

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

HESTER, ANNE THERESE, deceased

Late of the Township of Wayne, Schuylkill County, PA

Co-Executrices: Jane Bashago, 1035 Clay St., Box 58, Tuscarora, PA 17982 and Kami Hollenbach, 322 Homestead Avenue, Bernville, PA 19506

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

KENNEY, JAMES P. a/k/a JAMES PATRICK KENNEY a/k/a JAMES KENNEY, deceased

Late of the Borough of Ashland, Schuylkill County, PA

Administratrix: Mary Ann Gates, P.O. Box 260, Gordon, PA 17936
Attorney: Barbara L. Feudale, Esquire, P.O. Box 25, Gordon, PA 17936

KOONS, IRVIN S., deceased

Late of Hegins Township, Schuylkill County, PA

Administratrix: Mary Koons, 20 Koons Road, Hegins, PA 17938
Attorneys: James J. Amato, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

KRYNACK, NANCY, deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Deborah Coles
Attorneys: Gretchen Sterns, Esquire, Law Office of Gretchen Coles Sterns, LLC, P.O. Box 345, Pottsville, PA 17901

LENGEL, BRENDA LEE, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Administrator: Cody Andrew Lengel c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

MAHON, BRIAN JOSEPH, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administratrix: Catherine Mahon, 1825 North Union Street, Middletown, PA 17057

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

NOON, ROSEMARIE K., deceased

Late of Ashland Borough, Schuylkill County, PA

Executor: David Noon, 2428 Spruce St., Ashland, PA 17921

Attorneys: William R. Swinehart, Esquire, Wiest, Muolo, Noon,

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Swinehart & Bathgate, 240-246
Market Street, Sunbury, PA 17801
PETROZINO, ROBERT M., de-

ceased
Late of the Borough of St. Clair,
Schuylkill County, PA
Administrator: Robert J. Petrozino,
30 Caroline Avenue, Pottsville, PA
17901

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

SCHEIB, LOUISE M., deceased
Late of the Township of Hegins,
Schuylkill County, PA
Executrix: Vicki A. Troutman, 424
East Mountain Road, Hegins, PA
17938

Attorney: William C. Reiley, Es-
quire, Garfield Square, 510 West
Market Street, Pottsville, PA 17901

YOCUM, RAYMOND, deceased
Late of Pine Grove Twp., Schuylkill
County, PA
Settlor of The Raymond Yocum
Revocable Living Trust
Successor Trustee: Joel R. Yocum
Attorneys: Charice D. Chait, Peck-
man Chait LLP, 29 Mainland
Road, Harleysville, PA 19438

SECOND PUBLICATION

**HARTENSTINE, JANE A. a/k/a
JAYNE A. HARTENSTINE**,
deceased
Late of Nesquehoning, Rush Town-
ship, Schuylkill County, PA
Executor: J. Scott Watkins, P.O.
Box A, Tower City, PA 17980
Attorneys: Kevin M. Scott, Es-
quire, Barley Snyder, 213 Market
Street, 12th Floor, Harrisburg, PA
17101

HOOPER, HOLLIE J., deceased
Late of Saint Clair, Schuylkill
County, PA

Administrator: Scott Losey, 144
Spring Street, Newton, NJ 07860
Attorneys: James O'Connor, Esq.,
O'Connor Law, 608 West Oak
Street, P.O. Box 201, Frackville,
PA 17931

**KANASKI, RICHARD STEPHEN
a/k/a RICHARD KANASKI
a/k/a RICHARD S. KANASKI
a/k/a RICHARD S. KANASKI,
SR. a/k/a RICHARD STEPHEN
KANASKI, SR.**, deceased

Late of East Brunswick Township,
Schuylkill County, PA
Executor: Richard S. Kanaski, Jr.,
624 E. 46th Street, Savannah, GA
31405

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

KUREK, ETHEL M., deceased
Late of the Township of North
Manheim, Schuylkill County, PA
Executrix: Ellen K. Kurek, 5710
122nd Ave. SE, #191, Bellevue,
WA 98006

**LORCHAK, NANCY A. a/k/a
NANCY ANN LORCHAK**, de-
ceased

Late of the Borough of Coaldale,
Schuylkill County, PA
Administrators: Larissa M. Verta,
195 Stock Street, Nesquehoning,
PA 18240 and David J. Lorchak,
320 Market Street, Tamaqua, PA
18252

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

MEYER, JEAN M., deceased
Late of the City of Pottsville,
Schuylkill County, PA
Co-Executrices: Melissa Myers,
6135 Parson Drive, Harrisburg, PA

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17111 and Michelle Meyer, D.V.M., 1219 Quakers Way, Quakertown, PA 18951

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

NEMETH, NICHOLAS S. a/k/a NICHOLAS STEVEN NEMETH, deceased

Late of the Borough of Gordon, Schuylkill County, PA

Administratrix C.T.A.: Ruth Nadine Nemeth c/o Jacqueline M. Pitts, Esquire, 204 E. Broad Street, Tamaqua, PA 18252

Attorney: Jacqueline M. Pitts, Esquire, 204 East Broad Street, Tamaqua, PA 18252

NEVERAS, GERALD J. a/k/a GERALD JAMES NEVERAS, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Executor: Bertrum Ehlinger, 727 Pottsville Street, Minersville, PA 17954

Attorneys: John B. Lieberman, III, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

STRAUSE, PHYLLIS F. a/k/a PHYLLIS STRAUSE a/k/a PHYLLIS FAY STRAUSE a/k/a PHYLLIS S. STRAUSE, deceased

Late of 660 Clairmont Avenue, Holiday Village, Schuylkill Haven, Schuylkill County, PA

Executor: Lee A. Strause, 304 N. Coal Street, Port Carbon, PA 17965

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

TOBASH, BETTY J. a/k/a ELIZABETH J. TOBASH, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Executor: Dr. Phillip E. Tobash, 602 West Market Street, Pottsville, PA 17901

Attorney: Joseph Holochuck, 132 South Third Street, Minersville, PA 17954

THIRD PUBLICATION

DIX, JAMES B., deceased

Late of the Borough of Harrisburg, Dauphin County, PA

Co-Administratrices: Hilary D. Hayes, 4918 Earl Drive, Harrisburg, PA 17112 and Adrienne D. Shreiner, 289 South Homestead Drive, Landisville, PA 17538

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

GEUSIC, THOMAS J. a/k/a THOMAS GEUSIC, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Barbara A. Falco, 233 Pelican Circle, Unit 1508, Breckenridge, CO 80424

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

GRACE, LEO J. a/k/a LEO JOHN GRACE, deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Martha Margaret Grace, 507 Pine Street, Pottsville, PA 17901

Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

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KEEFER, KAY LYNNE a/k/a KAY

L. KEEFER, deceased
Late of 82 S. Berne Street, Schuylkill Haven, Schuylkill County, PA
Executrix: Leah K. Adams, 608 Hillcroft Avenue, Schuylkill Haven, PA 17972
Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

NAGLE, LINDA L. a/k/a LINDA NAGLE, deceased

Late of the Township of Pine Grove, Schuylkill County, PA
Executor: Steven H. Nagle, 328 Pleasant Valley Road, Pine Grove, PA 17963
Attorneys: Benjamin M. Forbes, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

REESE, VIRGINIA J., deceased

Late of the Borough of St. Clair, Schuylkill County, PA
Co-Administratrices: Hilary D. Hayes, 4918 Earl Drive, Harrisburg, PA 17112 and Adrienne D. Shreiner, 289 South Homestead Drive, Landisville, PA 17538
Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

STAUFFER, STEPHEN AMOS, deceased

Late of Auburn, West Brunswick Township, Schuylkill County, PA
Executor: James S. Stauffer, 90 Stauffer Lane, Auburn, PA 17922

STRENKOSKI, MARY ANN, deceased

Late of the Township of Branch, Schuylkill County, PA

Executors: Kathleen Laughlin Benyak, 122 Donald Avenue, Pottsville, PA 17901 and Robert Laughlin, 1567 Bunting Street, Pottsville, PA 17901

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

ZIMMERMAN, MARIAN, deceased

Late of Auburn Borough, Schuylkill County, PA
Executor: Robert M. Zimmerman, Jr., 528 Woodland Drive, Auburn, PA 17922

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988. Local businessman Larry Pauly has opened a new business:

WHOLESALE WINDOWS, INC.
that sells windows to contractors and builders.

Nov. 2

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION—LAW
IN DIVORCE

RUPALBEN ASHOKBAI BAROT
Plaintiff

v.

KALPESH
MADHUSUDAN PRAJAPATI
Defendant

NO. S-1172-2023
NOTICE TO DEFEND
AND CLAIM RIGHTS

SCHUYLKILL LEGAL RECORD

You have been sued in Court for:

- Divorce
- Distribution of Property
- Child Support
- Custody/Visitation
- Annulment
- Alimony
- Alimony pendente lite
- Counsel fees, costs and expenses

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Schuylkill County Courthouse, 401 North Second Street, Pottsville, Pennsylvania 17901.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM THEM.

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

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375
NICHOLAS WATT, ESQUIRE
CONWAY & WATT, P.C.
Nov. 2

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the public hearing related to the Blue Mountain School District's Petition for the Sale of Unused and Unnecessary Lands, which was scheduled for 10:00 a.m. on Monday, October 30, 2023, has been RESCHEDULED. This public hearing will now be held in Courtroom #4 at the Schuylkill County Courthouse, 401 N. 2nd Street, Pottsville, PA 17901, at 1:00 p.m. on Wednesday, December 6, 2023. The purpose of the hearing is to take evidence and rule upon the Blue Mountain School District's request to sell the land comprising the former Blue Mountain Elementary Cressona property. This property is located at 45 Wilder Street, Cressona, PA 17929, and bears Tax Parcel Numbers 41-04-0019.000 and No. 41-04-0020.00. Pursuant to the Pennsylvania Public School Code, the Blue Mountain School District is seeking Court approval to sell the aforementioned parcels to Salisbury House, LLC.

All interested persons are invited to attend.

A full copy of the Petition is available for public inspection at the Blue Mountain District Office, 685 Red Dale Road, Orwigsburg, PA 17961, or at the Cressona Borough Hall, 68 S. Sillyman Street, Cressona, PA 17929, during regular business hours.

ERIC M. PROCK, ESQUIRE
Solicitor, Blue Mountain
School District
Nov. 2—30

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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 15, 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: Tamaqua Area School District.

Defendant: Colin S. McGregor.

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

Judgment Amount: \$2,114.81.

Tax Parcel No.: 65-12-0076.

Property Known As: 21 Lafayette Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Colin S. McGregor.

Case No. J-5004-2020

(SALE NO. 2)

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: SCOTT J. LITCHKO AND EMILY S. RINGO.

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

Judgment Amount: \$97,420.66.

TAX PARCEL: 52-02-0413.000.

INSTRUMENT #: 201700004267.

PROPERTY KNOWN AS: 627 NORTH 2ND STREET, MINERSVILLE, PA 17954.

TO BE SOLD AS THE PROPERTY of DEFENDANTS SCOTT J. LITCHKO AND EMILY S. RINGO.

Case No. S-782-23

(SALE NO. 3)

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Legal Title Trustee for BCAT 2019-22TT.

Defendant: Colleen Kelly.

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

Judgment Amount: \$76,686.68.

Parcel I.D. No.: 65-08-0142.000.

Property Known as: 354 East Union Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Colleen Kelly.

Case No. S-748-23

(SALE NO. 4)

PLAINTIFF: loanDepot.com, LLC.

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

JUDGMENT AMOUNT: \$98,125.88.

TAX PARCEL NUMBER: 04.25.-0034.000.

Premises: 720 Fountain Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of VIRGINIA O'DONNELL, ROBERT O'DONNELL, WILLIAM L. O'DONNELL, KNOWN SURVIVING HEIR OF WILLIAM O'DONNELL AND UNKNOWN SURVIVING HEIRS OF WILLIAM O'DONNELL.

Case No. S-317-22

SCHUYLKILL LEGAL RECORD

(SALE NO. 5)

PLAINTIFF: PennyMac Loan Services, LLC.

DEFENDANT: Guy Luckenbill.

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

JUDGMENT AMOUNT: \$168,-461.32.

TAX PARCEL NUMBER: 34-14-72(9).

Premises: 1907 Fair Road, Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of GUY LUCKENBILL.

Case No. S-1451-22

(SALE NO. 6)

PLAINTIFF: Truist Bank f/k/a Branch Banking and Trust Company.

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

JUDGMENT AMOUNT: \$68,-437.77.

The improvements thereon being known as: 1203 East Grand Avenue, Tower City, Pennsylvania 17980.

TAX PARCEL NUMBER: 22-14-0051.000.

TO BE SOLD AS THE PROPERTY of UNKNOWN SURVIVING HEIRS OF WAYNE C. REINER, RANDY REINER a/k/a RANDALL REINER, KNOWN SURVIVING HEIR OF DIANE SHUTT a/k/a DIANNE SHUTT, DECEASED HEIR OF WAYNE C. REINER, ANN SHUTT, KNOWN SURVIVING HEIR OF DIANE SHUTT a/k/a DIANNA SHUTT, DECEASED HEIR OF WAYNE C. REINER, AND UNKNOWN SURVIVING HEIRS OF DIANE SHUTT a/k/a DIANNA

SHUTT, DECEASED HEIR OF WAYNE C. REINER.

Case No. S-1944-21

(SALE NO. 7)

PLAINTIFF: Truist formerly known as BBT.

DEFENDANT: Carl Robert Mraz a/k/a Carl R. Mraz.

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

JUDGMENT AMOUNT: \$54,-365.17.

TAX PARCEL NUMBER: 38-02-0310.000.

Premises: 1701 Centre Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of CARL ROBERT MRAS a/k/a CARL R. MRAS.

Case No. S-2024-22

(SALE NO. 8)

PLAINTIFF: Carrington Mortgage Services, LLC.

DEFENDANT: Patricia M. Sterner and Mark Sterner.

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

JUDGMENT AMOUNT: \$54,-741.26.

TAX PARCEL NUMBER: 56-5-153.

Premises: 308 W. Mifflin Street, Orwigsburg, Pennsylvania 17961.

Patricia M. Sterner and Mark Sterner by deed from BRIAN STERNER, EXECUTOR OF THE ESTATE OF GLADYS A. STERNER, DECEASED dated December 19, 2001 and recorded January 3, 2002 in Deed Book 1419, Page 175.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of PATRICIA M. STERNER AND MARK STERNER.

Case No. S-661-23

(SALE NO. 9)

Plaintiff: CROSSCOUNTRY MORTGAGE, LLC.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$92,392.71.

Tax Parcel No.: 66-01-0363.000.

Property known as: 101 Joseph St., Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of RACHEL M. WELLER.

Case No. S-1594-22

(SALE NO. 10)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): JUAN ABREU a/k/a JUAN C. ABREU and DENISE URENA.

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

Judgment Amount: \$73,071.29.

Tax Parcel No.: 04-17-0011.000.

Property Known As: 735 WEST JOHN STREET, FRACKVILLE, PA 17931.

TO BE SOLD AS THE PROPERTY of JUAN ABREU a/k/a JUAN C. ABREU and DENISE URENA.

Case No. S-1916-21

(SALE NO. 11)

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

Defendant(s): JAMES D. WEIKEL.

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

Judgment Amount: \$92,350.69.
Tax Parcel No.: 64-08-0275.000.
Property Known As: 100 WEST CHERRY STREET, SHENANDOAH, PA 17976.

TO BE SOLD AS THE PROPERTY of JAMES D. WEIKEL.

Case No. S-1358-22

(SALE NO. 13)

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

Defendant: Brian James Feeser and Miashell Arlena Feeser.

Attorney for Plaintiff: Samantha Gable, 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.

Case No. S-1562-22

(SALE NO. 14)

Plaintiff: FAR REO Sub I LLC.

Defendant: George B. Rinda, Jr.

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: \$76,114.65.

Tax Parcel No.: 65-14-0168.000.

Property known as: 656 Arlington Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of George B. Rinda, Jr.

Case No. S-1737-2021

(SALE NO. 15)

Plaintiff: WELLS FARGO BANK, N.A. s/b/m WACHOVIA BANK, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK.

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Defendant(s): Michael A. Kroznuskie, Solely in Capacity as Administrator of the Estate of Albert M. Kroznuskie a/k/a Albert Michael Kroznuskie, Deceased.

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

Judgment Amount: \$48,384.61.

Tax Parcel No.: 52-2-647.

Property known as: 141 North Street, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of Michael A. Kroznuskie, Solely in Capacity as Administrator of the Estate of Albert M. Kroznuskie a/k/a Albert Michael Kroznuskie, Deceased.

Case No. S-149-2023

(SALE NO. 16)

Plaintiff: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING.

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

Judgment: \$73,261.35.

Tax Parcel No.: 25-23-0007.000.

Property known as: 216 CLAREMONT AVE., RUSH TOWNSHIP, PA 18252.

TO BE SOLD AS THE PROPERTY of CORY SCOTT SNYDER AND CHRISTOPHER R. SNYDER, CO-ADMINISTRATORS OF THE ESTATE OF MARK A. SNYDER a/k/a MARK SNYDER, DECEASED.

Case No. S-1780-22

(SALE NO. 17)

Plaintiff: Wells Fargo Bank, N.A.

Defendent(s): Barry L. Ray, Individually and as Executor of the Estate

of Judith Patterson a/k/a Judith A. Patterson a/k/a Judith Ann Patterson, Deceased.

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

Judgment Amount: \$74,022.71.

Property known as: 538 Lake Valley Drive, North Union Township, Pennsylvania 18202.

TO BE SOLD AS THE PROPERTY of Barry L. Ray, Individually and as Executor of the Estate of Judith Patterson a/k/a Judith A. Patterson a/k/a Judith Ann Patterson, Deceased.

Case No. S-111-23

(SALE NO. 18)

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 EBO Trust.

Defendant: Kelly J. Donnelly.

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

Judgment Amount: \$72,509.66.

PARCEL NO.: 63-01-0004.000.

Property known as: 845 Garfield Avenue a/k/a 845 North Garfield Avenue, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Kelly J. Donnelly.

Case No. S-2512-2019

(SALE NO. 19)

Plaintiff: MidFirst Bank.

Defendant: Mary Ann Zimmerman; Melissa J. Ricketts.

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

Judgment Amount: \$129,336.19.

PARCEL NO.: 18-05-0029.000.

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Property known as: 35 Gracy Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Melissa J. Ricketts and Mary Ann Zimmerman, a married couple.

Case No. S-1589-2022

(SALE NO. 20)

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I.

Defendant: JENNIFER SCHAEFFER.

Attorney for Plaintiff: Jill M. Fein, Esquire / Hill Wallack LLP, Phone: (215) 579-7700.

Judgment Amount: \$309,123.87.

Tax Parcel No.: 18-08-0012.022.

Property known as: 108 Cross Creek Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Schaeffer.

Case No. S-210-2020

(SALE NO. 21)

Plaintiff: Carrington Mortgage Services, LLC.

Defendant: Eric A. Alvarez.

Attorney for Plaintiff: Jill M. Fein, Esquire / Hill Wallack LLP, Phone: (215) 579-7700.

Judgment Amount: \$126,898.87.

Tax Parcel No.: 68-48-0006.000.

Property known as: 1965 Mahantongo Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Eric A. Alvarez.

Case No. S-124-2023

(SALE NO. 22)

Plaintiff: Pottsville Area School District.

Defendant: Brandon Boyer, Samantha Boyer.

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

Amount: \$1,956.31.

Tax Parcel No.: 59-04-0095.001.

Property Known As: 67 Coal Street, Port Carbon, Pennsylvania 17965.

TO BE SOLD AS THE PROPERTY of Brandon Boyer, Samantha Boyer.

Case No. J-0681-2022

(SALE NO. 23)

Plaintiff: Coaldale Borough.

Defendant: Robert M. Brennan, Elizabeth Brennan.

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

Judgment Amount: \$1,609.58.

Tax Parcel No.: 40-03-0071.001.

Property Known As: 218 First Street, Coaldale, Pennsylvania 18218.

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

Case No. J-0681-2021

(SALE NO. 24)

Plaintiff: Pottsville Area School District.

Defendant: Rose M. Maurer.

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

Judgment Amount: \$1,400.17.

Tax Parcel No.: 57-05-0221.

Property Known As: 228 Savory Street, Palo Alto, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Rose M. Maurer.

Case No. J-5871-2021

SCHUYLKILL LEGAL RECORD

(SALE NO. 25)

Plaintiff: Tamaqua Area School District.

Defendant: Keith Oliphant, Suzanne Oliphant.

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

Judgment Amount: \$1,242.88.

Tax Parcel No.: 65-12-0087.

Property Known As: 107 Lafayette Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Keith Oliphant, Suzanne Oliphant.

Case No. J-1665-2018

(SALE NO. 26)

Plaintiff: Tamaqua Area School District.

Defendant: Linda L. Hutta.

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

Judgment Amount: \$2075.12.

Tax Parcel No.: 65-19-0059.

Property Known As: 300 Orwigsburg Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Linda L. Hutta.

Case No. J-2444-2020

(SALE NO. 27)

Plaintiff: Shenandoah Valley School District.

Defendant: Jamie I. Cespedes a/k/a Jaime I. Cespedes, Veronica Cespedes.

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

Tax Parcel No.: 64-04-0413.

Property Known As: 427 W. Arlington Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Jamie I. Cespedes a/k/a Jaime I. Cespedes, Veronica Cespedes.

Case No. J-4381-2017

(SALE NO. 28)

Plaintiff: Pottsville Area School District.

Defendant: Cannon AMG, 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: \$5,788.84.

Tax Parcel No.: 68-20-0159.

Property Known As: 439 N. Centre Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Cannon AMG, L.L.C.

Case No. J-4912-2020

(SALE NO. 29)

Plaintiff: Pine Grove Area School District.

Defendant: Kelly Morgan, Patrick Stine.

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

Judgment Amount: \$1,589.47.

Tax Parcel No.: 12-07-0034.

Property Known As: 23 E. Center Street, Frailey Twp., Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of Kelly Morgan, Patrick Stine.

Case No. J-0461-2022

(SALE NO. 30)

Plaintiff: Tamaqua Area School District.

Defendant: Richard P. Stark, Kelly M. Stark.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$1,584.99.

Property Known As: 313 Clark Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Richard P. Stark, Kelly M. Stark.

Case No. J-0452-2022

(SALE NO. 31)

Plaintiff: Coaldale Borough.

Defendant: Jeremy Miller.

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

Judgment Amount: \$1,615.33.

Tax Parcel No.: 40-02-0179.

Property Known As: 230 W. Ridge Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Jeremy Miller.

Case No. J-4910-2021

(SALE NO. 32)

Plaintiff: DEAN KLINGER.

Defendant: BRITTANY A. HAIN.

Attorney for Plaintiff: Joseph G. Zerbe, Esquire, ZERBE LAW OFFICES, 111 East Market Street, Pottsville, PA 17901-0238, (570) 622-1947.

Judgment Amount: \$80,125.52 plus interest from July 12, 2023 and costs of suit.

Schuylkill County Tax Parcel No.: 21-08-0129.002.

Postal Address: 743 Suedberg Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Brittany A. Hain.

Case No. S-371-2023

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 28, 2023

Sheriff Sale list available online at:
www.schuylkillcountypa.gov

Oct. 26; Nov. 2, 9

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.

RICHARD L. BROWN; Wayne Township; Marie E. Laubenstein, Executrix; PP: \$10,000; RE: \$75,000; Erik M. Mika, Esquire

HELEN DAVID; North Manheim Twp.; Lisa A. Schroeder, Executrix; PP: \$10,000; RE: \$90,000; Paul Domalakes, Esquire

SHIRLEY McCORD; Schuylkill Haven; Patricia J. Mehaffie, Executrix; PP: \$500,000; RE: None; Matthew D. Rossi, Esquire

RALPH M. LUCHETTA, JR.; McAdoo; Jeanete Luchetta, Administratrix; PP: None; RE: None; Peter J. Dolan, Esquire

JESSICA MEGAN GUALTIER; Gordon; Erin Gualtier, Administratrix; PP: \$10,000; RE: None; Alexis C. Falvello, Esquire

MARGARET E. HARNER; Hubley Twp.; Steve Harner, Kim Harner, Co-Executors; PP: \$134,000; RE: None; David J. Rattigan, Esquire