

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

ACHENBACH, JOSEPH W., JR.
a/k/a **JOSEPH R. ACHENBACH, JR.** a/k/a **JOSEPH R. W. ACHENBACH** and **JOSEPH W. ACHENBACH**, deceased
Late of New Castle Township, Schuylkill County, PA
Administrator: Robert A. Achenbach c/o Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901
Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

ALBA, HAROLD D., deceased
Late of the Borough of Middleport, Schuylkill County, PA
Executor: Mr. Francis Alba, 137 Zelus Street, Little Egg Harbor, NJ 08087
Attorneys: Matthew D. Rossi, Esquire, Zane Rossi Conville &

Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

BUCHINSKY, LEONARD J., deceased

Late of 51 Washington Street, Middleport, Schuylkill County, PA
Executrix: Joan Pilconis, 32 Shade Street, P.O. Box 74, Middleport, PA 17953

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

FULTON, REVEREND EUGENE J. a/k/a **FATHER EUGENE J. FULTON** and **EUGENE J. FULTON**, deceased

Late of East Union Township, Schuylkill County, PA
Executor: Robert P. Fulton
Attorneys: Joseph D. Ustynoski, Esquire, Ustynoski & Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

HENDRY, MICHAEL SCOTT, deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Administrator: Daniel B. Hendry, 6609 Morris Park, Philadelphia, PA 19151

Attorneys: Joseph C. Wilkinson, III, Esq., Wilkinson Law LLP, 303 Eagles Mere Ave., P.O. Box 2, Eagles Mere, PA 17731

KLECKNER, JEAN O., deceased
Late of New Ringgold Borough, Schuylkill County, PA

Co-Executrices: Lori Drogalis, 1230 Coventry Road, Orwigsburg, PA 17961 and Kathryn Kramer, 72 Overlook Drive, Pottsville, PA 17901

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Attorneys: Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

MILLER, BARBARA a/k/a BARBARA ANN L. MILLER, deceased

Late of 2200 1st Ave., Pottsville, Schuylkill County, PA

Executor: Darryl R. Miller, 456 Noble Street, Kutztown, PA 19530

Attorneys: James E. Sher, Esquire, Sher & Associates, P.C., 15019 Kutztown Road, Kutztown, PA 19530

PARKS, LOUIS E., deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA

Administratrix: Mrs. Lita Helen Simpson, 13530 S. Upper Fork Way, Boise, ID 83709

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

WETZEL, MICHAEL J., deceased

Late of the Township of Rush, Schuylkill County, PA

Administratrix: Amanda L. Wetzel, 15 Tamenend Rd., Tamaqua, PA 18252

Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

WOODFORD, NORMAN D., deceased

Late of the Borough of Minersville, Schuylkill County, PA

Co-Executors: Ms. Donnarae Corby, P.O. Box 4, Llewellyn, PA 17944 and Mr. Keith Woodford, P.O. Box 93, Llewellyn, PA 17944

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

SECOND PUBLICATION

AREGOOD, GEORGE E., deceased
Late of West Brunswick Township, Schuylkill County, PA

Executrix: Anne Robbins Aregood, 176 Drehersville 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

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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 Laven-
berg, 721 Daniel Drive, Col-
legeville, PA 19426
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 SCHREF-
FLER**, 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 WIL-
LIAM JOHN STRAKA**, de-
ceased

Late of East Brunswick Township,
Schuylkill county, PA

Co-Executors: Robert D. Correll,
Jr., 233 North Liberty Street, Or-
wigsburg, 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, Potts-
ville, PA 17901

STROBEL, DONNA MARIE, de-
ceased

Late of Auburn, Schuylkill County,
PA
Executor: Mitchell Strobel, 602
Brandwine Blvd., Wilmington, DE
19809

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

THIRD 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, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

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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 Norwe-
gian, 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

NOTICE OF HEARING

RE: FREE AND CLEAR SALE

A Petition has been filed to
Schuylkill County Docket number
S-0012-2025 asking the Court to enter
a Decree that the below referenced
properties be sold free and clear of all
respective claims, liens, mortgages
and encumbrances:

Notice is hereby given to the fol-
lowing individuals and entities along
with their successors, heirs, personal
representatives and assigns, and all
individuals and entities holding interest
in the below properties. The Court
has set a hearing on said Petition. The
hearing will be held as set forth below.

Parcel Number; Property Owner;
Property Location; Individual(s) to be
Served

BLYTHE TOWNSHIP

2-7-46.; Donald, Thomas J.; 76
Tucker Hill Rd.; Thomas J. Donald

BUTLER TOWNSHIP

4-19-40.; Meier, Alan R. & Snyder,
Sharon; 3096 Main St.; Alan R. Mei-
er & Sharon Snyder

4-23-11.; Kimmel, Lillian & Palm-
er c/o Coyle, Ruby; 65 Nater St.;
Lillian Kimmel c/o Ruby Coyle

EAST UNION TOWNSHIP

9-13-82.; Vilcko, John c/o Sartori,
Diane a/k/a Garrett, Diane; 24 Pine
St.; Jeffrey & Craig Klesh, as possible
heirs to John Vilcko

NORWEGIAN TOWNSHIP

20-10-73; Schwartz, Fred W.;
Parkmeadow Dr.; Fred W. Schwartz

PORTER TOWNSHIP

22-12-32; Morgan, Rodney E. &
Keith R.; 43 Main St.; Keith R. Mor-
gan

REILLY TOWNSHIP

24-10-119; Haluska, Lance R.; St.
Mary's Ave.; Lance R. Haluska &
Santander Bank, NA

24-10-120; Haluska, Lance R.; 4
St. Marys Ave. Ext.; Lance R. Halus-
ka & Santander Bank, NA

WAYNE TOWNSHIP

34-22-287; Spring Meadow
Homes, Inc.; 287 Hogan Dr.; Spring
Meadow Homes, Inc.

34-26-1119; Spring Meadow
Homes, Inc.; 1119 Wynonah Dr.;
Spring Meadow Homes, Inc.

WEST BRUNSWICK

TOWNSHIP

35-10-12; Stine, Darien Rodger;
417 Lake Front Dr.; Darien Rodger
Stine

WEST MAHANOEY TOWNSHIP

36-4-85; Margerum, Denise; 15
High Rd.; Denise Margerum & The
Trustee of the Stephen Girard Estate

36-4-325.1; Drumheller, Roy c/o
Drumheller, Regina E.; 267 Mount
Olive Blvd.; Regina E. Drumheller, as
possible heir to Roy Drumheller &
The Stephen Girard Estate

WEST PENN TOWNSHIP

37-20-77.72; Williams, Kenneth &
Beverly; 49 Revelation Dr.; Kenneth
Williams & Beverly Williams

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ASHLAND BOROUGH

38-2-73; Chester, Kristin L.; 1020 Arch St.; Kristin L. Chester

38-2-74; Heiser, Mark; 1031 Market St.; Mark Heiser

38-2-222; Deeter, Ronald C.; Market St.; Ronald C. Deeter

38-2-228.1; Geary, Stephen J.; Chestnut St.; Stephen J. Geary

38-3-79; Drake, Robert; Chestnut St.; Robert Drake

38-3-369.1; Kenneff, John James Thomas; Middle St.; Aloysuis J. Burns, III, as possible heir to James M. Kenneff

38-4-44; Boulrier, Richard J.; 512 Oakland St.; Patricia A. & Thomas E. Bourlier, as possible heirs to Richard J. Bourlier

FRACKVILLE BOROUGH

43-2-4; Raffensberger, Melissa A.; 138 N. Cherry St.; Melissa A. Raffensberger

GILBERTON BOROUGH

44-4-120; Miller, Pauline A.; Bridge St.; Pauline A. Miller

44-4-79.1; Miller, Pauline A.; 18 Bridge St.; Pauline A. Miller

44-5-22; Pautienus, Edward R. (deceased) c/o Carl, Joan; Main St.; Nancy L. Mihalko, as possible heir to Edward R. Pautienus & American Bank & Trust Co. of PA

44-5-66; Sarra, James C. c/o Hopkins, Holly; 1108 N. Main St.; Holly Hopkins & ABC Bail Bonds, Inc.

44-5-66.1; Sarra, James C. c/o Hopkins, Holly; 108 N. Main St.; Holly Hopkins & ABC Bail Bonds, Inc.

44-5-68.1; Galeano, Jorge Edwar-do Martinez; 1116-1118 Main St.; Jorge Edwar-do Martinez Galeano

44-7-19; Hoffman, Mary T.; 26 Long Row Rd.; Mary T. Hoffman

44-7-40; Pytko, Diane c/o Pytko, John; 174 Long Row Rd.; John &

Christian Pytko & Cindy Schoenauer, as possible heir to John Pytko

44-7-52; McClain, David P. c/o McClain, Aaron; 11 Draper St.; Marc Aaron & McClain & Angela Benninger, as possible heirs to David McClain

44-7-53; McClain, David P. c/o McClain, Aaron; 9 Draper St.; Marc Aaron & McClain & Angela Benninger, as possible heirs to David McClain

44-7-80; Martinson, George; 2 Long Row Rd.; George Martinson

GIRARDVILLE BOROUGH

45-9-66; Gomosky, Vincent c/o Gomosky, Jessica; Preston Ave.; Sharon Graf & Richard Gomosky, as possible heir to Julia Gomosky

45-9-75; Gomosky, David & Julia; Preston Ave.; Sharon Graf & Richard Gomosky, as possible heir to Julia Gomosky

45-9-77; Gomosky, Vincent c/o Gomosky, Jessica; William St.; Sharon Graf & Richard Gomosky, as possible heir to Julia Gomosky

MAHANoy CITY BOROUGH

48-3-16; Yakimovich, Paul; W. Birch St.; Paul Yankimovich, Midland Funding, LLC, & Capital One Bank, USA, NA

48-3-22; Nightingale, Robert M. & Tony J.; 122 W. Birch St.; Robert M. Nightingale & Tony J. Nightingale

48-8-281; Ernst, Lynda Ann & Uditis Al D.; 253 W. Mahanoy Ave.; Linda Ann Ernst, Al D. Uditis, & Beneficial Consumer Discount Company

48-8-604; Kufrovich, Francis & Helen; 104 S. Grant St.; Francis Kufrovich, Helen Kufrovich, & Synchrony Bank

48-9-126; Gaval, John H.; 26 W. South St.; John H. Gaval

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48-9-219.1; Brill, Violet; W. Maple St.; Rose Marie & Claude Brill, as possible heirs to Claude Brill

SHENANDOAH BOROUGH

64-4-424; Przybylik, Carmella C.; 124 N. Catherine St.; Victor Conti, as possible heir to Carmella C. Przybylik
64-4-572; Kacelowicz, Edward P.; 233 W. Mt. Vernon St.; Edward P. Kacelowicz

64-5-445; Benjamin, Michael Jr.; 30 E. Lloyd St.; Michael Benjamin Jr.

64-5-555; Aguilar, Victor M. & Leslie Y.; 34 E. Centre St.; Victor M. Aguilar & Leslie Y. Aguilar

64-7-583; Miller, Gloria & Dennis (deceased); 318 W. Chester St.; Gloria Miller & Beneficial Consumer Discount Co.

64-8-352.10; Bueno, Victor & Rivera, Karla M.; S. White St.; Victor Bueno & Karla M. Rivera

TAMAQUA BOROUGH

65-8-205; Clouser, David Earl; 401 Willing St.; David Earl Clouser & US Bank, NA

65-8-223; Clouser, David Earl; 423 Willing St.; David Earl Clouser & US Bank, NA

65-11-144; Frye, Cindy M.; 200 Pitt St.; Cindy M. Frye

POTTSVILLE CITY

68-19-222; Reed, Jamie M.; N. Seventh St.; Jamie M. Reed

68-39-50; Doyle, John & Mgt B; Elk Ave.; Heirs of John Doyle

Place: Schuylkill County Courthouse, Courtroom 4, 401 N. 2nd St., Pottsville, PA 17901.

Date: April 8, 2025.

Time: 1:00 p.m.

Elite Revenue Solutions, LLC
Agent for the Schuylkill County

Tax Claim Bureau

Mar. 6

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA

Civil Action—Law

No. S-0081-2021

Santander Bank, N.A.

Plaintiff

vs.

Martin J. Sedlock, Jr., Solely in His Capacity as Heir of Martin Sedlock a/k/a Martin J. Sedlock, Deceased,

Michael Sedlock, Solely in His Capacity as Heir of Martin Sedlock a/k/a Martin J. Sedlock, Deceased,

Lisa Klemick, Solely in Her Capacity as Heir of Martin Sedlock a/k/a Martin J. Sedlock, Deceased

and Unknown Heirs, Successors and/or Assigns of Martin Sedlock a/k/a Martin J. Sedlock, Deceased

Defendants

MORTGAGE FORECLOSURE

Involving Premises 71 Bowe St., Tamaqua, PA 18252.

NOTICE BY PUBLICATION

A Complaint in Action of Mortgage Foreclosure and a Praecipe to Reinstate the Complaint has been filed with the Court of Common Pleas of Schuylkill County.

NOTICE TO DEFEND

AND CLAIM RIGHTS

You, Unknown Heirs, Successors and/or Assigns of Martin Sedlock a/k/a Martin J. Sedlock, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief re-

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requested in the Complaint by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFO. ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFO. 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 St.
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375
(717) 238-6807

MICHAEL S. BLOOM, ESQUIRE
PRESSMAN & DOYLE, LLC
Attorneys for Plaintiff
712 W. MacDade Blvd.
Milmont Park, PA 19033
(610) 532-4222
mbloom@pressmandoyle.com

Mar. 6

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.

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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.

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 Kirm, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, 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

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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.

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, Trevose, 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.

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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.

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 Kim, 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.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of REBECCA LYNN SARRANCHAK.

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

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.

SCHUYLKILL LEGAL RECORD

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

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 PROPERTY of Justin D. Blume.

Case No. J-4922-2017

SALE NO. 26

Plaintiff: GS MORTGAGE-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 PROPERTY 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 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

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.

MEMBERS 1ST FEDERAL CREDIT UNION vs. KURTZ, MICHAEL A

KIRK, CARRIE vs. KIRK, BENJAMIN

JPMORGAN CHASE BANK NA vs. CAVALIERI, MATTHEW J

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS SUCCESSOR TO vs. HAUZE, DIANE M