

# Schuylkill Legal Record

(USPS 484-360)

The Official Legal Publication for Schuylkill County  
The 21st Judicial District of Pennsylvania

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Vol. 117	Thursday, September 8, 2022	No. 28
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EDITOR: Michelle A. Jones, Esq.; ASSOCIATE EDITORS: Margaret A. Ulmer, Esq.; Christopher M. Riedlinger, Esq.; Raymond W. Dorian, Esq.; Christine M. Holman, Esq.

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SCHUYLKILL LEGAL RECORD

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**BAR CALENDAR**

<b>Sept 12</b>	<b>CIVIL JURY SELECTION</b>
<b>Sept 20</b>	<b>RULES COMMITTEE DAY</b>
<b>Sept 23</b>	<b>BENCH-BAR CONFERENCE</b>
	<b>SCBA QTRLY. MEETING</b>
	Schuykill Country Club
<b>Oct 5</b>	<b>BOARD MEETING</b>
	Board of Directors—SCBA
	8:30 A.M.—Lawyers' Room
<b>Oct 18, 20, 21</b>	<b>CRIMINAL JURY SELECTION</b>
<b>Oct 24-Nov 4</b>	<b>CRIMINAL JURY TRIALS</b>

SCHUYLKILL LEGAL RECORD

**BAR NOTICE**

The Schuylkill County Court Administrator's Office is seeking individuals to fill Court Attendant positions at the Courthouse. All interested persons should submit employment applications to District Court Administrator Mary S. Timpany, Courthouse, 401 N. 2nd St.—3rd Fl., Pottsville, PA 17901. Applications are available at the Human Resources Office in the Courthouse or on the Office of Human Resources page of the County website.

Aug. 25; Sept. 1, 8

## 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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**GEORGE, ZDRAVKA**, deceased  
Late of Pottsville, Schuylkill County, PA  
Executrix: Milka L. DeLellis, 1549 Dolly Drive, Vineland, NJ 08361  
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

**HESS, ELAINE R. a/k/a ELAINE RUTH HESS**, deceased  
Late of the Township of Pine Grove, Schuylkill County, PA  
Co-Executors: Stanley O. Hess, 30 Summer Mountain Road, Bernville, PA 19506 and Sara Jane Zeager, P.O. Box 186, Rheems, PA 17570  
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

**JUSINSKI, ALYCE M.**, deceased  
Late of East Union Township, Schuylkill County, PA  
Executor: Zechariah J. Jusinski, 374 Turkey Path Road, Apt. 1, Sugarloaf, PA 18249.  
Attorneys: Ashley M. Securda, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**KEISER-HURST, SUZANNE M.**, deceased  
Late of Ryan Township, Schuylkill County, PA  
Executors: John J. Hurst, 39 Mansure Road, Barnesville, PA 18214 and Lizanne M. Hurst, 3452 Shelley Lane, Bethlehem, PA 18017  
Attorneys: James E. Crossen, III, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**KESSLER, THERESA D.**, deceased  
Late of the Township of Butler, Schuylkill County, PA.  
Executor: John G. Kessler, 338 South Market Street, Selinsgrove, PA 17870.  
Attorney: Barbara L. Feudale, Esquire, 419 McKnight St., P.O. Box 25, Gordon, PA 17936

**McLAUGHLIN, JOYCE**, deceased  
Late of Zion Grove, Schuylkill County, PA  
Co-Executrices: Patricia Coleman and Kathleen Nahf 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

**METRICK, MARY ELLEN**, deceased  
Late of the Borough of Frackville, Schuylkill County, PA

## SCHUYLKILL LEGAL RECORD

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Executor: Joseph Metrick, 35 South Spencer Street, Frackville, PA 17931

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

**PETRACHONIS, FELIX**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Executor: Frank Petrachonis, 36 South White Street, Shenandoah, PA 17976

Attorneys: Robert E. Matta, Esquire, Law Office of Robert E. Matta, 237 North White Street, Shenandoah, PA 17976

**RIZZARDI, JAMES JOSEPH a/k/a**

**JAMES J. RIZZARDI**, deceased  
Late of Minersville Borough, Schuylkill County, PA

Executor: Thomas R. Rizzardi, 41 Chestnut Street, Pottstown, PA 19464

Attorneys: Edward M. Brennan, Esquire, Law Offices of Edward M. Brennan, Esq., 306 Mahantongo Street, Pottsville, PA 17901

**SABOL, JOSEPH N.**, deceased

Late of the Township of Mahanoy, Schuylkill County, PA

Executrix: Mrs. Rita Shalamanda, 219 Germanville Road, Ashland, PA 17921

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

**SMITH, THOMAS A. a/k/a THOMAS ALAN SMITH**, deceased

Late of the Township of Pine Grove, Schuylkill County, PA

Executrix: Michelle M. Delaney, Rear 79 South Tremont Street, Zerbe, PA 17981

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

**WALACAVAGE, JOSEPHINE H.**, deceased

Late of Pottsville, North Manheim Township, Schuylkill County, PA  
Co-Executrices: Joanne Murphy, P.O. Box 323, Minersville, PA 17954 and Mary Beth Kievman, P.O. Box 772, Minersville, PA 17954

Attorney: David H. Rattigan, Esquire, 950 East Main Street, Suite 212, Schuylkill Haven, PA 17972

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### SECOND PUBLICATION

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**CERASUOLA, ROBERT A.**, deceased

Late of Rush Township, Schuylkill County, PA

Administratrix: Wassen Lorraine Cerasuola

Attorneys: Kevin R. Grebas, Esquire, Colbert & Grebas, P.C., 210 Montage Mountain Road, Suite A, Moosic, PA 18507

**ESSLER, JUDITH A. a/k/a JUDITH ANNE ESSLER**, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Administratrix: Megan Catizone, 43 W. Main Street, Girardville, PA 17935

Attorneys: Ashley M. Securda, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**LIPPERT, JOHN R.**, deceased

Late of the Township of Wayne, Schuylkill County, PA

## SCHUYLKILL LEGAL RECORD

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Co-Executrices: Megan Jane Del-  
evan, 2033 Oakmont Avenue,  
Havertown, PA 19083 and Marie-  
Elaina Miller, 1509 Clayton Road,  
Lancaster, PA 17603

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

**MULHALL, MARYANNE PAGE  
a/k/a MARYANNE G. MUL-  
HALL**, deceased

Late of the Borough of Minersville,  
Schuylkill County, PA

Executrix: Ms. Michele L. Mulhall,  
400 Glendale Road, Unit 11D,  
Havertown, PA 19083

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

**MYRO, THOMAS P.**, deceased

Late of 139 Breisch Road, Ring-  
town, Schuylkill County, PA

Administratrix: Marianne E.  
Kreisher

Attorneys: Marianne E. Kreisher,  
Esquire, Kreisher, Marshall &  
Associates, LLC, 401 S. Market  
Street, Bloomsburg, PA 17815

**NOEL, CHARLANN M.**, deceased

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

Executor: Ronald C. Noel, 26 Bryn  
Mawr Avenue, Pottsville, PA  
17901

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

**SCHLEGEL, DIANE L.**, deceased

Late of Hegins Township, Schuyl-  
kill County, PA

Executor: Kelly Jones, 1990 Old  
Reading Road, Catawissa, PA  
17820

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

**WEIST, JEAN A. a/k/a JEAN  
WEIST**, deceased

Late of Pottsville, Schuylkill  
County, PA

Executrix: Rosemary Azeff c/o  
David C. Onorato, Esquire, 298  
Wissahickon Avenue, North  
Wales, PA 19454

Attorney: David C. Onorato, Es-  
quire, 298 Wissahickon Avenue,  
North Wales, PA 19454

**YANALL, FLORENCE M.**, de-  
ceased

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

Executrix: Corinne D. Crea, 522  
Indiana Ave., Shenandoah, PA  
17976

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

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### THIRD PUBLICATION

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**BOYKE, FLORENCE E.**, deceased

Late of 32 Bruno Ave., McAdoo,  
Schuylkill County, PA

Administratrix: Linda Marie La-  
masko Guscott, 2 Morris Lane,  
Hazleton, PA 18201

Attorney: Donald G. Karpowich,  
Esquire, 85 Drasher Road, Drums,  
PA 18222

**CHRUSCH, MARTIN D. a/k/a  
MARTI CHRUSCH**, deceased

Late of Delano Township, Schuyl-  
kill County, PA

Administrator: Richard N. Chrusch,  
5525 Piping Rock Drive, Abilene,  
TX 79606

## SCHUYLKILL LEGAL RECORD

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

**DELP, BENJAMIN R.**, deceased  
Late of 165 Wild Cherry Road,  
Schuylkill Haven, Schuylkill  
County, PA

Co-Administrators: Steven N. Delp  
and Penny L. Delp, 151 Wild Cher-  
ry Road, Schuylkill Haven, PA  
17972

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

**GNIDZINSKI, JOHN FRANK**  
**a/k/a JOHN F. GNIDZINSKI**,  
deceased

Late of McAdoo Borough, Schuyl-  
kill County, PA

Executrix: Carol Museousky

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

**GRADWELL, SUSAN M.**, deceased  
Late of Pottsville, Schuylkill  
County, PA

Executor: Justin M. Gradwell, 30  
New Street, Pottsville, PA 17901

Attorneys: Gregory J. Pavlovitz,  
Esq., Pavlovitz & Fackenthal,  
LLC, 408 W. Market Street, 1st  
Floor, Pottsville, PA 17901

**HANLON, ROBERT L. a/k/a ROB-  
ERT LAWRENCE HANLON**,  
deceased

Late of the Borough of Orwigs-  
burg, Schuylkill County, PA

Executor: Karl Krapf, 435 West  
High Street, Frackville, PA 17931

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

**HARING, MINNIE PEARL a/k/a**  
**MINNIE C. HARING a/k/a**  
**MINNIE CAUDILL HARING**,  
deceased

Late of the Township of Ryan,  
Schuylkill County, PA

Administrator d.b.n.c.t.a.: Mark  
Kester

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

**KOVAC, EVELYN M.**, deceased  
Late of the City of Pottsville,  
Schuylkill County, PA

Administratrix: Anne Marie Por-  
celli, 103 Bobbi's Terrace, New  
Egypt, NJ 08533

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

**MARTONICK, JASON L. a/k/a**  
**JASON LEONARD MARTON-  
ICK a/k/a JAY MARTONICK**,  
deceased

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

Executrix: Jaclyn Fritz

Attorneys: Charles A. DeCosmo,  
Esquire, Skokoski & DeCosmo,  
P.C., 165 Susquehanna Boulevard,  
West Hazleton, PA 18202

**POPE, JAMES R.**, deceased

Late of South Manheim Township,  
Schuylkill County, PA

Executor: Spencer G. Pope, III,  
2411 Fair Road, Auburn, PA 17922

Attorneys: Joseph H. Jones, Jr.,  
Williamson, Friedberg & Jones,  
LLC, 10 Westwood Road, Potts-  
ville, PA 17901

**STARR, KELLY ANN a/k/a KEL-  
LY A. STARR**, deceased

Late of the Township of Cass,  
Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executor: Thomas Krupo, 61 S. Maple Ave., Pottsville, PA 17901  
Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901

**STERNER, ELAINE E.**, deceased  
Late of West Penn Township, Schuylkill County, PA

Executor: Jeffrey C. Sterner, 15 Tulip Lane, Tamaqua, PA 18252  
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

IN THE COURT OF  
COMMON PLEAS OF  
SCHUYLKILL COUNTY  
CIVIL ACTION—LAW  
MORTGAGE FORECLOSURE  
Towd Point Mortgage Trust 2020-2,  
U.S. Bank National Association, as  
Indenture Trustee  
Plaintiff(s)

v.

Any and All Known and Unknown  
Heirs, Executors, Administrators and  
Devises of the Estate of Earl  
Boettger, Deceased  
Robert F. Boettger, solely in his  
capacity as known Heir of the Estate  
of Earl Boettger, deceased  
Defendant(s)

CIVIL ACTION: S-841-2022  
TO: Any and All Known and Un-  
known Heirs, Executors, Admin-  
istrators and Devises of the Estate  
of Earl Boettger, Deceased. Robert  
F. Boettger, solely in his capacity  
as known Heir of the Estate of Earl  
Boettger, deceased

You have been sued in mortgage  
foreclosure on premises: 40 Market  
Street, Tamaqua, PA 18252 based on  
defaults since July 12, 2020. You owe  
\$57,235.77 plus interest.

NOTICE

If you wish to defend, you must  
enter a written appearance personally  
or by attorney and file your defenses  
or objections in writing with the court.  
You are warned that if you fail to do  
so the case may proceed without you  
and a judgment may be entered against  
you without further notice for the re-  
lief requested by the plaintiff. You  
may lose money or property or other  
rights important to you.

YOU SHOULD TAKE THIS PA-  
PER TO A LAWYER AT ONCE. IF  
YOU DO NOT HAVE A LAWYER,  
OR CANNOT AFFORD ONE, GO  
TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL  
HELP.

Lawyer Referral and Information  
Service  
(Asociacion de Licenciados  
Servicio de Referencia e  
Informacion Legal)  
Westmoreland County Bar  
Association  
Lawyer Referral Service  
Box 565  
Greensburg, PA 15601  
Telephone: (724) 834-8490

STERN & EISENBERG, PC  
Counsel for Plaintiff  
The Shops at Valley Square  
1581 Main St.  
Ste. 200  
Warrington, PA 18976  
(215) 572-8111  
Facsimile: (215) 572-5025

Sept. 8

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY  
PENNSYLVANIA  
Tamaqua Area School District  
vs.  
D.S.D.C. Corporation  
NO. J-3674-2007



**SCHUYLKILL LEGAL RECORD**

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Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2006, 2008-2010, 2012 and 2018 school real estate taxes for property located at Route SR-1011, Schuylkill Twp., PA, Tax Parcel #27-03-0010. An Amended Writ of Scire Facias \$11,919.43 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PA Bar Assn.  
Lawyer Referral Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

**PORTNOFF LAW  
ASSOC., LTD.**

P.O. Box 391  
Norristown, PA 19404-0391  
(866) 211-9466

Aug. 25; Sept. 1, 8

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**NOTICE  
SHERIFF'S SALE OF  
REAL ESTATE**

By virtue of Writs of Execution  
issued out of the Court of Common

Pleas, Civil Division, to me directed,  
will be exposed to public sale on  
**FRIDAY, OCTOBER 14, 2022**  
at 10:00 o'clock in the Forenoon, at  
the Courthouse in the City of Pottsville,  
Schuylkill County, Pennsylvania  
the Following Described Real Estate  
to wit:

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**(SALE NO. 1)**

Plaintiff: CACL FEDERAL  
CREDIT UNION.

Defendant: LISA A. NOLL a/k/a  
LISA A. KENDERDINE.

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

Judgment Amount: \$55,523.96.

BEING Schuylkill County UPI:  
#41-08-0110.

PROPERTY KNOWN AS: 60  
Graeff Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPER-  
TY of Lisa A. Noll a/k/a Lisa A.  
Kenderdine.

No. S-1465-2021

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**(SALE NO. 2)**

Plaintiff: Public Asset Manage-  
ment, Inc., assignee of Panther Valley  
School District.

Defendant: Robert Bachert, Beth-  
any J. Bachert.

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

Judgment Amount: \$2,726.31.

Tax Parcel No.: 40-05-0121.001.

Property Known As: 1 Bull Run  
Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPER-  
TY of Robert Bachert, Bethany J.  
Bachert.

No. J-1156-2014

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 3)**

Plaintiff: Blue Mountain School District.

Defendant: Glenn R. Frantz.

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

Judgment Amount: \$8,006.89.

Tax Parcel No.: 07-06-0109.010.

Property known as: 130 Brookshire Lane, E. Brunswick Township, Pennsylvania 17961.

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

No. J-2389-2020

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**(SALE NO. 4)**

Plaintiff: HCNP 1 LLC.

Defendant: Susan M. Holley.

Attorney for Plaintiff: Richard Brent Somach, Esquire, Attorney ID #19521, Norris McLaughlin, P.A., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101, (610) 391-1800, (610) 391-1805 (fax).

Tax Parcel No.: 68-18-0004.000.

Judgment Amount: \$57,928.41.

PROPERTY BEING KNOWN AS: 1342 Seneca Street, Pottsville, Schuylkill County, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Susan M. Holley.

No. S-1681-2020

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**(SALE NO. 5)**

Plaintiff: ARGOLICA, LLC.

Defendant: DONNA K. SCHUETRUMPF.

Attorney for Plaintiff: FEIN, SUCH, KAHN & SHEPARD, P.C., Mehmet Basoglu, Esq., (610) 395-3535.

Judgment Amount: \$27,873.91.

Tax Parcel No.: 65-8-199.

Property known as: 318 ELIZABETH STREET, TAMAQUA, PA 18252.

TO BE SOLD AS THE PROPERTY of DONNA K. SCHUETRUMPF.  
No. S-1884-21

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**(SALE NO. 6)**

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$51,743.08.

Tax Parcel No.: 63-03-0097.000.

Property known as: 15 Center Avenue, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of BEAU JUSTIN G. KUFRO a/k/a BEAU JUSTIN GEALD KUFRO a/k/a BEAU J. KUFRO; AMY CLAYTON.

No. S-652-2019

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**(SALE NO. 7)**

Plaintiff: WELLS FARGO BANK, N.A.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$209,603.55.

Tax Parcel No.: 13-07-0027.00 and 13-07-0026.00.

Property known as: 116 FOUNTAIN ROAD, Hegins, PA 17938.

TO BE SOLD AS THE PROPERTY of DAWN L. OHARA a/k/a DAWN L. O'HARA, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JOHN O'HARA a/k/a JOHN THOMAS O'HARA, III a/k/a JOHN T. O'HARA, DECEASED; MINOR DEFENDANT 1, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN O'HARA a/k/a JOHN THOMAS O'HARA, III a/k/a JOHN T. O'HARA, DECEASED; MINOR DEFENDANT 2,

SCHUYLKILL LEGAL RECORD

IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN O'HARA a/k/a JOHN THOMAS O'HARA, III a/k/a JOHN T. O'HARA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN O'HARA a/k/a JOHN THOMAS O'HARA, III a/k/a JOHN T. O'HARA, DECEASED.

No. S-888-2021

**(SALE NO. 8)**

Plaintiff: Pottsville Area School District.

Defendant: Melissa I. Boyer.

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

Judgment Amount: \$1,736.67.

Tax Parcel No.: 59-04-0047.

Property known as: 125 Spruce Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Melissa I. Boyer.

No. J-1345-2019

**(SALE NO. 9)**

PLAINTIFF: MID FIRST BANK.  
DEFENDANT: KEVIN REGNIER.

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

Judgment Amount: \$38,773.46.

TAX PARCEL: 05-12-0042.000.

INSTRUMENT #: DEED BOOK 2545. PAGE 0945.

Property known as: 20 LILY LANE, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY OF DEFENDANT KEVIN REGNIER.

No. S-1872-21

**(SALE NO. 12)**

Plaintiff: Coaldale Borough.

Defendant: Anthony Reighard.

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

Judgment Amount: \$1,670.00.

Tax Parcel No.: 40-06-0137.

Property known as: 140 W. High Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Anthony Reighard.

No. J-3294-2021

**(SALE NO. 13)**

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2019-R2.

Attorney for Plaintiff: Friedman Vartolo LLP / William Miller, Esq., Telephone number: (212) 471-5100.

Judgment: \$342,113.31.

Tax Parcel No.: 68-21-0298.000.

Property known as: 446A East Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of MELISSA HORNING; WILLIAM HORNING.

No. S-278-22

**(SALE NO. 14)**

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR THE IGLOO SERIES IV TRUST.

Defendant: GARY L. MILLER; RITA M. MILLER.

SCHUYLKILL LEGAL RECORD

Attorney for Plaintiff: Adam J. Friedman, Esq., Friedman Vartolo LLP, (212) 471-5100.

Judgment Amount: \$63,638.15.  
Tax Parcel Number: 37-11-0019-.000.

Property known as: 1059 Clamtown Road, Tamaqua, PA 18252.  
No. S-1993-2017

**(SALE NO. 18)**

Plaintiff: Saint Clair Area School District.

Defendant: Joseph T. Kristoff, III, Ann M. Kristoff.

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

Judgment Amount: \$2,152.63.  
Tax Parcel No.: 51-01-0011.

Property known as: 222 Coal Street, Middleport, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Joseph T. Kristoff, III, Ann M. Kristoff.

No. S-3447-2017

**(SALE NO. 19)**

PLAINTIFF—Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2.

DEFENDANT(S)—Shawn Byron and the United States of America.

ATTORNEY FOR PLAINTIFF—Kenya Bates, Esquire, STERN & EISENBERG PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$28,745.36.

BEING KNOWN AND NUMBERED AS: 8 South 20th Street, Pottsville, PA 17901.

TAX PARCEL NO.: 68-39-0215.000.

No. S-1807-2020

**(SALE NO. 20)**

PLAINTIFF—PHH Mortgage Corporation.

DEFENDANT(S)—Kevin S. Buggy.

ATTORNEY FOR PLAINTIFF—Jessica N. Manis, ESQUIRE, STERN & EISENBERG PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$48,203.90.

PARCEL NO.: 58-6-61.

Property known as: 30 Laurel Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Kevin S. Buggy.

No. S-1559-19

**(SALE NO. 21)**

Plaintiff: Pottsville Area School District.

Defendant: Michael Atkins.

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

Judgment Amount: \$1,408.77.

Tax Parcel No.: 68-26-0279.005.

Property known as: 250 N. Tenth Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Michael Atkins.

No. J-1079-2021

**(SALE NO. 23)**

Plaintiff: Saint Clair School District.

Defendant: Thomas Szeliga, Phyllis Szeliga.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$1,521.67.  
Tax Parcel No.: 62-02-0088.  
Property known as: 215 Cherry Street, St. Clair, Pennsylvania.  
TO BE SOLD AS THE PROPERTY of Thomas Szeliga, Phyllis Szeliga.

No. J-4302-201

**(SALE NO. 24)**

Plaintiff: Saint Clair Area School District.

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

Judgment Amount: \$3,074.74.

Tax Parcel No.: 62-03-0088.

Property known as: 35 N. Nicholas Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROPERTY of Kevin S. Sponenburg.

No. J-3178-2017

**(SALE NO. 25)**

Plaintiff: Tamaqua Area School District.

Defendant: Matthew Irvin Moyer, Donna Moyer.

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

Judgment Amount: \$1,570.96.

Tax Parcel No.: 65-08-0067.

Property known as: 316 Market Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Matthew Irvin Moyer, Donna Moyer.

No. J-7509-2019

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be

made in accordance with the schedule unless exceptions thereto are filed within ten (10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

July 13, 2022

Sheriff Sale list available online at: [www.co.schuylkill.pa.us](http://www.co.schuylkill.pa.us)

Aug. 25; Sept. 1, 8

REGISTER OF WILLS

Letters on Estates

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

BARBARA J. SCHWARTZ; Washington Twp.; Gerald G. Schwartz, Executor; PP: \$40,000; RE: \$109,000; Bruce J. Warshawsky, Esquire

LINDA M. SUROVCIK; West Brunswick Twp.; R. Gregory Surovcik, Lisa M. Walkush and Kevin P. Surovcik, Co-Executors; PP: \$55,000; RE: \$291,000; Joseph G. Zerbe, Esquire

HELENE SMITH-MARX a/k/a HELENE A. SMITH-MARX a/k/a HELENE A. SMITH; Tamaqua; Danielle M. Smith, Executrix; PP: \$10,000; RE: \$139,000; Erik M. Helbing, Esquire

JUDITH D. HOOVER; Ashland; Leonard John Hoover and Brian Richard Hoover, Co-Executors; PP: \$20,000; RE: None; Christine A. Holman, Esquire

THOMAS J. HEENAN, SR.; Pottsville; William Welsler, IV, Executor; PP: None; RE: \$10,000; M. Howard Vigderman, Esquire

PATRICK J. QUIRK, JR. a/k/a PATRICK QUIRK; Blythe Township; Colleen T. Calabrese, Administra-