

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

AREGOOD, GEORGE E., deceased

Late of West Brunswick Township, Schuylkill County, PA

Executrix: Anne Robbins Aregood, 176 Dreherstown Road, Orwigsburg, PA 17961

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

CLARK, RALPH a/k/a RALPH HAROLD CLARK, deceased

Late of the Township of East Union, Schuylkill County, PA

Executrix: Sherri Clark, 631 Franklin Street, Womelsdorf, PA 19567

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

DAVIS, JAMES ALLEN, deceased

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

Administrator: Michael J. Davis, 735 East Pine Street, Mahanoy City, PA 17948

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

FELSOCI, MARGARET M., deceased

Late of Rush Township, Schuylkill County, PA

Executor: Michael J. Zimmerman, 15 North Road, Tamaqua, PA 18252

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

GRAY, JOAN L., deceased

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

Executor: Richard G. Jones, 610 E. Lawton Street, St. Clair, PA 17970

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

KEIP, JOSEPHINE C., deceased

Late of Tamaqua Borough, Schuylkill County, PA

Executrix: Heather Kintz, 414 West Broad St., Apt. 2, Tamaqua, PA 18252

Attorney: Robert S. Frycklund, Esquire, 49 East Ludlow Street, P.O. Box 190, Summit Hill, PA 18250, (570) 645-3100

LAVENBERG, RAYMOND JAMES, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Raymond Joseph Lavenberg, 721 Daniel Drive, Collegeville, PA 19426

SCHUYLKILL LEGAL RECORD

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

SCHREFFLER, KAREN E. a/k/a KAREN EILEEN SCHREFFLER, deceased

Late of the Township of Eldred, Schuylkill County, PA

Executors: Penny L. Troutman, 78 Smith Road, Pitman, PA 17964 and Bryan P. Herb, 61 Main Road, Pitman, PA 17964

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

STRAKA, WILLIAM J. a/k/a WILLIAM JOHN STRAKA, deceased

Late of East Brunswick Township, Schuylkill county, PA

Co-Executors: Robert D. Correll, Jr., 233 North Liberty Street, Orwigsburg, PA 17961 and Steven Correll, 1556 Huntingdon Road, Abington, PA 19001

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

STROBEL, DONNA MARIE, deceased

Late of Auburn, Schuylkill County, PA

Executor: Mitchell Strobel, 602 Brandwine Blvd., Wilmington, DE 19809

Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

SECOND PUBLICATION

DIXON, ELAINE I. a/k/a ELAINE DIXON, deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Ellen Burnhauser, 720 Shawnee Drive, Auburn, PA 17922

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

HEINBACH, JOHN W., deceased

Late of Pine Grove Township, Schuylkill County, PA

Executrices: Sharon Rickert, 310 W. Walnut Street, Valley View, PA 17983 and Dawn Heinbach, 7 Fitzgerald Lane, Kutztown, PA 19530

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

PARIS, SUSAN J., deceased

Late of East Union Township, Schuylkill County, PA

Personal Representative: William Paris c/o Nicholas D. Lutz, Esq., Cardinal Estate Planning, 103 W. 9th Street, Berwick, PA 18603

Attorneys: Nicholas D. Lutz, Esq., Cardinal Estate Planning, 103 W. 9th Street, Berwick, PA 18603

RODNICK, JOSEPH, JR., deceased

Late of the Township of Norwegian, Schuylkill County, PA

Executor: Joseph Rodnick, III, 202 Chestnut Street, Marlin, PA 17951

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

THIRD PUBLICATION

ALLAR, MARY LOU a/k/a MARY L. ALLAR and MARY LOUISE ALLAR, deceased

Late of the Township of North Manheim, Schuylkill County, PA

Administratrix: Amy Sue Farr, 1964 Running Deer Drive, Auburn, PA 17922

SCHUYLKILL LEGAL RECORD

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

BENDER, MARY E. a/k/a MARY ELLEN BENDER, deceased
Late of the Borough of Tower City,
Schuylkill County, PA
Executrix: Lynne S. Houtz, 1303
East Colliery Avenue, Tower City,
PA 17980
Attorneys: Joseph D. Kerwin,
Kerwin & Kerwin, LLP, 4245 State
Route 209, Elizabethville, PA
17023

HERB, MICHELLE E. a/k/a MICHELLE HERB, deceased
Late of the Township of Butler,
Schuylkill County, PA
Executrix: Penny S. Herb, 13 Lenker
Street, Ashland, PA 17921
Attorney: Barbara L. Feudale,
Esquire, P.O. Box 25, Gordon, PA
17936

RABUCK, MARIE E., deceased
Late of the Borough of Tower City,
Schuylkill County, PA
Executor: Dennis L. Rabuck, 1198
West Mountain Road, Hegins, PA
17938
Attorneys: Joseph D. Kerwin,
Kerwin & Kerwin, LLP, 4245 State
Route 209, Elizabethville, PA
17023

ZUKOVICH, MARY N. a/k/a MARY ZUKOVICH, deceased
Late of the Township of Rush,
Schuylkill County, PA
Executrix: Mary Louise Potochny,
181 Great Oaks Drive, Nesquehoning,
PA 18240
Attorneys: Erik M. Helbing, Esquire,
Bowe & Odorizzi Law, LLC, 109 West
Broad Street, Tamaqua, PA 18252

FICTITIOUS NAME NOTICE
NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act 295
of 1982, as amended, of intention to
file, or the filing of, in the office of the
Secretary of the Commonwealth of
Pennsylvania at Harrisburg, Pennsylvania,
a Certificate for the conduct of a
business in Pennsylvania, under the
assumed or fictitious name, style or
designation of:

Name:
ACE HANDYMAN SERVICES
LEHIGH SCHUYLKILL

with its principal place of business at:
122 Lumber Ln, New Ringgold, PA
17960.

The names and addresses of all
persons or entities owning or interested
in said business are: RAEKALE,
LLC, 122 Lumber Ln., New Ringgold,
PA 17960.

KEITH W. STROHL, ESQUIRE
STECKEL AND STOPP
LAW OFFICE

1036 Main Street
P.O. Box 159
Slatington, PA 18080

Feb. 27

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS
IN RE CHANGE OF NAME OF
KIM MARIE (FARRELL)
McSURDY

No. S-2122-2024

NOTICE IS HEREBY GIVEN that
on October 31, 2024, the Petition of
Kim Marie (Farrell) McSurdy was
filed in the above-named Court praying
for a Decree to change her name to
Kimarie Denise (Farrell) McSurdy.
The Court has fixed March 12, 2024
at 1:30 P.M., Schuylkill County Court-
house, Courtroom No. 3, Pottsville,
Pennsylvania, as the time and place

SCHUYLKILL LEGAL RECORD

for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

Feb. 27

**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 11, 2025** 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.

(SALE NO. 1)

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust.

Defendant: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ann B. Tihansky, deceased.

Attorney for Plaintiff: Samantha Gable, Esquire, LOGS Legal Group LLP, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, (610) 278-6800.

Judgment Amount: \$205,423.42.
Parcel: 21-19-12.

Case No. S-1892-21

SALE NO. 2

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

Attorney for Plaintiff: **BROCK & SCOTT, PLLC.**

Judgment: \$117,227.35.
Tax Parcel No. 68-27-0022.000;
68-27-0021.000.

Property known as: 319 N 4TH ST, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of JASMANI CORTEZ.

Case No. S-0854-2024

SALE NO. 3

Plaintiff: Pottsville Area School District.

Defendant: Francis Yanosky.

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

Judgment Amount: \$1,520.88.

Tax Parcel No.: 68-40-0167.

Property known as: 1752 W. Norwegian Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Francis Yanosky.

Case No. J-1868-2023

SALE NO. 4

Plaintiff: Saint Clair Area School District.

Defendant: Jeannette Cromyak.

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

Judgment Amount: \$1,914.47.

Tax Parcel No.: 54-02-0453.

Property known as: 261 Valley Street, N. Philadelphia, Pennsylvania, 17959.

TO BE SOLD AS THE PROPERTY of Jeannette Cromyak.

Case No. J-4437-2022

SALE NO. 5

Plaintiff: Pottsville Area School District.

Defendant: Mark T. Sullivan, Georgia A. Lafaver.

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: \$1,554.98.

Tax Parcel No.: 68-27-0161.

Property known as: 621 W. Arch Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Mark T. Sullivan, Georgia A. Lafaver.

Case No. J-4303-2022

SALE NO. 6

Plaintiff: Saint Clair Area School District.

Defendant: Frank M. Nemeth, Patricia C. Nemeth.

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

Judgment Amount: \$1,493.12.

Tax Parcel No.: 54-02-0178.

Property known as: 2 Federal Street, N. Philadelphia, Pennsylvania, 17959.

TO BE SOLD AS THE PROPERTY of Frank M. Nemeth, Patricia C. Nemeth.

Case No. J-0870-2022

SALE NO. 7

Plaintiff: BANK OF AMERICA, N.A.

Defendant(s): Frieda B. Wagner a/k/a Frieda Wagner-Kralik.

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

Judgment Amount: \$38,327.70.

Tax Parcel No. 40/05/0031/000/.

Control No. 00054108.

Property known as: 103 West Miner Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Frieda B. Wagner a/k/a Frieda Wagner-Kralik.

Case No. S-1792-2024

SALE NO. 8

Plaintiff: MIDFIRST BANK.

Defendant(s): BLANCA ZHANAY.

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

Judgment Amount: \$14,431.26.

Tax Parcel No. 45-08-0006.000.

Property Known As: 388 WEST MAIN STREET, GIRARDVILLE, PA 17935.

TO BE SOLD AS THE PROPERTY of BLANCA ZHANAY.

Case No. S-0489-2024

SALE NO. 9

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): TIMOTHY J. BROWNING and STEPHANIE MARIE POLLOCK.

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

Judgment Amount: \$134,231.39.

Tax Parcel No. 13-23-0016.000.

Property Known As: 1488 EAST MAIN STREET, HEGINS, PA 17938.

TO BE SOLD AS THE PROPERTY of TIMOTHY J. BROWNING and STEPHANIE MARIE POLLOCK.

Case No. S-1454-2024

SALE NO. 10

Plaintiff: GROUND FLOOR PROPERTIES GA LLC.

Defendant(s): THE PARRIS TEAM LLC and ROBERT R. PARRIS, individually in their capacity as guarantor.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$139,055.64.

Tax Parcel No. 68-17-0040.000.

Property Known As: 531 PEACOCK STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of THE PARRIS TEAM LLC and ROBERT R. PARRIS, individually in their capacity as guarantor.

Case No. S-1360-2024

SALE NO. 11

Plaintiff: SELENE FINANCE, LP.

Defendant(s): Zackary E. Novak E. a/k/a Zachary E. Novak.

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

Judgment Amount: \$219,153.37.

Tax Parcel No. 01-15-0071.000.

Property known as: 22 King Fisher Drive, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of Zackary E. Novak E. a/k/a Zachary E. Novak.

Case No. S-0899-2024

SALE NO. 13

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

Defendant(s): STEPHANIE A. BENNYHOFF.

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

Judgment Amount: \$18,090.99.

Tax Parcel No. TAX PARCEL: 38-3-325/TAX MAP: 38-03-0325.000.

Property Known As: 1031 WALNUT STREET, ASHLAND, PA 17921.

TO BE SOLD AS THE PROPERTY of STEPHANIE A. BENNYHOFF.

Case No. S-1385-2023

SALE NO. 14

PLAINTIFF: Fulton Bank, NA.

DEFENDANT: Ernest J. Adams and Rhiannon Wilhelm.

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

JUDGMENT AMOUNT: \$73,066.27.

TAX PARCEL NUMBER: 29-06-0106.000.

Premises: 67 Molleystown Road, Pine Grove, Pennsylvania 17963.

Ernest J. Adams and Rhiannon Wilhelm by deed from Linda Radziewicz dated September 23, 2011 and recorded September 23, 2011 in Deed Book 2415, Page 81 Instrument Number 201100012572.

TO BE SOLD AS THE PROPERTY of ERNEST J. ADAMS AND RHIANNON WILHELM.

Case No. S 1883 24

SALE NO. 15

Plaintiff: M&T BANK.

Defendant(s): MATTHEW M. MALINOWSKI Solely in His Capacity as Heir of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased and The Unknown Heirs of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$25,497.98.

Tax Parcel No. 36-07-0013.000.

Property Known As: 70 WESTON PLACE, SHENANDOAH, PA 17976.

TO BE SOLD AS THE PROPERTY of MATTHEW M. MALINOWSKI Solely in His Capacity as Heir of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased and The Unknown Heirs of ALBERT R. MALINOWSKI a/k/a ALBERT MALINOWSKI, Deceased.

Case No. S-0739-2024

SALE NO. 16

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1.

Defendant: Hippo Homes, LLC.

Attorney for Plaintiff: Katherine M. Wolf, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$91,092.07.

PARCEL NO.: 57-04-0147.000.

Property known as: 512 West Savory Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Hippo Homes, LLC.

Case No. S-1566-2024

SALE NO. 17

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): James J. Shire, Jr.

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

Judgment Amount: \$84,370.93.

Tax Parcel No.: 63-06-0437.0000.

Property known as: 28 Parkway, Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of James J. Shire, Jr.

Case No. S-467-23

SALE NO. 18

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): REBECCA LYNN SARANCHAIC.

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 SARANCHAIC.

Case No. S-0753-2023

SALE NO. 20

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

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

Judgment: \$102,373.92.

Tax Parcel No.: 26-13-0009.000.

Property known as: 8 NORTH 5TH AVENUE, BARNESVILLE, PA 18214.

TO BE SOLD AS THE PROPERTY of MELISSA C. BURDA, SINGLE.

Case No. S-347-2024

SCHUYLKILL LEGAL RECORD

SALE NO. 21

PLAINTIFF: HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for the BCAP TRUST LLC 2006-AA2, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AA2.

DEFENDANT(S): Stephen C. Luiken, solely in his capacity as known heir of Diane M. Luiken, deceased and The Unknown Heirs of Diane M. Luiken, deceased and Timothy E. Luiken, solely in is capacity as known heir of Diane M. Luiken, deceased.

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

JUDGMENT AMOUNT: \$47,465-.53.

BEING Parcel No. 68-47-2.
Case No. S-0717-2023

SALE NO. 22

BUCHANAN INGERSOLL & ROONEY PC.

Christopher P. Schueller, Pa. Id. No. 92746, Mark Pfeiffer, Pa. Id. No. 76245, Erin H. Conroy, Pa. Id. No. 318291, 50 S. 16th Street, Suite 3200, Philadelphia, PA 19102, Tel: (215) 665-3921, Fax: (215)665-8760, christopher.schueller@bipc.com, mark.pfeiffer@bipc.com, erin.conroy@bipc.com, Attorneys for Plaintiff.

Plaintiff: GREENSPRING CAPITAL MANAGEMENT IN THE COURT OF COMMON PLEAS LLC, NOT IN ITS INDIVIDUAL CAPACITY FOR SCHUYLKILL COUNTY, BUT SOLELY AS ADMINISTRATOR OF PENNSYLVANIA THE RMH 2023-3 TRUST, CIVIL ACTION.

Defendants: KIRA L. ADAMS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF HAROLD P. BROBST.

Judgment Amount: \$210,291.55.
County Parcel No. 25-22-1 3 (5).
Docket No. S-1680-2024

SALE NO. 23

Plaintiff: CACL FEDERAL CREDIT UNION.

Defendant: JOSEPH J. HANNON and ANGELA M. HANNON.

Attorney for Plaintiff: Richard J. Wiest, Esquire, (Attorney ID #40495), Williamson, Friedberg & Jones, LLC, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$94,191.75.
BEING Schuylkill County UPI #43-04-0298.

Property known as: 120 South Middle Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Joseph J. Hannon and Angela M. Hannon.

Case No. S-1033-2024

SALE NO. 24

Plaintiff / Counterclaim Defendant: Nebroskie Coal, LLC.

Defendant / Counterclaim Plaintiff: Reading Anthracite Company.

Attorney for Defendant/Counterclaim Plaintiff: Gretchen Sterns, Esquire, of the Law Office of Gretchen Coles Stems, LLC, PO Box 345, Pottsville, PA 17901, (570) 624-7040.

Judgment Amount: \$21,361.00.
Tax Parcel Nos.: 05-05-0044.000 and 11-03-0009.000.

Property known as: Cass/Foster Township line, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of NEBROSKIE COAL, LLC.

Case No. S-1513-2020

SCHUYLKILL LEGAL RECORD

SALE NO. 25

Plaintiff: Rush Township.
Defendant: Justin D. Blume.
Attorney for Plaintiff: PORTNOFF
LAW ASSOCIATES, LTD., 2700
Horizon Drive, Suite 100, King of
Prussia, PA 19406, (484) 690-9300.
Judgment Amount: \$2,392.69.
Tax Parcel No.: 25-10-0012.
Property known as: 16 Golf Road,
Rush Township, Pennsylvania, 18214.
TO BE SOLD AS THE PROP-
ERTY of Justin D. Blume.
Case No. J-4922-2017

SALE NO. 26

Plaintiff: GS MORT-
GAGE-BACKED SECURITIES
TRUST 2020-RPL1.
Attorney for Plaintiff: Robertson,
Anschutz, Schneid, Crane & Partners,
PLLC, 133 Gaither Drive, Suite F, Mt.
Laurel, NJ 08054, (855) 225-6906.
Judgment: \$99,621.10.
Tax Parcel No.: 21-05-0010.000.
Property known as: 2 BROWN LN
PINE GROVE, PA 17963.
TO BE SOLD AS THE PROP-
ERTY of RICKY L. KRAUSE, JR.
AND SALENA KARKANICA, AS
JOINT TENANTS WITH THE
RIGHT OF SURVIVORSHIP, AND
NOT AS TENANTS IN COMMON.
Case No. S-0766-2024

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 15, 2025
Sheriff Sale list available online at:
www.schuylkillcountypa.gov
Feb. 27; Mar. 6, 13

SUITS

All suits filed in the Prothonotary's
Office are not required by law to be
marked Assumpsit or Trespass, they
are filed as Complaints.

MERCED, YULIANA vs. DELGA-
DO, PAUL EMANUEL MERCED
REYES, KATHERINE RAMOS vs.
PEREZ, YANAIIKA CASTILLO
MATTHEWS, BRITTANY vs.
SCHUYLKILL COUNTY TAX
CLAIM BUREAU
LAKE, GEMINI vs. SCHUYLKILL
COUNTY TAX CLAIM BU-
REAU
SANCHEZ, JESSENIA vs. SAN-
CHEZ SR, SAUL
TRUIST BANK vs. BLANK, BRI-
ANNON K
HARPER, LAWRENCE vs. BRIT-
TAIN, KATHY
MADERA, CHRISTOPHER vs. PE-
TERKIN, DORAM
McNULTY, BRANDON vs.
McNULTY, JESSICA
FRYE, COURTNEY vs. ROSA, AN-
THONY
RODRIGUEZ, BRETT vs. INZILLO,
FELICIA
LIGHTSTREAM vs. SOMERS, MI-
CHAEL A
McGEE, BRANDON vs. PENNSYL-
VANIA COMMWEALTH OF
DEPARTMENT OF TRANSPOR-
TATION
LANGAN, JENNIFER vs. LANGAN,
JASON JAMES
WELLS FARGO BANK NA vs.
JACKOWSKI JR, JAMES P