

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	FIDUCIARY	ATTORNEY
1. Helen Probiton Reinhard	Robert Reinhard	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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**ANDERSON, MARY B. a/k/a  
MARY BEATRICE ANDERSON**, deceased

Late of Tamaqua, Schuylkill County, PA

Executrix: Sheral Anderson Bamford, 15 Crest Lane, Tamaqua, PA 18252

Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240

**LOTZ, RITA M.**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: William E. Kirwan, Esquire.

Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

**MILLER, AUDREY O. a/k/a AUDREY E. MILLER**, deceased

Late of the Borough of Tremont, Schuylkill County, PA

Executrix: Ms. Karen E. Miller, 20 W. Laurel Street, Tremont, PA 17981

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

**SHOLLY, GERALD LEE, JR.**, deceased

Late of 9 W. Laurel Street, Tremont Borough, Schuylkill County, PA

Administratrix: Rachyl A. Sholly, 199 Greble Road, Myerstown, PA 17067

Attorneys: Lawrence J. Valeriano, Jr., Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610

**STEPHAN, L. MITCHELL ALEXIS a/k/a LORRAINE MITCHELL STEPHAN and L. MITCHELL STEPHAN**, deceased

Late of 136 North Street, Minersville, PA 17954

Executrices: Arlene E. Butler, 34 East Elk Lane, Pottsville, PA 17901 and Janet M. Poslosky, 7 Hill Road, Pottsville, PA 17901

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

**WILLIAMS, CHARLES CURTIS a/k/a CHARLES C. WILLIAMS and CHARLES WILLIAMS**, deceased

Late of Rush Township, Schuylkill County, PA

Executors: Wendy K. Andrefski, 351 Pine Valley Road, New Ringgold, PA 17960 and Shawn V.

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Williams, 1803 Saginaw Drive,  
Coatesville, PA 19320  
Attorneys: Erik M. Helbing, Es-  
quire, Bowe & Odorizzi Law,  
LLC, 109 West Broad Street, Tama-  
qua, PA 18252

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### SECOND PUBLICATION

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**CONRAD, EDWARD J.**, deceased  
Late of the Borough of Shenando-  
ah, Schuylkill County, PA  
Administratrix: Bonnie Conrad, 517  
West New York Street, Shenando-  
ah, 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**, de-  
ceased  
Late of Tamaqua Borough, Schuyl-  
kill County, PA  
Administratrices: Mary Jean Earley  
and Eleanor Earley, 84 2nd Street,  
Coaldale, PA 18218  
Attorney: Shelby G. Hostetter, Es-  
quire, 75 Memorial Drive, Schuyl-  
kill Haven, PA 17972

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### THIRD 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, Frack-  
ville, 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, Frack-  
ville, PA 17931

**FRANK, ROBERT E., SR.**, de-  
ceased  
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, Shilling-  
ton, PA 19607

**MOYER, KAREN L. a/k/a KAREN  
LEE MOYER**, deceased  
Late of West Brunswick Township,  
Schuylkill County, PA  
Executors: Bradly 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

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**SANDERS, KENNETH J. a/k/a  
KENNETH JAMES SANDERS  
and KENNETH SANDERS**, deceased  
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**, deceased

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

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NOTICE

NOTICE IS HEREBY GIVEN that  
articles of incorporation were filed  
with the Department of State of the  
Commonwealth of Pennsylvania for:  
**EMBRACE TOMORROW**  
formed pursuant to the provisions of  
the Pennsylvania Nonprofit Corpora-  
tion Law of 1988 for social welfare  
benefit.

CLIFTON R. GUISE, ESQUIRE  
HALBRUNER, HATCH &  
GUISE, LLP  
3435 Market Street  
Camp Hill, PA 17011  
Nov. 21

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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 February 14,  
2024, for the purpose of obtaining a  
charter for a Corporation organized  
under the Business Corporation Law  
of 1988 of the Commonwealth of  
Pennsylvania. The name of the corpo-  
ration is:

**FRACKVILLE STORE INC.**  
TRISTAN K. LUENGEN,  
ESQUIRE  
STECKEL AND STOPP  
4331 Route 309  
P.O. Box 216  
Schnecksville, PA 18078  
Nov. 21

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NOTICE

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

**JECK'S SERVICE  
CENTER, INC.**  
under the provisions of the Pennsyl-  
vania Business Corporation Law of  
1988.

BENJAMIN M. FORBES,  
ESQUIRE  
WILLIAMSON, FRIEDBERG  
& JONES, LLC  
10 Westwood Road  
Pottsville, PA 17901  
(570) 622-5933  
Nov. 21

## SCHUYLKILL LEGAL RECORD

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### NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described property has been approved by the Schuylkill County Board of Commissioners at the November 13th, 2024 public meeting at the Courthouse, 401 North Second Street, Pottsville, PA 17901.

### THE TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being January 20th, 2025, any taxing district having any tax claims or tax judgments against the property to be sold, the owner, an interested party or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, petition the Court of Common Pleas of Schuylkill County to disapprove the said sale. 2. If no objections to the sale are filed, the sale to the initial bidder will be final. 3. The successful bidder will be required to pay all monies and costs within fifteen (15) days of the deadline for filing objections. 4. The failure of any purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. 5. Pursuant to 72 P.S., Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau WITHOUT GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. 6. The property will be sold freed and cleared of all real estate tax claims and tax judgments.

This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613(a) of Act No. 542, approved July 7, 1947, as amended.

Both parcels are part of a demolition program aimed at preventing and eliminating blight in the County.

Parcel No. 64-05-0192.000, Lot & Improvement, 118 N. Bower Street, Borough of Shenandoah; Assessed Owner: Edward W. Spielberger; Bid: \$1.

Parcel No. 64-05-0202.000, Lot & Improvement, 125 E. Lloyd Street, Borough of Shenandoah; Assessed Owner: Semyon Klimov; Bid: \$1.

ANGELA D. TOOMEY,  
DIRECTOR  
SCHUYLKILL COUNTY  
TAX CLAIM BUREAU

Nov. 21; Dec. 5

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IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. S-991-24  
PPL ELECTRIC UTILITIES  
CORPORATION

Plaintiffs

v.

MARK LUFF, KATHLEEN LUFF,  
BETANIA OVALLE DE REYES,  
DAYANA SANTOS DE LOS  
BUSTAMANTE, JOHN  
KUCHARIK, MATTHEW SNUKIS  
and JOSEPH SNUKIS,

Last Known Heirs, Successors to  
MARY ANN SNUKIS, Deceased  
and the Unknown Heirs, Successors,  
Assigns and All Persons, Firms, or  
Associations Claiming Any Right,  
Title, or Interest From or Under  
MARY ANN SNUKIS,

Deceased, and/or  
PETER J. OSINSKI, Deceased  
Defendants

## SCHUYLKILL LEGAL RECORD

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### NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Any Right, Title, or Interest From or Under MARY ANN SNUKIS, Deceased, and/or PETER J. OSINSKI, Deceased

You are notified that the Plaintiff, PPL ELECTRIC UTILITIES CORPORATION, has commenced an action against you to quiet title to the following land:

The narrow strip of land of varying width from approximately five feet abutting S. Market Street to approximately ten feet abutting S. Laurel Street along the rear fence line of 22-40 E. Poplar Street, and an "L shaped" tract abutting and between PPL Electric Parcels 64-08-0358.001 (311 S. Market St.), 64-08-0357.000 (313 S. Market St.), and 64-08-0356.000 (317 S. Market St.), abutting the western and northern boundaries of 64-08-0354.000 (S. White St.), abutting the western and southern boundaries of 64-08-0359 (310 White St.), and abutting a 10-foot-wide portion of the northern boundary of 64-08-0354.001 (S. White St.).

Due to your failure to respond to said action, Plaintiff intends to proceed with a Motion for Entry of Default Judgment against you.

If you wish to defend this action, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for 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  
Telephone (800) 692-7375

JOSEPH S. D'AMICO, JR.,  
ESQUIRE  
Attorney for Plaintiff  
645 W. Hamilton Street  
Suite 800  
Allentown, PA 18101  
(610) 797-9000

Nov. 21

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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).

#### (SALE NO. 1)

Plaintiff: Coaldale Borough.  
Defendant: Amy M. Kondertavage

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: \$2,202.80.  
Tax Parcel No.: 40-02-0006.  
Property Known As 101 W. Water  
Street, Coaldale, Pennsylvania, 18218.  
TO BE SOLD AS THE PROPER-  
TY of Amy M. Kondertavage.  
Case No. J-6298-2017

**(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 PROPER-  
TY of Kevin C. Donton.  
Case No. J-5279-2020

**(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 PROPER-  
TY of Rose M. Colna.  
Case No. J-4402-2020

**(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 PROPER-  
TY of Jose Bejarano, Jr., Stephanie  
Marie Bejarano.  
Case No. J-0565-2022

**(SALE NO. 6)**

Plaintiff: Freedom Mortgage Cor-  
poration.  
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; Cur-  
tis D. Steffy (deceased).  
Attorney for Plaintiff: Ed E. Qaq-  
ish, 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 Co-  
lumbia Street, Tamaqua, PA 18252.

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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.

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.



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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, POTTS-  
VILLE, PA 17901.  
TO BE SOLD AS THE PROP-  
ERTY of LAURA A. POGIRSKI.  
Case No. S-2270-2023

### (SALE NO. 18)

Plaintiff: US BANK TRUST NA-  
TIONAL 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 VARTO-  
LO 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 PROP-  
ERTY of CAROL A. FAUST.  
Case No. S-1241-2022

### (SALE NO. 20)

Plaintiff: PINE GROVE JOINT  
TREATMENT AUTHORITY.  
Defendant: THEODORE R. FER-  
RARA and LACY J. FERRARA.

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 PROPER-  
TY 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 Subdivi-  
sion in the Township of East Union,  
County of Schuylkill, Commonwealth  
of Pennsylvania.

TO BE SOLD AS THE PROPER-  
TY 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.

**SCHUYLKILL LEGAL RECORD**

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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. 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

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

Case No. J-0559-2022

**(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

**(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

**(SALE NO. 28)**

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

SCHUYLKILL LEGAL RECORD

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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

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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, Deceased.

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 Certificates, 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 Commonwealth of Pennsylvania, more particularly described as follows:

Tax Parcel No.: 36-08-0155.000.  
Property known as: 142 Schuylkill Avenue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Susan A. Oswald and James G. Oswald, Sr.

Case No. S-1833-22

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**(SALE NO. 34)**

Plaintiff: Tamaqua Area School District.

Defendant: Kelly S. Bolling.

**SCHUYLKILL LEGAL RECORD**

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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

**(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

**(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.

TO BE SOLD AS THE PROPER-  
TY 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 PROPER-  
TY 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 PROPER-  
TY 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 PROPER-  
TY of Jason L. Ryan.

Case No. J-3056-2022

## SCHUYLKILL LEGAL RECORD

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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.

HOWARD R. WILKINSON; Gilberton; Dolores J. Cook, Executor; PP: \$50,000; RE: \$20,000; Paul G. Domalakes, Esquire  
HOWARD ARTHUR KNERR a/k/a HOWARD A. KNERR a/k/a HOWARD KNERR; Eldred Township; Joyce I. Knerr, Executrix; PP: \$1,000; RE: None; Gino O. Dinicola, Esquire  
EILEEN DUNCHICK; Pottsville; Lora Baker, Executrix; PP: \$238,000; RE: None; Attorney: None  
PATRICIA W. GUINAN; Mahanoy City; Lisa M. Fedor, Administratrix DBN CTA; PP: None; RE: None; Edward M. Brennan, Esquire  
BARRY CHARLES WEBBER a/k/a BARRY C. WEBBER; Schuylkill Haven; Wendy L. Webber, Executor; PP: \$25,000; RE: \$145,741.20; Karen E. Rismiller, Esquire

WILLIAM E. ROWLES; Pottsville; Christopher D. Rowles, Administrator; PP: \$13,027.07; RE: None; John J. Ferry, Jr., Esquire  
JAMES A. GALLERY; Ryan Township; Joann Zakutney, Executrix; PP: \$96,263.12; RE: \$105,250; Attorney: None  
JEANNE L. CATIZONE; Frackville; Elizabeth Zarko, Executrix; PP: \$1,000; RE: \$5,000; Lloyd R. Hampton, Esquire  
EDWARD JAMES ATUTZ a/k/a EDWARD J. STUTZ; New Philadelphia; Ann Maureen Stutz, Administratrix; PP: \$100; RE: \$68,500; Joseph G. Zerbe, Esquire  
JOSEPH M. SWARTCHICK a/k/a JOSEPH M. SWARTCHICK, JR.; East Norwegian Twp.; PP: \$5,000; RE: None; William C. Reiley, Esquire  
LINDA KAY SALPINO a/k/a LINDA K. SALPINO; North Manheim Twp.; Jane Basciano, William C. McCarthy, Co-Administrators; PP: \$200,000; RE: None; Randy R. Moyer, Esquire  
NICOLE M. STAEHLE; Coaldale; Andrew F. Stachle, Administrator; PP: None; RE: \$50,000; Robert T. Yurchak, Esquire  
TRENT H. OTTO a/k/a TRENT HERMAN OTTO; Hegins Township; Gregory Otto, Clinton Otto, Co-Executors; PP: \$50,000; RE: None; Joseph C. Michetti, Esquire  
MARY M. JACOBS a/k/a MARY JACOBS; Tamaqua; Lisa Kovacs, Administratrix; PP: None; RE: \$40,000; Shelby G. Hostetter, Esquire  
MIRIAM A. WAGNER a/k/a MIRIAM WAGNER; Pottsville; Robert Patton, Executor; PP: \$1,000; RE: \$11,000; Keith J. Strouse, Esquire