

## 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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#### **BERKHEISER, HERMAN E.,** deceased

Late of the Borough of Saint Clair, Schuylkill County, PA

Administratrix: Pamela A. Berkheiser, 718 Main Street, Northampton, PA 18067

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

#### **CONTI, JAMES J.,** deceased

Late of Girardville Borough, Schuylkill County, PA

Executrix: Christine Phillips c/o Thomas E. Shea, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976

Attorneys: Thomas E. Shea, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976

#### **DANDO, CLAIRE ANNE a/k/a CLAIRE A. DANDO,** deceased

Late of Butler Township, Schuylkill County, PA  
Executor: William S. Dando, 9038 Joyce Lane, Hummelstown, PA 17036

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

#### **GERLOTT, HERMAN CHARLES a/k/a HERMAN C. GERLOTT a/k/a HERMAN GERLOTT,** deceased

Late of the Township of West Mahanoy, Schuylkill County, PA  
Executrix: Ann Marie Wycheck, 102 Morea Road, Frackville, PA 17931

Attorney: Ashley M. Securda, Esq., P.O. Box 264, Lavelle, PA 17943

#### **HATTER, MERWIN L.,** deceased

Late of Frailey Township, Schuylkill County, PA  
Executor: Mark A. Hatter, 58 Mahantongo Street, Tremont, PA 17981

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

#### **LEBO, DAVID E.,** deceased

Late of Hubley Township, Schuylkill County, PA

Administrator: Cory W. Lebo, 155 Deer Lane, Hegins, PA 17938

Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

#### **McPHILLIPS, GEORGENE R.,** deceased

Late of the Township of Norwegian, Schuylkill County, PA

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Executors: Thomas A. McPhillips, Jr., 65 Crestview Drive, Pottsville, PA 17901 and Kathleen McPhillips, 2 Timberline Drive, Pottsville, PA 17901

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

**MOYER, GLENN A.**, deceased

Late of the Township of Washington, Schuylkill County, PA

Executrix: Gail A. Adams, 37 Broad Drive, Pine Grove, PA 17963

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

**RITZO, FRANCIS J., SR.**, deceased

Late of the Borough of Girardville, Schuylkill County, PA

Executrix: Mary Jane Lindenmuth, 583 Airport Road, Ashland, PA 17921

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

**SHANE, THEODORE A.**, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Anne P. Shane

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

**SMITH, ROBERT M., JR. a/k/a ROBERT MELVIN SMITH, JR.**, deceased

Late of the Township of West Penn, Schuylkill County, PA

Administrator: Chaynna Lobichusky, 17 Great Oaks Drive, Nesquehoning, PA 18240

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

**STAEHLE, NICOLE M.**, deceased  
Late of Coaldale, Schuylkill County, PA

Administrator: Andrew Staehle, 86 Greenwood Street, Coaldale, PA 18218

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

**WAGNER, MIRIAM A. a/k/a MIRIAM WAGNER**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Robert Patton, 2040 West End Avenue, Pottsville, PA 17901

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

**WERNERT, CHARLES E.**, deceased

Late of Wayne Township, Schuylkill County, PA

Executrix: Eleanor K. Wernert, 507 Long Run Drive, Schuylkill Haven, PA 17972

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

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### SECOND PUBLICATION

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**DUNCHICK, EILEEN**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Lora Baker, 6342 Hilltop Road, Orefield, PA 18069

**SALPINO, LINDA KAY a/k/a LINDA K. SALPINO**, deceased

Late of Manheim Township, Schuylkill County, PA

Co-Administrators: William C. McCarty and Jane Basciano

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Attorneys: Randy R. Moyer, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602

**SERFASS, CATHY LEE**, deceased  
Late of Wayne Township, Schuylkill County, PA

Administrator: Mark R. Hassler, 320 Comanche Drive, Auburn, PA 17922

Attorneys: Zachary D. Griffiths, Barley Snyder LLP, 2755 Century Boulevard, Wyomissing, PA 19610

**SESTAKAUSKAS, EDWARD JOSEPH**, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Administratrix: Rae Anne Moyer, 106 Kettle Road, Tamaqua, PA 18252

Attorneys: Lori A. Schafer Guzick, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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### THIRD PUBLICATION

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**CATIZONE, JEANNE**, deceased

Late of Frackville Borough, Schuylkill County, PA

Executrix: Elizabeth Zarko, 218 East Centre Street, Mt. Carmel, PA 17851

Attorney: Lloyd R. Hampton, Esquire, 300 Hobart Street, P.O. Box 1, Gordon, PA 17936, (570) 875-3338

**DeLUCA, CAROLE ANNE**, deceased

Late of E. Union Twp., Schuylkill County, PA

Administratrix: Carolyn DeLuca c/o Bridget La Rosa, Esq., 1650 Market St., One Liberty Place, #1800, Philadelphia, PA 19103-7395

Attorneys: Bridget La Rosa, White and Williams LLP, 1650 Market St., One Liberty Place, #1800, Philadelphia, PA 19103-7395

**HECKMAN, ARTHURLAMONT, JR.** a/k/a **ARTHUR L. HECKMAN, JR.** a/k/a **ART HECKMAN, JR.** a/k/a **ART HECKMAN**, deceased

Late of Ryan Township, Schuylkill County, PA

Executor: Arthur L. Heckman, III, 66 Back Road, Barnesville, PA 18214

Attorneys: Steven J. Schiffman, Esq., Schiffman, Sheridan & Brown, P.C., 2080 Linglestown Road, Suite 201, Harrisburg, PA 17110

**JONES, SHEILA JANE** a/k/a **SHEILA JANE WIRTH** a/k/a **SHEILA J. JONES**, deceased

Late of Brockton, Schuylkill County, PA

Executor: David Michael Wirth 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

**KAPLAFKA, JUDITH M.**, deceased  
Late of Pottsville, Schuylkill County, PA

Executrix: Andrea M. Eye, 645 Altamont Boulevard, Frackville, PA 17931

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

**LUCAS, LARRY E.**, deceased

Late of Tremont Borough, Schuylkill County, PA

Executrix: Jacqueline A. Lucas, 480 Cider Press Road, Klingerstown, PA 17941

SCHUYLKILL LEGAL RECORD

Attorney: Gregory M. Kerwin, Esquire, 4245 State Route 209, Elizabethville, PA 17023

**ROSENBERGER, WILLIAM F.**, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Administratrix: Terry Rosenberger, 34 Preston Hill, Girardville, PA 17935

Attorney: Lloyd R. Hampton, Esquire, 300 Hobart Street, P.O. Box 1, Gordon, PA 17936, (570) 875-3338

**SALLADE, JENNA MARIE**, deceased

Late of Mahanoy City Borough, Schuylkill County, PA

Administrator: Mark Stallnecker, 223 North Second Street, Frackville, PA 17931

Attorney: Lloyd R. Hampton, Esquire, 300 Hobart Street, P.O. Box 1, Gordon, PA 17936, (570) 875-3338

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY, PA  
#J-0560-2019

Tamaqua Area School District  
vs.

William G. Harple, Jr.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at 252 Mahanoy St., Tamaqua, PA, Tax Parcel #65-15-0084. A Writ of Scire Facias for \$1,789.48 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.

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.

PA BAR ASSN., 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

Sept. 19, 26; Oct. 3

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY, PA  
#J-3999-2015

Shenandoah Valley School District  
vs.

Carole D. Stanakis &  
Leonard B. Chiscavage

Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2014-2017 real estate taxes for property located at 405 Ohio Ave., W. Mahanoy Twp., PA, Tax Parcel #36-09-0389. An Amended Writ of Scire Facias/A Writ of Scire Facias for \$9,433.18 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

**SCHUYLKILL LEGAL RECORD**

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notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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Sept. 19, 26; Oct. 3

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

Plaintiff

vs.

JOSHUA STOFFREGREN

Defendant

NO. S-602-2024

NOTICE BY PUBLICATION  
TO: JOSHUA STOFFREGREN, 424  
West Savory Street, Pottsville, PA  
17901

DATE: September 20, 2024

**IMPORTANT NOTICE**

You are in default because you have failed to enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

**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: 1-800-692-7375

ERIC M. LIEBERMAN,  
ESQUIRE

LIEBERMAN & TAMULONIS  
111 East Market Street  
Pottsville, PA 17901  
(570) 622-1988

Sept. 26

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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, OCTOBER 25, 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: Nationstar Mortgage  
LLC d/b/a Mr. Cooper.

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Defendant(s): Eric A. Keeth, Louise Bauer.

Attorney for Plaintiff: Roger Fay, Esquire, Albertelli Law, 14000 Commerce Parkway, Suite H Mount Laurel, NJ 08054, (856) 724-1888.

Judgment Amount: \$22,713.12.

TAX PARCEL NO.: 48-05-0433.000.

PROPERTY KNOWN AS 801 East Mahanoy Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Eric A. Keeth and Louise Bauer.

Case No. S423-20

### (SALE NO. 2)

Plaintiff: Citizens Bank, N.A..

DEFENDANT: Shirley Marie Kramer a/k/a Shirley M. Kramer, Real Owner and Executrix of the Estate of Kevin M. Sanders a/k/a Kevin Michael Sanders.

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

JUDGMENT AMOUNT: \$58,-329.88.

TO BE SOLD AS THE PROPERTY OF: SHIRLEY MARIE KRAMER a/k/a SHIRLEY M. KRAMER, REAL OWNER AND EXECUTRIX OF THE ESTATE OF KEVIN M. SANDERS a/k/a KEVIN MICHAEL SANDERS.

Case No. S-523-2024

### (SALE NO. 3)

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS2.

Defendant: Luke R. Kopp; Marina Kopp.

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

Judgment Amount: \$58,510.55.

PARCEL NO.: 22-15-0036.000, 22-15-0026.000.

Property known as 1817 East Grand Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Luke R. Kopp.

Case No. S-1338-2023

### (SALE NO. 4)

Plaintiff: Lake Wynonah Property Owners Association.

Attorney for Plaintiff: Michelle J. Cunningham, Esquire, (610) 565-4660.

Judgment: \$31,493.88.

Tax Parcel No. 34-24-2553.000/28-17-0495.000.

Property known as: 2553 Cherokee Drive, Auburn, PA 17922/495 Cherokee Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of Claude E. Weiss and Robin A. Weiss.

Case No. S-335-2023

### (SALE NO. 5)

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR4.

Defendant(s): CLARE ANN M. CIESLUKOWSKI.

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

Judgment Amount: \$49,805.35.

Tax Parcel No. 64-08-0120.000.

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Property Known As: 132 SOUTH WHITE STREET, SHENANDOAH, PA 17976.

TO BE SOLD AS THE PROPERTY of CLARE ANN M. CIESLUKOWSKI.

Case No. S-1936-23

**(SALE NO. 6)**

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): Edward S. Myirski.

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

Judgment Amount: \$119,677.19.

Tax Parcel No. 37-07-0034.000.

Property known as: 752 Penn Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD as the property of: Edward S. Myirski.

Case No. S-482-24

**(SALE NO. 7)**

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

Defendant(s): JOSEPH A. LOGAN and JILL M. SWENSON n/k/a JILL M. LOGAN.

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

Judgment Amount: \$47,204.55.

Tax Map Parcel No. 65-13-284.000.

Property Known As: 413 HAZLE STREET, TAMAQUA, PA 18252.

TO BE SOLD AS THE PROPERTY of JOSEPH A. LOGAN and JILL M. SWENSON n/k/a JILL M. LOGAN.

Case No. S-0228-2024

**(SALE NO. 8)**

Plaintiff: Porter-Tower Joint Municipal Authority.

Defendants: Jeffrey L. Garrison and Sandra A. Garrison.

Attorney for Plaintiff: Gretchen Sterns, Esquire, of Law Office of Gretchen Coles Sterns, LLC, P.O. Box 345, Pottsville, PA 17901, (570) 624-7040.

Judgment Amount: \$6,017.44.

Tax Parcel No.: 22-15-0082.001.

Property known as: 1811 Madison Avenue, Tower City, Porter Township, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jeffrey L. Garrison and Sandra A. Garrison.

Schuylkill County Docket No. J-0072-2024 & J-1165-2024.

**(SALE NO. 9)**

Plaintiff: TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$39,228.90.

Tax Parcel No. 03-10-0047.002 aka 03-10-47(2).

Property known as 530 Spruce Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of GERALD J. LABOOTY.

Case No. S-0472-2024

**(SALE NO. 10)**

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

DEFENDANT(S): Holly K. Richardson Solely in her capacity as heir of Nancy Boyle, deceased and Terry Jo Whalen, Solely in her capacity as heir of Nancy Boyle, deceased and Robert H. Richardson, Solely in his

**SCHUYLKILL LEGAL RECORD**

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capacity as heir of Nancy Boyle, deceased The Unknown Heirs of Nancy Boyle, deceased.

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

JUDGMENT AMOUNT \$62,101-90.

TAX ID NO. 48-04-0141.000.

BEING the same premises which RICHARD J. BOYLE AND NANCY BOYLE, HIS WIFE by Deed dated 10/14/2004 and recorded in the Office of Recorder of Deeds of Schuylkill County on 11/15/2004 at Book 2124, Page 1446 granted and conveyed unto RICHARD J. BOYLE AND NANCY BOYLE, HIS WIFE.

PROPERTY KNOWN AS: 304 East Centre Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY OF- Holly K. Richardson Solely in her capacity as heir of Nancy Boyle, deceased and Terry Jo Whalen, Solely in her capacity as heir of Nancy Boyle deceased and The Unknown Heirs of Nancy Boyle, deceased and Thomas L. Stemko Solely in his capacity as heir of Nancy Boyle, deceased.

Case No. S-598-2023

**(SALE NO. 11)**

Plaintiff: Shenandoah Valley School District.

Defendant: Marie Manbeck.

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

Judgment Amount: \$2,060.16.

Tax Parcel No.: 64-06-0218.

Property Known As 217 E. Oak Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Marie Manbeck.

Case No. J-0027-2017

**(SALE NO. 12)**

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Timothy Moyer.

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

Judgment Amount: \$1,666.75.

Tax Parcel No.: 42-03-0091.

Property Known As 214 Maple Boulevard, Deer Lake, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Timothy Moyer.

Case No. J-1152-2019

**(SALE NO. 14)**

Plaintiff: Saint Clair Area School District.

Defendant: Kaitlyn Hossler, Dawn Hossler.

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

Judgment Amount: \$1,642.06.

Tax Parcel No.: 62-05-0091.

Property Known As 240A S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Kaitlyn Hossler, Dawn Hossler.

Case No. J-0866-2022

**(SALE NO. 15)**

Plaintiff: Coaldale Borough Defendant: Bryan Cullen, Sarah Cullen.

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



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Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$1,813.09.  
Tax Parcel No.: 40-05-0073.  
Property Known As 12 Foster Avenue, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Bryan Cullen, Sarah Cullen.  
Case No. J-0566-2022

**(SALE NO. 16)**

Plaintiff: Blue Mountain School District.

Defendant: Glenn R. Frantz.

Attorney for Plaintiff:

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

Judgment Amount: \$2,723.94.

Tax Parcel No.: 56-05-0317.

Property Known As 121 S. Liberty Street, Orwigsburg, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Glenn R. Frantz.

Case No. J-0840-2020

**(SALE NO. 17)**

Plaintiff: Pine Grove Area School District.

Defendant: Robin K. Griffiths.

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

Judgment Amount: \$1,605.28.

Tax Parcel No.: 67-04-0048.

Property Known As 9 W. Laurel Street, Tremont Borough, Pennsylvania, 17981.

TO BE SOLD AS THE PROPERTY of Robin K. Griffiths.

Case No. J-0625-2021

**(SALE NO. 18)**

Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANT: TONYA L. MOYER.

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

Judgment Amount: \$94,904.97.

TAX PARCEL: 21-10-0002.013.

INSTRUMENT #: Deed Book 2588, page 2152.

PROPERTY KNOWN AS: 249 LONG STRETCH ROAD, PINE GROVE, PA 17963.

TO BE SOLD AS THE PROPERTY of DEFENDANT: TONYA L. MOYER.

Case No. S-2208-23

**(SALE NO. 19)**

Plaintiff: CrossCountry Mortgage, LLC.

Defendant: Shawn K. Cooper.

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

Judgment Amount: \$149,351.75.

PARCEL NO.: 35-02-0052.001.

Property known as 43 New Philadelphia Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Shawn K. Cooper.

Case No. S-1205-2023

**(SALE NO. 20)**

Plaintiff: FREEDOM MORTGAGE CORPORATION.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$93,311.91.

Tax Parcel No. 49-02-0299.000.

Property known as 138 East Grant Street, McAdoo, PA 18237.

## SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of CARMEN M LOPEZ.  
Case No. S-2312-23

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

July 25, 2024

Sheriff Sale list available online at:

[www.schuylkillcountypa.gov](http://www.schuylkillcountypa.gov)

Sept. 19, 26; Oct. 3

### 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.

MICHAEL F. BANN; Butler Township; Samuel Bann, Administrator; PP: \$50,000; RE: \$125,000; Christine A. Holman, Esquire

JACK L. BENSINGER a/k/a JACK LAMAR BENSINGER, SR.; Upper Mahantongo Twp.; Jack L. Bensinger, Jr., Executor; PP: None; RE: \$25,000; Joel M. Wiest, Esquire

JOHN A. McPARTLAND a/k/a JOHN ALLEN McPARTLAND a/k/a JOHN McPARTLAND; Middleport; Elizabeth McPartland McCormick, Executrix; PP: \$50,000; RE: None; Erik M. Helbing, Esquire

KHLOE ROSE KOHLER-ARTHURS; Kline Township;

Kristy Kohler, Administratrix; PP: None; RE: None; Job T. Stepanski, Esquire

MARTIN J. TIRPAK; Tamaqua; Carolyn M. Tirpak, Executrix; PP: \$108,000; RE: None; Stephanie Rauch-Mannino, Esquire

JEFFREY ROY STRAUB; Upper Mahantongo Twp.; Wyatt N. Straub, Administrator; PP: \$200,000; RE: \$300,000; Joseph D. Kerwin, Esquire

MICHAEL ANDREW KLEMBARA; Norwegian Twp.; Anita M. Klembara, Administratrix; PP: \$200,000; RE: \$400,000; Alexander M. Gusikoff, Esquire

BERNADINE R. MARUSCHAK a/k/a BERNADINE MARUSCHUK; Coaldale; David J. Maruschak, Executor; PP: \$200,000; RE: \$150,000; David M. Sebelin, Esquire

WALTER H. KNEIPP; Frackville; Geraldine Kneipp, Executrix; PP: \$50,000; RE: None; Norman E. Blatt, Jr., Esquire

RAY FRANKLIN KRAMMES, JR. a/k/a RAY F. KRAMMES, JR.; West Brunswick Twp.; Karen M. Shanoskie, Executrix; PP: \$30,000; RE: \$200,000; James G. Caravan, Esquire

JEAN EILEEN ZEMENCIK a/k/a JEAN E. ZEMENCIK; Schuylkill Haven; Jeffrey Alan Zemencik, Executor; PP: \$1,000; RE: \$25,000; James C. Bohorad, Esquire

DEBRA J. FOX; Minersville; Danielle A. Fox, Administratrix; PP: \$1,000; RE: None; James R. Deiter, Esquire

DORIS W. KEHLOR a/k/a DORIS WITTIG KEHLOR a/k/a DORIS KEHLOR; Tamaqua; Scott Wesley Kehler, Executor; PP: \$75,000;