

## 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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**BAILEY, LANE C.**, deceased  
Late of Porter Township, Schuylkill County, PA  
Administratrix: Kathy L. Tendler, 424 W. Wiconisco Avenue, Tower City, PA 17980  
Attorneys: James R. Deiter, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**HABERLE, JOYCE a/k/a JOYCE ANNE HABERLE**, deceased  
Late of the Borough of St. Clair, Schuylkill County, PA  
Executrix: Dayna Haberle-Delmonico, 1509 Maple Avenue, Haddon Heights, NJ 08035  
Attorneys: James M. O'Connor, Esquire, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

**HERRING, DEAN A. a/k/a DEAN ARTHUR HERRING**, deceased  
Late of the Borough of Pine Grove, Schuylkill County, PA

Co-Executors: Leanne Kemmerling, 22 Rock Road, Pine Grove, PA 17963 and Casey D. Herring, 409 Fourth Street, Pine Grove, PA 17963

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

**LEHMAN, SUSAN MAE**, deceased  
Late of Orwigsburg Borough, Schuylkill County, PA  
Administratrix: Candy Edgecomb, 2640 Farmhouse Lane, Unit 104, Dover, PA 17315

Attorneys: James J. Amato, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

**UNITIS, MARGARET M. a/k/a MARGARET MARY UNITIS**, deceased

Late of Coaldale Borough, Schuylkill County, PA  
Executor: John J. Unitis, III, 211 West Phillips Street, Coaldale, PA 18218

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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**FANOK, CAROLE**, deceased  
Late of the Township of West Brunswick, Schuylkill County, PA  
Executor: Jeffrey R. Kostyal, 160 Bulls Head Road, Pottsville, PA 17901

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

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**McGROARTY, ANNA CHRISTINA a/k/a ANNA C. McGROARTY and ANNA McGROARTY**, deceased  
Late of Encinitas, County of San Diego, CA  
Executor: Joseph McGroarty, 720 Eugenie Avenue, Encinitas, CA 92024

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

**OSTROWSKY, JOSEPH L.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA  
Administratrix: Dolores Ostrowsky, 4636 Morris Road, Jacksonville, FL 32225

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

**ROLSHAUSEN, ERNEST A.**, deceased  
Late of the Borough of Cressona, Schuylkill County, PA  
Executrix: Kathy A. Bowers, 27 Lake Front Drive, Pine Grove, PA 17963

Attorneys: James E. Crossen, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**WIKLE, FRANKLIN A. a/k/a FRANKLIN ANDREW WIKLE**, deceased  
Late of Butler Township, Schuylkill County, PA  
Executrix: Sharon K. Burkhardt, 260 Margaret Avenue, Orwigsburg, PA 17961

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

**THIRD PUBLICATION**

**BALLIETT, RUTH JANE**, deceased  
Late of the Borough of Mahanoy City, Schuylkill County, PA  
Executrix: Sherry Bainbridge, 2011 Golden Ct., Mechanicsburg, PA 17055

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

**CONSUGAR, KATHLEEN**, deceased  
Late of Pottsville City, Schuylkill County, PA  
Administrator: William Consugar, 1200 Earl Rd., Leesport, PA 19533

Attorneys: Frederick M. Nice, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

**FERNSLER, ROBERT S.**, deceased  
Late of Pine Grove Borough, Schuylkill County, PA  
Executrix: Erin Ann Kedrowitsch, 2051 Farmington Avenue, Pottstown, PA 19464

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

**FISHEL, WILLIAM G.**, deceased  
Late of the Township of Hegins, Schuylkill County, PA  
Executrix: Tomi A. (Barge) Beers, 1746 West Main Street, Valley View, PA 17938

Attorneys: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

**KRUCZEK, WALTER E. a/k/a WALTER J. KRUCZEK and WALTER KRUCZEK**, deceased  
Late of Lake Hauto, Nesquehoning, Schuylkill County, PA

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Co-Executors: Geoffrey D. Kruczek and Gregory J. Kruczek 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

**NASADOS, WILLIAM F., JR.,** deceased

Late of the Borough of Tower City, Schuylkill County, PA

Executrix: Sharon A. Batdorf, 197 Teaberry Lane, Tower City, PA 17980

Attorneys: John R. Kerwin, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

**POWERS, CHESTER C.,** deceased  
Late of Pine Grove Township, Schuylkill County, PA

Executor: David B. Powers, 111 S. Hellertown Road, Apt. 2, Quakertown, PA 18951

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

**WATKINS, DAWN B.,** deceased

Late of North Manheim Township, Schuylkill County, PA

Executor: Michael W. Watkins, 2416 Crow Foot Drive, Auburn, PA 17922

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

**WENTZ, SHARON A. a/k/a SHARON WENTZ,** deceased

Late of West Penn Township, Schuylkill County, PA

Executrix: Diane Colver, 911 Sunday Road, Lenhartsville, PA 19534  
Attorneys: Zachary D. Griffiths, Esquire, Barley Snyder LLP, 2755 Century Boulevard, Wyomissing, PA 19610

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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, FEBRUARY 14, 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](http://www.bid4assets.com/schuylkillsheriffsales).

**(SALE NO. 1)**

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2

Defendant: Beth M. Martin a/k/a Beth Martin.

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: \$81,576.49.

Tax Parcel No. 18-05-0101.000.

Property known as 9 Game Club Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Beth M. Martin a/k/a Beth Martin.

Case No. S-309-24

**(SALE NO. 2)**

Plaintiff: PNC Bank, National Association.

Defendant: Stanley J. Tyson; Deborah A. Tyson.

Attorney for Plaintiff: Ed E. Qaqish

**SCHUYLKILL LEGAL RECORD**

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MDK Legal, P.O. Box 165028,  
Columbus, OH 43216-5028.

Judgment Amount: \$117,977.65.

PARCEL NO.: 68-26-0351.000.

Property known as 813 Grant  
Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-  
ERTY of Stanley J. Tyson and Deb-  
orah A. Tyson, his wife.

Case No. S-1712-2022

**(SALE NO. 3)**

By virtue of a Writ of Execution  
No. S-0519-2024.

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR HSI ASSET SECURITIZA-  
TION CORPORATION TRUST 2006  
OPT4, MORTGAGE-PASS-  
THROUGH CERTIFICATES, SE-  
RIES 2006-OPT4 v. UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER STUART COLE  
a/k/a STUART T. COLE, DE-  
CEASED; MATTHEW COLE, IN  
HIS CAPACITY AS HEIR OF STU-  
ART COLE a/k/a STUART T. COLE,  
DECEASED.

Owner(s) of property situate in the  
EAST BRUNSWICK TOWNSHIP,  
SCHUYLKILL County, Pennsylvania,  
being 332 WILD TURKEY  
LANE, NEWRINGGOLD, PA 17960  
a/k/a 332 WILD TURKEY LN.,  
EAST BRUNSWICK TWP., PA  
17960.

Tax ID No. 07-07-0083.003.

(Acreage or street address)

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$140,848.90.

Attorneys for Plaintiff: Brock &  
Scott, PLLC.

**(SALE NO. 4)**

Plaintiff: TRUIST BANK, SUC-  
CESSOR BY MERGER TO SUN-  
TRUST BANK.

Attorney for Plaintiff: BROCK &  
SCOTT, PLLC.

Judgment: \$60,750.59.

Tax Parcel No. 63-07-0048.000.

Property known as 206 High  
Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROP-  
ERTY of DIANE L. MORGAN;  
KIARA ALVERCIN SANCHEZ  
RODRIGUEZ.

Case No. S-0403-2024

**(SALE NO. 5)**

By virtue of a Writ of Execution  
No. S-2180-2022.

TRUIST BANK f/k/a BRANCH  
BANKING AND TRUST COMPA-  
NY v. ASM SALAUDDIN.

Owner(s) of property situate in the  
BOROUGH OF SAINT CLAIR,  
COUNTY OF SCHUYLKILL,  
SCHUYLKILL County, Pennsylva-  
nia, being 711 WADE ROAD, SAINT  
CLAIR, PA 17970.

Tax ID No. 62-02-0080.001.

(Acreage or street address)

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$32,903.52.

Attorneys for Plaintiff: Brock &  
Scott, PLLC.

**(SALE NO. 6)**

By virtue of a Writ of Execution  
No. S-2041-2023.

ROCKET MORTGAGE, LLC  
f/k/a QUICKEN LOANS, LLC f/k/a  
QUICKEN LOANS INC. v. SUSAN  
J. LEHMAN; UNKNOWN HEIRS  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS OR ASSO-  
CIATIONS CLAIMING RIGHT TI-  
TLE OR INTEREST FROM OR  
UNDER LARRY E. LEHMAN,  
DECEASED.

Owner(s) of property situate in the  
FRAILEY TOWNSHIP, SCHUYL-  
KILL County, Pennsylvania, being 204  
Poplar St, Donaldson, PA 17981 a/k/a  
204 Poplar St., Tremont, PA 17981.

Tax ID No. 12-07-0100.000.

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(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING.  
Judgment Amount: \$94,509.58.  
Attorneys for Plaintiff: Brock & Scott, PLLC.

**(SALE NO. 7)**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing.  
Attorney for Plaintiff: Jill M. Fein, Esquire, Hill Wallack LLP, Phone: (215) 579-7700.

Defendants: Russell L. Brobst, Jr., Co-Administrator of the Estate of Russell Brobst, III, deceased and Diane M. Brobst, Co-Administrator of the Estate of Russell Brobst, III, deceased.

Judgment Amount: \$102,564.73.  
Tax Parcel No. 43-03-0502.000.  
Property known as 34 S. Nice Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY OF Russell M. Brobst, III, deceased.

Case No. S-0953-2024

**(SALE NO. 8)**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing.  
Attorney for Plaintiff: Jill M. Fein, Esquire, Hill Wallack LLP, Phone: (215) 579-7700.

Defendants: Laura Bryant.  
Judgment Amount: \$89,068.18.  
Tax Parcel No. 63-03-0548.000.  
Property known as 424 Hess Street Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY OF Laura Bryant.

Case No. S-741-24

**(SALE NO. 9)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendant: William R. Leedy.  
Attorney for Plaintiff: Ed E. Qaish, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$42,922.98.  
PARCEL NO.: 57-04-0100.000.

Property known as 210 West Bacon Street, Palo Alto, PA 17901.

TO BE SOLD as the property of William R. Leedy, single.

Case No. S-0654-2023

**(SALE NO. 10)**

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

Attorney for Plaintiff: Matthew C. Fallings, Esq., 1581 Main Street, Ste. 200, The Shops at Valley Square, Warrington, PA 18976.

JUDGMENT AMOUNTY: \$279,959.05.

Tax Parcel No. S-321-2024.

Property known as 1348 E Main St, Hegins, PA 17938-9095.

TO BE SOLD as the property of: Michelle Porter a/k/a Michelle L. Porter and William Porter, II and Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Michelle Porter a/k/a Michelle L. Porter and William Porter, II.

Case No. S-321-2024

**(SALE NO. 11)**

Plaintiff: Santander Bank, N.A.  
Robert G. Heckman and Terry L. Heckman.

Attorney for Plaintiff: Michael S. Bloom, Esquire, PRESSMAN & DOYLE, LLC, (610) 532-4222-Phone, mbloom@pressmandoyle.com.

Judgment Amount: \$80,464.04.

Tax Parcel No. 25-21-0070.000.

Property Known as: 154 Mahanoy Avenue, Tamaqua, Rush Township, PA 18252.

TO BE SOLD AS THE PROPERTY OF Robert G. Heckman and Terry L. Heckman.

Case No: S-1685-23

**(SALE NO. 12)**

Plaintiff: WELLS FARGO BANK, N.A.

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

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PLLC, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, (855) 225-6906.  
Judgment Amount: \$44,801.68.  
Tax Parcel No. 32-12-0014.000.  
Property known as: 1477 VALLEY ROAD, TAMAQUA, PA 18252-5014.

Case No. S-0260-2024

### (SALE NO. 13)

Case # S-745-23.  
Debt: \$116,385.65.  
Parcel #36-8-41.  
U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v. Marie J. Manbeck.  
Address of Property: 57 Weston Place, Shenandoah, PA 17976.  
Law Firm/Attorney: Friedman Vartolo LLP/Ian Yorke, Esq., Telephone number: (212) 471-5100.

### (SALE NO. 14)

PLAINTIFF: AXIS LOAN SERVICES, LLC, f/k/a Axis Chester Garages, LLC.  
DEFENDANT: HERBERT E. HABERLE, JR.  
ATTORNEY FOR PLAINTIFF: W. Lyle Stamps, Esquire, (610) 547-9112.  
JUDGMENT AMOUNT: \$57,760.50.  
BEING UPI No. 48-06-0086.000.  
BEING the property known as 1228 Centre Street, Mahanoy City, PA 17948.  
TO BE SOLD AS THE PROPERTY of Defendant Herbert Haberle, Jr.

Case No. S-2267-23

### (SALE NO. 15)

Plaintiff: Pottsville Area School District.  
Defendant: Donald A. Wrona.  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$2,426.06.

Tax Parcel No.: 68-35-0148.  
Property Known As 519 Howard Avenue, Pottsville, Pennsylvania.  
TO BE SOLD AS THE PROPERTY of Donald A. Wrona.  
Case No. J-4887-2020

### (SALE NO. 16)

Plaintiff: Rush Township.  
Defendant: Lidia Bogush.  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$1,699.01.  
Tax Parcel No.: 25-12-0042.  
Property Known As 5 Madison Avenue, Rush Township, Pennsylvania, 18252.  
TO BE SOLD AS THE PROPERTY of Lidia Bogush.  
Case No. J-1343-2021

### (SALE NO. 17)

Plaintiff: Coaldale Borough.  
Defendant: Michael J. Prudente.  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$1,653.38.  
Tax Parcel No.: 40-03-0150.  
Property Known As 223 First Street, Coaldale, Pennsylvania, 18218.  
TO BE SOLD AS THE PROPERTY of Michael J. Prudente.  
Case No. J-1246-2023

### (SALE NO. 18)

Plaintiff: Pottsville Area School District.  
Defendant: Joshua J. Roeder, Executor of the  
Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.  
Judgment Amount: \$1,754.04.  
Tax Parcel No.: 68-12-0112.

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Property Known As 813 N. Third Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Joshua J. Roeder, Executor of the.

Case No. J-1338-2019

### (SALE NO. 19)

Plaintiff: Pottsville Area School District.

Defendant: Merideth Hannan, Administratrix of the Estate of Nancy J. Hannan.

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

Judgment Amount: \$1,839.62.

Tax Parcel No.: 68-21-0185.

Property Known As 507 E. Arch Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Merideth Hannan, Administratrix of the Estate of Nancy J. Hannan.

Case No. J-1682-2022

### (SALE NO. 20)

Plaintiff: Pottsville Area School District.

Defendant: Antoinette J. Coleman.

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

Judgment Amount: \$1,502.80.

Tax Parcel No.: 68-12-0117.

Property Known As 401 Main Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Antoinette J. Coleman.

Case No. J-6035-2021

### (SALE NO. 21)

Plaintiff: Citigroup Mortgage Loan Trust 2020-RP2.

Attorney for Plaintiff: Matthew C. Fallings, Esq., 1581 Main Street, Ste.

200, The Shops at Valley Square, Warrington, PA 18976.

JUDGMENT AMOUNT: \$39,791-.94.

Tax Parcel No. S-0119-2024.

Property known as 31 E. Meadow St, Zerbe, PA 17981-1605.

TO BE SOLD AS THE PROPERTY of: Todd Fike a/k/a Todd M. Fike.

Case No. S-0119-2024

### (SALE NO. 22)

Plaintiff: US Bank Trust National Association. Not in its individual capacity but solely as owner trustee for VRMTG Asset Trust.

Attorney: Hladik, Onorato & Federman, LP, Thomas C. Dyer, 298 Wissahickon Ave., North Wales, PA 19454, (215) 855-9521.

Judgement: \$35,468.48.

Parcel I.D. No. 35-10-0017.000.

Case S-1362-23

### (SALE NO. 23)

Plaintiff: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust.

Defendants: Barbara Ann Eiche and Edward J. Eiche.

Attorney for Plaintiff: Jacqueline F. McNally, Esquire, (850) 422-2520.

Judgment Amount: \$106,508.65.

Tax Parcel Number: 36-14-0030.000.

Property Address: 555 Garfield Avenue, Frackville, PA 17931.

Case No. S-756-2024

### (SALE NO. 24)

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

DEFENDANT(S): Carol Pukas and Matthew Berger.

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

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JUDGMENT AMOUNT: \$69,493-.01.

BEING UPI No. 52-02-0085.000.  
PROPERTY KNOWN AS: 210 N.  
4th St., Minersville, PA 17954-1204.  
TO BE SOLD AS THE PROPERTY OF: Carol Pukas and Matthew Berger.

Case No. S-1244-2024

### (SALE NO. 25)

Plaintiff: Eagle Rock Resort Co.  
Attorney for Plaintiff: Christopher S. Bradley, Esquire, Ph: (570) 384-1377.

Judgment: \$28,580.05.

Tax Parcel No. 19-19-64.

Property known as Lot 064 of the EA Subdivision located in Eagle Rock Resort.

TO BE SOLD AS THE PROPERTY of Criselda S. Villegas.

Plaintiff: Eagle Rock Resort Co.  
Defendant: Criselda S. Villegas.  
Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$28,580.05.

Tax Parcel No. 19-19-64.

Property known as Lot 064 of the EA Subdivision located in Eagle Rock Resort.

TO BE SOLD as the property of Criselda S. Villegas.

Case No. S-758-21

### (SALE NO. 27)

Plaintiff: Coaldale Borough.  
Defendant: Stephanie J. Anthony, Paula D. Anthony.

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

Judgment Amount: \$1,586.15.

Tax Parcel No.: 40-02-0463.

Property Known As 31 E. Phillips Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Stephanie J. Anthony, Paula D. Anthony.

Case No. J-4309-2022

### (SALE NO. 28)

Plaintiff: Coaldale Borough.  
Defendant: Michael J. Reichard, Wendy M. Reichard.

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

Judgment Amount: \$1,566.33.

Tax Parcel No.: 40-02-0344.

Property Known As 8 E. Ruddle Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Michael J. Reichard, Wendy M. Reichard.

Case No. J-4559-2022

### (SALE NO. 30)

Plaintiff: Shenandoah Valley School District.

Defendant: Thomas Paul Dargis, Jr., Linda Marie Dargis.

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

Judgment Amount: \$1,318.60.

Tax Parcel No.: 64-04-0574.

Property Known As 234 W. Lloyd Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Thomas Paul Dargis, Jr., Linda Marie Dargis.

Case No. J-5050-2022

### (SALE NO. 31)

Plaintiff: Pottsville Area School District.

Defendant: Sarah Yeager.

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

Judgment Amount: \$1,652.31.

Tax Parcel No.: 57-05-0114.

Property Known As 36 W. Bacon Street, Palo Alto, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Sarah Yeager.

Case No. J-4684-2021



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**(SALE NO. 32)**

Plaintiff: Blue Mountain School District.

Defendant: Mark Osatchuck.

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

Judgment Amount: \$2,042.48.

Tax Parcel No.: 41-07-0061.

Property Known As 40 Chestnut Street, Cressona, Pennsylvania, 17929.

TO BE SOLD AS THE PROPERTY of Mark Osatchuck.

Case No. J-1139-2022

**(SALE NO. 33)**

Plaintiff: Saint Clair Area School District.

Defendant: Casey J. Steffanic.

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

Judgment Amount: \$2,119.00.

Tax Parcel No.: 62-02-0398.

Property Known As 53 N. Second Street, St. Clair, Pennsylvania.

TO BE SOLD as the property of Casey J. Steffanic.

Case No. J-4203-2021

**(SALE NO. 34)**

Plaintiff: Schuylkill County Municipal Authority.

Defendant: John Bushar.

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

Judgment Amount: \$3,119.77.

Tax Parcel No.: 03-11-0023.007.

Property Known As 9 Third Avenue, Branch Township, Pennsylvania, 17901.

TO BE SOLD as the property of John Bushar.

Case No. J-2440-2020

**(SALE NO. 35)**

Plaintiff: Tamaqua Area School District.

Defendant: Jed G. Schieck.

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

Judgment Amount: \$1,801.88.

Tax Parcel No.: 65-12-0002.002.

Property Known As 123 W. Union Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Jed G. Schieck.

Case No. J-1838-2022

**(SALE NO. 36)**

Plaintiff: Tamaqua Area School District.

Defendant: Gladys B. Neff.

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

Judgment Amount: \$1,624.66.

Tax Parcel No.: 65-08-0284.

Property Known As 216 Greenwood Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Gladys B. Neff.

Case No. J-3298-2021

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

November 13, 2024

Sheriff Sale list available online at:  
[www.schuylkillcountypa.gov](http://www.schuylkillcountypa.gov)

Jan. 2, 9, 16