

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

BAGINSKI, CATHERINE M. a/k/a CATHERINE M. BAGIENSKI, deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Marilyn Bagiencki, 878 Barnesville Drive, Barnesville, PA 18214

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

BOTEK, DONNA LYNN, deceased
Late of Branch Township, Schuylkill County, PA

Executor: Daniel J. Long, 17 Haven Street, Schuylkill Haven, PA 17972

Attorneys: James R. Deiter, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

CAREYVA, JOSEPH A., deceased
Late of East Union Township, Schuylkill County, PA

Co-Administrators: Mark A. Careyva, 421 Old Morris Road, Harleysville, PA 19438 and Beth A. Careyva, 51 East Wall Street, Bethlehem, PA 18018

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

FALKENSTEN, BETTY R. a/k/a DR. BETTY R. FALKENSTEN a/k/a ELIZABETH R. FALKENSTEN, deceased

Late of Minersville Borough, Schuylkill County, PA

Executors: John A. Moran, Jr., 25884 Sycamore Grove Place, Aldie, VA 20105 and Kelly A. Boyer, 110 Woodland Drive, Pottsville, PA 17901

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

HABERMAN, GRACE A. a/k/a GRACE ANN HABERMAN a/k/a GRACE HABERMAN a/k/a GRACE GETZ, deceased

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

Administratrices: Betty Signarovitz, 636 Franklin Street, P.O. Box 144, Bowmanstown, PA 18030 and Joan Hunsicker, 173 Behrens Road, Jim Thorpe, PA 18229

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

HADESTY, DAVID HORACE a/k/a DAVID H. HADESTY a/k/a DAVID HADESTY, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

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Executor: Dana L. Hadesty, 427 North Elizabeth Street, Tamaqua, PA 18252

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

HADESTY, ELIZABETH CARMELIA a/k/a ELIZABETH C. HADESTY a/k/a ELIZABETH HADESTY, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executors: Christian L. Hadesty, 502 Lombard Street, Tamaqua, PA 18252 and Elizabeth M. Job, 11 Church Road, Barnesville, PA 18214

Attorneys: Jeffrey P. Bowe, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

KELLNER, SHARON A., deceased
Late of Coaldale Borough, Schuylkill County, PA

Administratrix: Jennifer Schwoyer
Attorneys: Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

KIMMEL, BRENDA B., deceased
Late of the Township of Pine Grove, Schuylkill County, PA

Administratrix: Gail Kohr, 29 Pine Heights Drive, Pine Grove, PA 17963

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

MOORE, DENNIS M. a/k/a DENNIS MARK MOORE, deceased
Late of Orwigsburg Borough, Schuylkill County, PA

Executrix: Phyllis M. Brilla, 283 Coal Mountain Road, Orwigsburg, PA 17961

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

SECOND PUBLICATION

BRIGGS, CALVIN P. a/k/a CALVIN PAUL BRIGGS a/k/a CALVIN PAUL BRIGGS, SR., deceased

Late of the Township of Union, Schuylkill County, PA

Executors: Robert C. Briggs, 33 West Brandon Street, Sheppton, PA 18248 and Janet E. Harter, 207 North Ninth Street, Apt. 1, Ashland, PA 17921

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

BROSIOUS, JEAN S., deceased
Late of 214 Birds Hill Road, Pine Grove, Schuylkill County, PA

Executors: Jean L. Twardzik, 214 Birds Hill Road, Pine Grove, PA 17963 and Craig D. Brosious, 47 Emlyn Avenue, Mechanicsburg, PA 17055

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

BUNNER, BARBARA L., deceased
Late of the Township of Eldred, Schuylkill County, PA

Executors: Cynthia L. Zemerick, P.O. Box 149, Worthington, WV 26591, Christine A. Thomas, 37 North Seasons Drive, Dillsburg,

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PA 17019 and Michael A. Bunner,
14 Patrician Street, Levittown, PA
19057

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

**GREGIS, MARY a/k/a MARY T.
GREGIS a/k/a MARY THERE-
SA GREGIS**, deceased

Late of the Borough of Frackville,
Schuylkill County, PA

Administrator: Alex Gregis, 398
West Main Street, Girardville, PA
17935

Attorney: Mark Semanchik, Es-
quire, 44 North Balliet Street,
Frackville, PA 17931

HUGHES, MARION E., deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executors: Dean A. Geist and
Janet M. Geist, 86 Burma Road,
Schuylkill Haven, PA 17972

Attorney: James G. Caravan, Es-
quire, 102 East Main Street,
Schuylkill Haven, PA 17972

**KARIS, HELEN a/k/a HELEN F.
KARIS**, deceased

Late of the Township of Hegins,
Schuylkill County, PA

Administratrix d.b.n.c.t.a.: Helen
Krammes, 77 Old Mill Road,
Hegins, PA 17938

Attorneys: Keith J. Strouse, Es-
quire, Strouse and Strouse, 816
Center Street, Ashland, PA 17921

**LUCAS, MAE MARY a/k/a MAE
M. LUCAS**, deceased

Late of the Township of Porter,
Schuylkill County, PA

Executrix: Melody Ann Bowser,
21 Miller Lane, Tower City, PA
17980

Attorneys: Holly M. Kerwin, Esq.,
Kerwin & Kerwin, LLP, 4245 State

Route 209, Elizabethville, PA
17023

MORIN, JARED M., deceased

Late of the Borough of Minersville,
Schuylkill County, PA

Administratrix: Claire A. Malecot,
418 Coal Street, Minersville, PA
17954

Attorneys: William J. Fries, Es-
quire, Fitzpatrick Lentz & Bubba,
PC, 645 W. Hamilton St., Suite
800, Allentown, PA 18101

TRUMBO, BEVERLY ANN, de-
ceased

Late of Wayne Township, Schuyl-
kill County, PA

Administratrix: Kimberly A.
Moore c/o Craig A. Hatch, Esquire,
Halbruner, Hatch & Guise, LLP,
3435 Market Street, Camp Hill, PA
17011

Attorneys: Craig A. Hatch, Es-
quire, Halbruner, Hatch & Guise,
LLP, 3435 Market Street, Camp
Hill, PA 17011

WERTZ, SANDRA L., deceased

Late of the Township of Norwe-
gian, Schuylkill County, PA

Administratrix: Margaret D. An-
drosko, 15 South 21st Street,
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

WOODWARD, JOANNE E., de-
ceased

Late of the Township of Butler,
Schuylkill County, PA

Executor: Francis C. Woodward,
157 Malones Road, Ashland, PA
17921

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

THIRD PUBLICATION

HOUSEKNECHT, JOHN J., de-
ceased

Late of the Borough of St. Clair,
Schuylkill County, PA

Executrix: Lynn A. Houseknecht,
243 N. Mill Street, St. Clair, PA
17970

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

KLEMAN, PATRICK C., deceased
Late of the City of Pottsville,
Schuylkill County, PA

Executrix: Vera M. Kleman, 2200
First Avenue, #312, Pottsville, PA
17901

Attorney: Mark Semanchik, Es-
quire, 44 North Balliet Street,
Frackville, PA 17931

PROCK, CATHERINE, deceased
Late of the Borough of Frackville,
Schuylkill County, PA

Executor: Paul M. Spotts, 20 South
Third Street, Frackville, PA 17931

Attorney: Mark Semanchik, Es-
quire, 44 North Balliet Street,
Frackville, PA 17931

**ROTHERMEL, NANCY FRAN-
CES**, deceased

Late of the Township of Upper
Mahantongo, Schuylkill County,
PA

Executrix: Gail I. Laudenslager, 96
Leck Bush Road, Klingerstown,
PA 17941

Attorneys: Joel M. Wiest, Esquire,
Wiest, Wiest Benner & Rice, LLC,
5 North Second Street, Sunbury,
PA 17801, (570) 286-4022

**STONE, EVA L. a/k/a EVA LAU-
RA STONE**, deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executor: William C. Stone, II, 291
Back Road, Barnesville, PA 18214

Attorneys: David H. Rattigan,
Esquire, Barley Snyder LLP, 950
E. Main St., Suite 212, Schuylkill
Haven, PA 17972

**WARDHOLAK, ELIZABETH P.
a/k/a ELIZABETH WARCHO-
LAK**, deceased

Late of Coaldale, Schuylkill Coun-
ty, PA

Co-Executors: Robert M. Brennan
and Elizabeth A. Brennan c/o Jo-
seph 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

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY,
PENNSYLVANIA
CIVIL DIVISION
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY
FREEDOM MORTGAGE
CORPORATION

Plaintiff

v.

CHERYL WILLIAMS, IN HER
CAPACITY AS HEIR OF
ANTHONY E. PHILLIPS,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT TITLE OR INTEREST
FROM OR UNDER ANTHONY E.
PHILLIPS, DECEASED

Defendant(s)

SCHUYLKILL LEGAL RECORD

NO.: S-958-22

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ANTHONY E. PHILLIPS, DECEASED AND CHERYL WILLIAMS, IN HER CAPACITY AS HEIR OF ANTHONY E. PHILLIPS, DECEASED

Being Premises: 34 MILL ST., Saint Clair, PA 17970.

Being in SAINT CLAIR BOROUGH, County of SCHUYLKILL, Commonwealth of Pennsylvania, 62-03-156.

Improvements consist of residential property.

Sold as the property of Anthony E. Phillips.

Your house (real estate) at 34 MILL ST., Saint Clair, PA 17970 is scheduled to be sold at the Sheriff’s Sale on June 14, 2024 at 10:00 A.M., at the PA—SCHUYLKILL, SCHUYLKILL COUNTY COURTHOUSE, 401 NORTH SECOND STREET, POTTSVILLE, PA 17901, to enforce the Court Judgment of \$91,982.78 obtained by, FREEDOM MORTGAGE CORPORATION (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff

(844) 856-6646

Mar. 7

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
CIVIL ACTION
MORTGAGE FORECLOSURE
ALASKA LOUISIANA PARTNERS, A LIMITED PARTNERSHIP

Plaintiff

vs.

BRANDON J. MARSHALL

Defendant

CASE NO.: S-1829-21

NOTICE OF SHERIFF’S SALE
OF REAL ESTATE

TO: Brandon J. Marshall at 501 Lytle Street, Minersville, PA 17954 and 783 Valley Road, Pottsville, PA 17901 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 501 Lytle Street, Minersville, PA 17954, owned by Brandon J. Marshall, scheduled to be sold at Sheriff’s Sale on April 12, 2024 at 10:00 a.m., prevailing time, in the Schuylkill County Courthouse, to enforce the court judgment of \$35,637.36, plus fees, costs and other charges obtained by ALASKA LOUISIANA PARTNERS, A LIMITED PARTNERSHIP against Brandon J. Marshall.

NOTICE OF OWNER’S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF’S SALE

To prevent this Sheriff’s Sale you must take immediate action:

1. The sale will be cancelled if you pay to ALASKA LOUISIANA PARTNERS, A LIMITED PARTNERSHIP, the back payments, late charges, costs and reasonable attorney’s fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or e-mail to pfigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

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4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Schuylkill County
Lawyer Referral Service
Pennsylvania Lawyer
Referral Service
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

LONG FORM DESCRIPTION SCHEDULE "A"

ALL THAT CERTAIN part lot or piece of ground situate in the Borough of Minersville County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest Corner of Lytle and Spring Streets, thence southwardly and parallel with the West side of Spring Street, a distance of one hundred and twenty (120') feet to an alley; thence westwardly along the North side of said alley a distance of seventeen and one-half (17 1/2') feet, more or less, to a point; thence northwardly at right angles to said alley, a distance of one hundred twenty (120') feet, through the center or dividing wall of the home situate on the Southwest corner of Spring and Lytle Street and the home immediately adjoining it on the West, to the southern side of Lytle Street; thence eastwardly along the southern side of Lytle Street, a distance of seventeen and one-half (17 1/2') feet, more or less, to the place of beginning.

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CONTAINING in front or width a distance of seventeen and one-half (17 1/2') feet, and extending of that width in length or depth a distance of one hundred twenty (120') feet.

BEING the same premises which Robert J. Marshall and Maryanne Marshall by Deed dated August 5, 2004 and recorded in the Official Records of Schuylkill County on August 11, 2004 in Deed Book Volume 2110, Page 1528, as Instrument granted and conveyed unto Brandon J. Marshall.

501 Lytle Street, Minersville, PA 17954.

Tax Parcel Number: 52-05-0704.001.

Catherine Aponte, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$35,637.36.

Premise Being: 501 Lytle Street, Minersville, PA 17954.

Seized and sold as the property of Brandon J. Marshall Judgment Number S-1829-21 (ALASKA LOUISIANA PARTNERS, A LIMITED PARTNERSHIP v. Brandon J. Marshall), with a judgment amount of \$35,637.36.

ADAM J. FRIEDMAN, ESQUIRE (328223)

FRIEDMAN VARTOLO LLP Attorneys for Plaintiff

1325 Franklin Avenue Suite 160 Garden City, NY 11530 (T) (212) 471-5100 (F) (212) 471-5150

Mar. 7

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, APRIL 12, 2024 at 10:00 o'clock in the Forenoon, by Bid4Assets online auction site. Conditions of Sale are available to view, on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 1)

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: CONNIE J. GALLAGHER AND DANIEL J. GALLAGHER.

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

Judgment Amount: \$105,558.39.

TAX PARCEL #: 09-13-0213.000 (garage) 09-13-0262.000 (residence).

DEED BOOK: 2344, PAGE 2553.

PROPERTY KNOWN AS: 15 WEST BRANDON STREET, SHEPPTON, PA 18248 (#09-13-0262.000); and ADJOINING GARAGE LOT (#09-13-213-000).

TO BE SOLD AS THE PROPERTY of DEFENDANTS: CONNIE J. GALLAGHER AND DANIEL J. GALLAGHER.

Case No. S-1573-23

(SALE NO. 2)

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

Defendant(s): TYLER CARL.

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

Judgment Amount: \$51,953.44.

Tax Parcel No. 52-03-0083.000/52-03-0066.002.

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Property Known As: 327 PENN STREET, MINERSVILLE, PA 17954.

TO BE SOLD AS THE PROPERTY of TYLER CARL.

Case No. S-1329-2023

(SALE NO. 3)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): REBECCA LYNN SARANCHAK.

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

Judgment Amount: \$80,099.42.

Tax Parcel No. 68-40-0230.001.

Property Known As: 1729 WEST NORWEGIAN STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of REBECCA LYNN SARANCHAK.

Case No. S-753-23

(SALE NO. 4)

Plaintiff: KEYBANK, N.A., s/b/m FIRST NIAGARA BANK, N.A.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$116,647.32.

Tax Parcel No.: 32-04-0010.000.

Property known as: 1217 Valley Rd., Tamaqua a/k/a Walker Township, PA 18252.

TO BE SOLD AS THE PROPERTY of ERIC M. HOPE.

Case No. S-1593-22

(SALE NO. 5)

Plaintiff: WELLS FARGO BANK, N.A.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$32,665.94.

BEING TAX PARCEL NO.: 52-2-528.

Tax Parcel No.: 52-2-528.

Property known as: 620 Baker St, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of RAYMOND SIMON, IN HIS CAPACITY AS HEIR OF JOHN SIMON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN SIMON, DECEASED.

Case No. S-2204-22

(SALE NO. 6)

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: 46040010.000.

BEING the same premises which EDWARD KRUSINSKY AND RAYNA A. KRUSINSKY, HIS WIFE, AND VINCENT TATE by Deed dated 01/24/2008 and recorded in the Office of Recorder of Deeds of Schuylkill County on 01/29/2008 at Book 2289, Page 1664 or Instrument #200800001466 granted and conveyed unto VINCENT TATE, AS SOLE OWNER.

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.

Case No. S-841-22

SCHUYLKILL LEGAL RECORD

(SALE NO. 7)

PLAINTIFF: HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2006-WF1 Mortgage Pass-Through Certificates.

DEFENDANT(S): Jean Mahall, solely in her capacity as known heir of Mary Louise Lisowski, deceased. And JoAnn Frey, solely in her capacity as known heir of Mary Louise Lisowski, deceased and John Lisowski, Jr., solely in his capacity as known heir of Mary Louise Lisowski, deceased. And MaryLou Grigalonis, solely in her capacity as known heir of Mary Louise Lisowski, deceased and Michael Lisowski, solely in his capacity as known heir of Mary Louise Lisowski, deceased and The Unknown Heirs of Mary Louise Lisowski, deceased.

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

JUDGMENT AMOUNT: \$139,-693.58.

TAX ID NO.: 5-17-39.

PROPERTY KNOWN AS: 835 Forest Lane, Pottsville, PA 17901.

Case No. S-287-23

(SALE NO. 8)

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as owner trustee for RCF2 Acquisition Trust.

Defendant(s): Jessica Wargo.

Attorney for Plaintiff: Emmanuel J. Argentieri, Esquire, (856) 384-1515.

Judgment Amount: \$57,237.07.

Tax Parcel Nos.: #06-09-0165.000 & #06-09-0166.000.

Property known as: 42-44 Walnut Street, Delano, PA 18220.

TO BE SOLD AS THE PROPERTY of Jessica Wargo.

Case No. S-2386-19

(SALE NO. 9)

Plaintiff: Freedom Mortgage Corporation.

Defendant(s): Tammy J. Bryniarski AND Robert D. Lerch.

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

Judgment Amount: \$144,952.31.

Tax Parcel No.: 35-08-0040.003.

Property known as: 11 Locust Lane, Orwigsburg, Pennsylvania 17961.

TO BE SOLD AS THE PROPERTY of Tammy J. Bryniarski AND Robert D. Lerch.

Case No. S-809-23

(SALE NO. 10)

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

Attorney for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Judgment: \$65,633.12.

TAX PARCEL NO.: 61-03-0201-.000.

PROPERTY KNOWN AS: 44 EAST APPLE STREET, RINGTOWN, PA 17967.

TO BE SOLD AS THE PROPERTY of ROBERT BEAVER.

Case No. S-3-23

(SALE NO. 11)

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): ROBERT VESAY, RONALD VESAY AND RAYMOND A. VESAY, KNOWN HEIRS OF DIANE M. VESAY, DECEASED, AND THE UNKNOWN HEIRS OF DIANE M. VESAY, DECEASED.

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

Judgment Amount: \$158,358.25.

TAX PARCEL: 03-13-0012.000.

INSTRUMENT#: 2022-15235.

PROPERTY KNOWN AS: 19 LLEWELLYN ROAD, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of DEFENDANT(S): ROBERT VESAY, RONALD VESAY AND RAYMOND A. VESAY, KNOWN HEIRS OF DIANE M. VESAY, DECEASED AND THE UNKNOWN HEIRS OF DIANE M. VESAY, DECEASED.

Case No. S-1119-23

(SALE NO. 12)

PLAINTIFF: ALASKA LOUISIANA PARTNERS, A LIMITED PARTNERSHIP.

DEFENDANT: BRANDON J. MARSHALL.

ATTORNEY FOR PLAINTIFF: Dana Marks, Esq. (205165), FRIEDMAN VARTOLO, LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) 212-471-5100, (F) 212-471-5150.

JUDGMENT AMOUNT: \$35,637.36.

501 Lytle Street, Minersville, PA 17954.

Tax Parcel Number: 52-05-0704.001.

Premise Being: 501 Lytle Street, Minersville, PA 17954.

SEIZED AND SOLD AS THE PROPERTY of Brandon J. Marshall.

Case No. S-1829-21

(SALE NO. 13)

Plaintiff: ONSLOW BAY FINANCIAL LLC.

Defendant(s): JACLYN R. KALIETA.

Attorney for Plaintiff: KML Law Group, P.C., Suite 5000, 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.

Case No. S-1365-22

(SALE NO. 14)

Plaintiff: TOWD Point Master Funding Trust 2021-PM1.

Defendant: Robert L. Krammes, Jr. a/k/a Robert J. Krammes, Jr.

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

Judgment Amount: \$110,859.92.

Tax Parcel No.: 68-40-0027.000.

Property known as: 1757 West End Avenue, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Robert J. Krammes, Jr. a/k/a Robert L. Krammes, Jr.

Case No. S-1634-2022

(SALE NO. 15)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): KRISTA L. MOSER as Administratrix of the Estate of Bradley C. Moser, Deceased.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$119,304.47.
Tax Parcel No.: 05-12-0051.000.
Property Known As: 73 NORTH
MAPLE AVENUE, POTTSVILLE,
PA 17901.

TO BE SOLD AS THE PROPER-
TY of KRISTA L. MOSER as Admin-
istratrix of the Estate of Bradley C.
Moser, Deceased.

Case No. S-1016-2023

(SALE NO. 16)

Plaintiff: PNC BANK, NATION-
AL ASSOCIATION.

Attorney for Plaintiff: Robertson,
Anschutz, Schneid, Crane & Partners,
PLLC.

Judgment: \$41,786.57.

TAX PARCEL NO.: PARCEL
1:15-11-0218.000 PARCEL 2: 15-11-
0218.001.

PROPERTY KNOWN AS: 1 6TH
ST., KELAYRES, PA 18231.

TO BE SOLD AS THE PROPER-
TY of MICHAEL J. COLASURDO,
III a/k/a MICHAEL COLA-SURDO,
III.

Case No. S-947-2023

(SALE NO. 17)

Plaintiff: LAKE VIEW LOAN
SERVICING, LLC.

Attorney for Plaintiff: BROCK &
SCOTT, PLLC.

Judgment: \$98,279.96.

Tax Parcel No.: 63-06-0679.000.
Property known as: 224 W. Colum-
bia St., Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPER-
TY of ALDUS P. HART, SR.

Case No. S-447-23

(SALE NO. 18)

Plaintiff: Lakeview Loan Servic-
ing, LLC.

Defendant: Amy Limbert a/k/a
Amy S. Buffington.

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

Judgment Amount: \$92,133.55.

Tax Parcel No.: 13-20-0089.000.

Premises known as: 649 East Main
Street, Hegins, PA 17938.

TO BE SOLD AS THE PROPER-
TY of Amy Limbert a/k/a Amy S.
Buffington.

Case No. S-1452-23

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

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

January 18, 2024

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

Mar. 7, 14, 21

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears
first, followed by the residence, name
of executor or administrator, estimat-
ed amount of personalty and realty and
name of attorney.

ROBERT ERNEST DONTON a/k/a
ROBERT E. DONTON; Washing-
ton Twp.; Robert E. Donton, Jr.,
Megan N. Frasnelli, Co-
Administrators; PP: \$1,000; RE:
\$3,000; David J. Rossi, Esquire
RONALD L. REBER; West Bruns-
wick Twp.; Stephanie J. Martin,
Executrix; PP: \$20,000; RE: \$300,-
000; Robin L. Harley, Esquire