Executrix: Jacqueline Minarick, 556 Third Street, Pottsville, PA 17901

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

**SCHNERRING, MARTENA A.**, deceased

Late of the Township of West Brunswick, Schuylkill County, PA  
Co-Executors: Sharon Hildebrandt, 16843 Florence View Drive, Montverde, FL 34756 and Allen E. Greenawalt, 225 Woodland Drive, Orwigsburg, PA 17961

Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

**VERBASH, LORETTA L. a/k/a LORETTA VERBASH**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Co-Executors: Douglas Verbash and John Verbash, 204 South Broad Mountain Avenue, Frackville, PA 17931

Attorneys: Michelle A. Jones, Esquire, Law Office of Michelle A. Jones, Esquire, 7 East Main Street, P.O. Box 542, Schuylkill Haven, PA 17972

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### THIRD PUBLICATION

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**DIPPEL, DAWN C. a/k/a DAWN S. DIPPEL a/k/a DAWN DIPPEL**, deceased

Late of Deer Lake Borough, Schuylkill County, PA

Executors: Janine C. Choplick, 275 Schuylkill Mountain Road, Schuyl-

kill Haven, PA 17972 and Robert T. Dippel, Jr., 121 2 1/2 Mile Road, Pine Grove, PA 17963

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

**FILANDINO, ANNA EVELYN a/k/a ANNA EVELYN SCHEFFLER a/k/a ANNA EVELYN WOLFE**, deceased

Late of New Ringgold Borough, Schuylkill County, PA

Executrix: Christina Filandino, 717 Croton Rd., Wayne, PA 19087

Attorneys: James E. Egbert, Egbert & Barnes, P.C., 349 York Rd., Ste. 100, Willow Grove, PA 19090

**KERSTETTER, RUSSELL E. a/k/a RUSSELL EUGENE KERSTETTER**, deceased

Late of the Township of Hubley, Schuylkill County, PA

Executor: Chris E. Kerstetter, 74 Kushwa Road, P.O. Box 64, Spring Glen, PA 17978

Attorneys: Joseph D. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023-9765

**KRISTOFF, LEONARD FRANCIS**, deceased

Late of 150 W. Railroad Street, Pottsville, Schuylkill County, PA

Administratrix: Karen E. Kristoff c/o JoAnn L. Ruchlewicz, Esq., 1716 Olive St., Reading, PA 19604

Attorney: JoAnn L. Ruchlewicz, Esq., 1716 Olive St., Reading, PA 19604

**OSENBACH, JUDITH ANN a/k/a JUDITH A. OSENBACH a/k/a JUDITH A. BANKES**, deceased

Late of Nesquehoning, Rush Township, Schuylkill County, PA

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Executor: Kenneth G. Osenbach  
c/o Joseph J. Velitsky, Esquire,  
Velitsky & Frycklund, 49 East  
Ludlow Street, Summit Hill, PA  
18250

Attorneys: Joseph J. Velitsky, Es-  
quire, Velitsky & Frycklund, 49  
East Ludlow Street, Summit Hill,  
PA 18250

**SCHOCK, TERRY L. a/k/a TER-  
RY LEE SCHOCK, deceased**

Late of Ryan Township, Schuylkill  
County, PA

Executrix: Angelina Fritz, 17 Foot-  
hill Street, Barnesville, PA 18214

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

**TRUSKOLASKY, JOSEPH M.,  
deceased**

Late of Mahanoy Township,  
Schuylkill County, PA

Executor: John J. Van Horn, 877  
Long Run Road, Pine Grove, PA  
17963

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

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY,  
PENNSYLVANIA  
CIVIL ACTION

JURY TRIAL DEMANDED

Anna Belle Davis,  
as Administrator for the Estate of  
Robert H. Davis, deceased

Plaintiff

vs.

SMNRC, LP d/b/a Hometown  
Nursing and Rehabilitation Center,  
JDK Management Company, LP and  
Hometown Partners, LP  
Defendants

CASE NO. S-1547-21

To: Robert Davis, Jr., Defendant

An Uncontested Motion for Settle-  
ment of Wrongful Death and Survival  
Actions was filed by the Plaintiff in  
the above matter in which you may  
have an interest. 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 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 CAN-  
NOT AFFORD TO HIRE A LAW-  
YER, THIS OFFICE MAY BE ABLE  
TO PROVIDE YOU WITH INFOR-  
MATION ABOUT AGENCIES  
THAT MAY OFFER LEGAL SER-  
VICES TO ELIGIBLE PERSONS AT  
A REDUCED FEE OR NO FEE.

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

BY THE COURT  
/s/President Judge Russell  
JOHN B. ZONARICH, ESQUIRE  
Atty. for Plaintiff

320 Market St.  
Ste. 600W  
Harrisburg, PA 17101  
(717) 775-3048

Apr. 27; May 4

SCHUYLKILL LEGAL RECORD

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on April 10, 2023, for:

RAIBECK INDUSTRIES, INC. having a registered office address of: 26 Dove Dr., Auburn, PA 17922-9628.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

May 4

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA CIVIL ACTION—LAW NOTICE OF ACTION IN MORTGAGE FORECLOSURE MIDFIRST BANK

Plaintiff

vs.

Mary Ann Zimmerman; Melissa J. Ricketts

Defendants

NO.: S-1589-2022

TO: Mary Ann Zimmerman; Melissa J. Ricketts

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-1589-2022, seeking to foreclose the mortgage secured by the real estate located at 35 Gracy Road, Pottsville, PA 17901.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC,

P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any 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.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE Pennsylvania Lawyer Referral Service Pennsylvania Bar Association P.O. Box 186 Harrisburg, PA 17108 (800) 692-7375

May 4

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 9, 2023, for:

MAKAIWELL TECHNOLOGIES with a principal place of business located at: 55 Trailer Rd., Ringtown, PA

SCHUYLKILL LEGAL RECORD

17967 in Schuylkill County. The individual interested in this business is Joseph Kankowski also located at 55 Trailer Rd., Ringtown, PA 17967. This is filed in compliance with 54 Pa. C.S. 311.417.

May 4

**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, JUNE 16, 2023  
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:

**(SALE NO. 1)**

Plaintiff: Cass Township.

Defendant: Michael J. Yurkonis.

Attorney for Plaintiff: Mark Seman-chik, Esquire, 44 Balliet Street, Frackville, PA 17931, (570) 874-4700.

Judgment Amount: \$30,106.81.

UPI No.: 05-07-0007.000 and UPI No. 05-07-0007.001.

Property known as: 506 Tunnel Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Michael J. Yurkonis.

No. S-2083-2018

**(SALE NO. 2)**

Plaintiff: ONSLOW BAY FINANCIAL LLC.

Defendant(s): JACLYN R. KALIE-TA.

Attorney for Plaintiff: KML Law Group, P.C., Suite 500, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$163,500.88.

Tax Parcel No.: 34-22-0207.000.

Property known as: 207 HATCHET COVE, AUBURN, PA 17922.

TO BE SOLD AS THE PROPERTY of JACLYN R. KALIETA.

No. S-1365-22

**(SALE NO. 3)**

Plaintiff: LAKEVIEW LOAN SERVICING, LLC.

Defendant(s): CAINE MICHAEL BROBST.

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

Judgment Amount: \$154,128.35.

Tax Parcel No.: 03-11-0048.000.

Property known as: 1432 BUNTING STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of CAINE MICHAEL BROBST.

No. S-1907-22

**(SALE NO. 4)**

PLAINTIFF: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEFENDANT(S): Paul R. McDonald, Jr.

ATTORNEY FOR PLAINTIFF: Matthew C. Fallings, ESQUIRE, STERN & EISENBERG PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$88,347.68.

TAX ID NO.: 37-14-167.

PROPERTY KNOWN AS: 30 Pine Hill Road, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY OF Paul R. McDonald, Jr. and Jennifer A. McDonald.

No. S-1661-2022

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**(SALE NO. 5)**

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

Defendant(s): ROSEMARY V. COCOZZA and WILLIAM L. PARTRIDGE.

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

Judgment Amount: \$274,595.17.

Tax Parcel No.: 68-28-0108.000.

Property known as: 315 SOUTH CENTRE STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of ROSEMARY V. COCOZZA and WILLIAM L. PARTRIDGE.

No. S-1362-2021

**(SALE NO. 6)**

Plaintiff: MID PENN BANK, SUCCESSOR BY MERGER TO RIVERIEW BANK, SUCCESSOR BY MERGER TO UNION BANK AND TRUST COMPANY.

Attorney for Plaintiff: Matthew G. Brushwood, Esq.

Judgment: \$27,216.65.

Tax Parcel No.: 03-13-0034.000.

Property known as: 1065 Bunting Street, Llewellyn, Branch Township, Schuylkill County, Pennsylvania 17944.

TO BE SOLD AS THE PROPERTY of Barbara A. Ondo.

No. S-1317-22

**(SALE NO. 7)**

Plaintiff: Wells Fargo Bank, N.A.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$47,996.24.

PARCEL NO.: 13-16-0133.000.

Property known as: 1028 West Maple Street, Valley View, PA 17983.

TO BE SOLD AS THE PROPERTY of Jeffrey L. Grose, no marital status shown.

No. S-1118-2022

**(SALE NO. 8)**

Plaintiff: CACL Federal Credit Union.

Defendants: Frank A. Muscara and Lois A. Muscara, husband and wife.

Attorney for Plaintiff: Eric M. Lieberman, Esquire, 111 East Market Street, Pottsville, PA 17901, (570) 622-1988.

Judgment Amount: \$61,232.64.

Tax Parcel No.: 68-40-0197.000.

Property known as: 1919 W. Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Frank A. Muscara and Lois A. Muscara, husband and wife.

No. S-893-2021

**(SALE NO. 9)**

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

DEFENDANT: Patrick McGuinness.

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

JUDGMENT AMOUNT: \$102,488.13.

TAX PARCEL NUMBER: 68-29-0083.001.

PREMISES: 309 FLEET STREET, POTTSVILLE, PENNSYLVANIA 17901.

TO BE SOLD AS THE PROPERTY OF PATRICK MCGUINNESS.

No. S-878-22

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 10)**

PLAINTIFF: CitiMortgage, Inc.  
DEFENDANT(S): Glen W. Richards.

ATTORNEY OR PLAINTIFF:  
Matthew C. Fallings, ESQUIRE,  
STERN & EISENBERG PC, 1581  
Main Street, Suite 200, Warrington, PA  
18976, (215) 572-8111.

Judgment Amount: \$99,445.84.  
PROPERTY KNOWN AS: 707  
Fountain Street, Ashland, PA 17921.  
TO BE SOLD AS THE PROPERTY  
OF Glen W. Richards.

No. S-819-2022

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**(SALE NO. 11)**

Plaintiff: SANTANDER BANK,  
N.A.

Attorney for Plaintiff: BROCK &  
SCOTT, PLLC.

Judgment Amount: \$68,604.47.  
Tax Parcel No.: 41-08-0022.000.  
Property known as: 97 Railroad  
Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPER-  
TY of PAUL DEMBINSKY.

No. S-1408-2019

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**(SALE NO. 12)**

Plaintiff: WELLS FARGO BANK,  
N.A.

Attorney for Plaintiff: BROCK &  
SCOTT, PLLC.

Judgment Amount: \$58,706.99.  
Tax Parcel No.: 43-03-0232.000.  
Property known as: 330 WEST  
SPRING STREET, Frackville, PA  
17931.

TO BE SOLD AS THE PROPER-  
TY of DAVID WALTER a/k/a DA-  
VID K. WALTER; RENEE L. WAL-  
TER.

No. S-1796-2021

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**(SALE NO. 13)**

Plaintiff: Lakeview Loan Servicing,  
LLC.

Attorney: Robertson, Anschutz,  
Schneid, Crane & Partners, PLLC—  
Attorneys for Plaintiff, a Florida pro-  
fessional limited liability company.

Judgment Amount: \$73,612.16.

Case Number: S-1450-2022

PROPERTY KNOWN AS: 40  
WASHINGTON ST., MIDDLEPORT,  
PA 17953.

TAX PARCEL NO.: 51-02-0146-  
.000.

PROPERTY KNOWN AS: 40  
WASHINGTON ST MIDDLEPORT,  
PA 17953.

No. S-1450-2022

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**(SALE NO. 14)**

Plaintiff: Newrez LLC d/b/a Shell-  
point Mortgage Servicing.

Attorney: Robertson, Anschutz,  
Schneid, Crane & Partners, PLLC—  
Attorneys for Plaintiff, a Florida pro-  
fessional limited liability company.

Judgment Amount: \$42,292.24.

TAX PARCEL NO.: 54-02-0242.  
000.

PROPERTY KNOWN AS: 32  
CLAY ST., NEW PHILADELPHIA,  
PA 17959.

No. S-1056-2022

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**(SALE NO. 15)**

PLAINTIFF: Towd Point Mortgage  
Trust 2020-2, U.S. Bank National  
Association, as Indenture Trustee.

ATTORNEY FOR PLAINTIFF:  
Matthew C. Fallings, ESQUIRE,  
STERN & EISENBERG PC, 1581  
Main Street, Suite 200, Warrington, PA  
18976, (215) 572-8111.

JUDGMENT AMOUNT: \$64,786-  
.28.

PROPERTY KNOWN AS: 40  
Market Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-  
TY of Any and All Known and Un-  
known Heirs, Executors, Administra-



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tors and devisees of the Estate of Earl Boettger, Deceased and Betty Boettger and Earl Boettger and Robert F. Boettger, solely in his capacity as known Heir of the Estate of Earl Boettger, deceased.

No. S-931-2022

**(SALE NO. 16)**

PLAINTIFF: Legacy Mortgage Asset Trust 2020-GS5.

DEFENDANT(S): Vincent Tate.

ATTORNEY FOR PLAINTIFF: Matthew C. Fallings, ESQUIRE, STERN & EISENBERG PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$72,673-.25.

PARCEL ID: 46-4-10.

Property known as: 401 McKnight Street a/k/a 401 N. McKnight Street, Gordon a/k/a Ashland, PA 17936.

TO BE SOLD AS THE PROPERTY of—Vincent Tate.

No. S-841-2022

**(SALE NO. 17)**

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): Amy Moyer AND Johnny Lazur.

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

Judgment Amount: \$180,278.89.

TAX PARCEL #: 18-08-0015.000.

PROPERTY ADDRESS: 1827 SWEET ARROW LAKE ROAD, POTTSVILLE, PA 17901.

Tax Parcel No.: 18-08-0015.000.

Property known as: 1827 Sweet Arrow Lake Rd., Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Amy Moyer AND Johnny Lazur.

No. S-281-2022

**(SALE NO. 18)**

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): JULIA B. REINERT as Administratrix of the Estate of Raymond L. Reinert, Deceased.

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

Judgment Amount: \$54,085.31.

Tax Parcel No.: 65-19-0074.000.

Property known as: 212 1/2 ORWIGSBURG STREET, TAMAQUA, PA 18252.

TO BE SOLD AS THE PROPERTY of JULIA B. REINERT as Administratrix of the Estate of Raymond L. Reinert, Deceased.

No. S-1644-22

**(SALE NO. 19)**

Plaintiff: Broker Solutions Inc. d/b/a New American Funding.

Defendants: Brian James Feeser and Miashell Arlena Feeser.

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

Judgment Amount: \$119,769.79.

Tax Parcel No.: 66-01-0374.000.

Property known as: 449 Maple Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Brian James Feeser and Miashell Arlena Feeser.

No. S-1562-22

**(SALE NO. 20)**

Plaintiff: HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3.

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

Judgment Amount: \$55,071.37.

Tax Parcel No.: 21-09-0066.000.

Property known as: 54 CABIN LANE, PINE GROVE, PA 17963.

TO BE SOLD AS THE PROPERTY of Brenda E. Rhen.

No. S-1379-2022

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### (SALE NO. 21)

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: RICHARD J. GEISE, DENNIS J. GEISE AND JEFFREY J. GEISE, KNOWN HEIRS OF JOYCE GEISE, DECEASED AND THE UNKNOWN HEIRS OF JOYCE GEISE, DECEASED.

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

Judgment Amount: \$66,575.76.

TAX PARCEL: 49-4-2.

DEED BOOK 2402, PAGE 0101.

PROPERTY KNOWN AS: 307 EAST GRAND STREET, McADOO, PA 18237.

TO BE SOLD AS THE PROPERTY OF DEFENDANT(S) RICHARD J. GEISE, DENNIS J. GEISE and JEFFREY J. GEISE, KNOWN HEIRS OF JOYCE GEISE, DECEASED, and THE UNKNOWN HEIRS OF JOYCE GEISE, DECEASED.

No. S-1332-22

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### (SALE NO. 22)

Plaintiff: Pine Grove Area School District.

Defendant: Jennifer Dubois.

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

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

Judgment Amount: \$1,598.50.

Tax Parcel No.: 67-02-0041.

Property known as: 136 Spring Street, Tremont Borough, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of Jennifer Dubois.

No. J-5431-2021

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### (SALE NO. 23)

Plaintiff: Pine Grove Area School District.

Defendants: Traci Shaak, Gregory Lettich.

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

Judgment Amount: \$1,631.66.

Tax Parcel No.: 67-04-0020.

Property known as: 120 W. Laurel Street, Tremont Borough, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of Traci Shaak, Gregory Lettich.

No. J-4225-2021

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### (SALE NO. 24)

Plaintiff: Cardinal Financial Company, Limited Partnership.

Defendants: Emile G. Decindio-Platero.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$66,280.93.

PARCEL NO.: 27-09-0118.000.

Property known as: 209 Valley Street, Brockton, PA 17925.

TO BE SOLD AS THE PROPERTY of Emile G. Decindio-Platero.

No. S-1675-2022

## SCHUYLKILL LEGAL RECORD

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### (SALE NO. 25)

Plaintiff: Pine Grove Area School District.

Defendant: Tenyell J. Sholly.

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

Judgment Amount: \$3,373.41.

Tax Parcel No.: 21-10-0144.

Property known as: 149 Rock Road, Pine Grove Township, Pennsylvania 17963.

TO BE SOLD AS THE PROPERTY of Tenyell J. Sholly.

No. J-4434-2021

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### (SALE NO. 26)

Plaintiff: NATIONSTAR MORTGAGE LLC; MR. COOPER.

Attorney for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, a Florida professional limited liability company, Phone: (855) 225-6906.

Judgment Amount: \$86,212.07.

Tax Parcel No.: 03-11-0002.000 and 03-11-0001.002.

Property known as: 5 LAUDEMANS LN., POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of JOHN JAKUBIW AS SOLE OWNER, HIS HEIRS AND ASSIGNS FOREVER.

No. S-1183-2022

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

March 23, 2023

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

Apr. 27; May 4, 11

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### DIVORCES

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SHROM, ALAN vs. SHROM, KATRINA

STARR, JANE MARIE vs. LAMBERT, BRIAN DAVID

RIVERA-NEGRON, GRISEL vs. CARLOS-HERRERA, JUAN

KARLAVAGE, JANELLE L vs. KARLAVAGE, CHAD E

DREY, JERRINE R vs. DREY JR, JAMES M

RASCAVAGE, KELLY A vs. RASCAVAGE, PATRICK

MORALES, MARY B vs. MORALES, WILLIAM

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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.

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DONALD M. WALSH a/k/a DONALD WALSH; Pottsville; Brandon M. Walsh, Ryan C. Walsh, Co-Administrators; PP: \$29,000; RE: None; Edward M. Brennan, Esquire

JOSEPH M. PURCELL a/k/a JOSEPH M. PURCELL, JR.; North Manheim Twp.; Sean Purcell, Executor; PP: \$1,000; RE: \$20,000; John B. Lieberman, III, Esquire

MARC CHRISTOPHER BENEDICT; Pottsville; Anthony Benedict, Administrator; PP: \$60,000; RE: \$290,000; Sudhir R. Patel, Esquire

BARBARA A. KEHLER a/k/a BARBARA A. BYRNE; West Mahanoy Twp.; Kathleen M. Guida, Executrix; PP: \$140,000; RE: None; No Attorney