

## 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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**HARTENSTINE, JANE A. a/k/a  
JAYNE A. HARTENSTINE,**  
deceased

Late of Nesquehoning, Rush Township, Schuylkill County, PA

Executor: J. Scott Watkins, P.O. Box A, Tower City, PA 17980

Attorneys: Kevin M. Scott, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101

**HOOPER, HOLLIE J.,** deceased

Late of Saint Clair, Schuylkill County, PA

Administrator: Scott Losey, 144 Spring Street, Newton, NJ 07860

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

**KANASKI, RICHARD STEPHEN  
a/k/a RICHARD KANASKI  
a/k/a RICHARD S. KANASKI  
a/k/a RICHARD S. KANASKI,**

**SR. a/k/a RICHARD STEPHEN  
KANASKI, SR.,** deceased

Late of East Brunswick Township, Schuylkill County, PA

Executor: Richard S. Kanaski, Jr., 624 E. 46th Street, Savannah, GA 31405

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

**KUREK, ETHEL M.,** deceased

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

Executrix: Ellen K. Kurek, 5710 122nd Ave. SE, #191, Bellevue, WA 98006

**LORCHAK, NANCY A. a/k/a  
NANCY ANN LORCHAK,** deceased

Late of the Borough of Coaldale, Schuylkill County, PA

Administrators: Larissa M. Verta, 195 Stock Street, Nesquehoning, PA 18240 and David J. Lorchak, 320 Market Street, Tamaqua, PA 18252

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

**MEYER, JEAN M.,** deceased

Late of the City of Pottsville, Schuylkill County, PA

Co-Executrices: Melissa Myers, 6135 Parson Drive, Harrisburg, PA 17111 and Michelle Meyer, D.V.M., 1219 Quakers Way, Quakertown, PA 18951

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

**NEMETH, NICHOLAS S. a/k/a  
NICHOLAS STEVEN NEMETH,** deceased

Late of the Borough of Gordon, Schuylkill County, PA

## SCHUYLKILL LEGAL RECORD

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Administratrix C.T.A.: Ruth Nadine Nemeth c/o Jacqueline M. Pitts, Esquire, 204 E. Broad Street, Tamaqua, PA 18252

Attorney: Jacqueline M. Pitts, Esquire, 204 East Broad Street, Tamaqua, PA 18252

**NEVERAS, GERALD J. a/k/a GERALD JAMES NEVERAS**, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Executor: Bertrum Ehlinger, 727 Pottsville Street, Minersville, PA 17954

Attorneys: John B. Lieberman, III, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

**STRAUSE, PHYLLIS F. a/k/a PHYLLIS STRAUSE a/k/a PHYLLIS FAY STRAUSE a/k/a PHYLLIS S. STRAUSE**, deceased

Late of 660 Clairmont Avenue, Holiday Village, Schuylkill Haven, Schuylkill County, PA

Executor: Lee A. Strause, 304 N. Coal Street, Port Carbon, PA 17965

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

**TOBASH, BETTY J. a/k/a ELIZABETH J. TOBASH**, deceased

Late of Schuylkill Haven, Schuylkill County, PA

Executor: Dr. Phillip E. Tobash, 602 West Market Street, Pottsville, PA 17901

Attorney: Joseph Holochuck, 132 South Third Street, Minersville, PA 17954

Co-Administratrices: Hilary D. Hayes, 4918 Earl Drive, Harrisburg, PA 17112 and Adrienne D. Shreiner, 289 South Homestead Drive, Landisville, PA 17538

Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

**GEUSIC, THOMAS J. a/k/a THOMAS GEUSIC**, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Barbara A. Falco, 233 Pelican Circle, Unit 1508, Breckenridge, CO 80424

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

**GRACE, LEO J. a/k/a LEO JOHN GRACE**, deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Martha Margaret Grace, 507 Pine Street, Pottsville, PA 17901

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

**KEEFER, KAY LYNNE a/k/a KAY L. KEEFER**, deceased

Late of 82 S. Berne Street, Schuylkill Haven, Schuylkill County, PA

Executrix: Leah K. Adams, 608 Hillcroft Avenue, Schuylkill Haven, PA 17972

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

**NAGLE, LINDA L. a/k/a LINDA NAGLE**, deceased

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

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### SECOND PUBLICATION

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**DIX, JAMES B.**, deceased

Late of the Borough of Harrisburg, Dauphin County, PA

## SCHUYLKILL LEGAL RECORD

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Executor: Steven H. Nagle, 328 Pleasant Valley Road, Pine Grove, PA 17963

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

**REESE, VIRGINIA J.**, deceased  
Late of the Borough of St. Clair, Schuylkill County, PA  
Co-Administratrices: Hilary D. Hayes, 4918 Earl Drive, Harrisburg, PA 17112 and Adrienne D. Shreiner, 289 South Homestead Drive, Landisville, PA 17538  
Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

**STAUFFER, STEPHEN AMOS**, deceased  
Late of Auburn, West Brunswick Township, Schuylkill County, PA  
Executor: James S. Stauffer, 90 Stauffer Lane, Auburn, PA 17922

**STRENKOSKI, MARY ANN**, deceased  
Late of the Township of Branch, Schuylkill County, PA  
Executors: Kathleen Laughlin Benyak, 122 Donald Avenue, Pottsville, PA 17901 and Robert Laughlin, 1567 Bunting Street, Pottsville, PA 17901  
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

**ZIMMERMAN, MARIAN**, deceased  
Late of Auburn Borough, Schuylkill County, PA  
Executor: Robert M. Zimmerman, Jr., 528 Woodland Drive, Auburn, PA 17922

### THIRD PUBLICATION

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**DAHM, BRIAN PATRICK a/k/a BRIAN P. DAHM a/k/a BRIAN DAHM**, deceased  
Late of the Township of Schuylkill, Schuylkill County, PA  
Executrix: Mary Ann Baddick, 64 Washington Street, Middleport, PA 17953  
Attorney: Jacqueline M. Pitts, Esquire, 204 East Broad Street, Tamaqua, PA 18252

**DANDO, FREDERICK**, deceased  
Late of Cass Township, Schuylkill County, PA  
Administrator: John A. Dando, 29 Maple Avenue, P.O. Box 96, Mar Lin, PA 17951  
Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

**FLANNERY, MARTIN R. a/k/a MARTIN RONALD FLANNERY a/k/a RONALD FLANNERY**, deceased  
Late of the Borough of Orwigsburg, Schuylkill County, PA  
Executors: Ronald M. Flannery, 47 Hollenbush Lane, Orwigsburg, PA 17961 and Charles Flannery, 60 North 5th Street, Frackville, PA 17931  
Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

**GALVIN, MARTIN T. a/k/a MARTIN GALVIN**, deceased  
Late of Ryan Township, Schuylkill County, PA  
Executrix: Gloria Galvin, 882 Barnesville Drive, Barnesville, PA 18214  
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

SCHUYLKILL LEGAL RECORD

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**KOHUTKA, ROSE a/k/a ROSE A.**

**KOHUTKA**, deceased  
Late of the Township of Norwegian, Schuylkill County, PA  
Executor: John David Kohutka, 2706 Romig Road, Gilbertsville, PA 19525  
Attorneys: Eric M. Lieberman, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

**LUTZA, OLGA**, deceased

Late of Pottsville, Schuylkill County, PA  
Executor: Joseph M. Lutza c/o Karyn L. Seace, CELA, Seace Elder Law, PLLC, Evans Building, 105 East Evans Street, Suite A, West Chester, PA 19380  
Attorneys: Karyn L. Seace, CELA, Seace Elder Law, PLLC, Evans Building, 105 East Evans Street, Suite A, West Chester, PA 19380

**NAGLE, WILLIAM T.**, deceased

Late of Orwigsburg Borough, Schuylkill County, PA  
Administratrix: Lauren A. Barkanic c/o Adam S. Bernick, Esq., 2047 Locust St., Philadelphia, PA 19104  
Attorneys: Adam S. Bernick, Law Office of Faye Riva Cohen, PC, 2047 Locust St., Philadelphia, PA 19104

**PARNELL, JEAN E. a/k/a JEAN**

**PARNELL**, deceased  
Late of the Township of Butler, Schuylkill County, PA  
Executor: James Parnell, 9 Rapp Road, Girardville, PA 17935  
Attorney: Barbara L. Feudale, Esquire, 419 McKnight St., P.O. Box 25, Gordon, PA 17936

**SNYDER, MICHAEL R.**, deceased

Late of the Township of Washington, Schuylkill County, PA

Administrator: Michael N. Snyder, 94 Delaney Lane, Lock Haven, PA 17745

Attorneys: John R. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023-9765

**YOB, MICHAEL L., SR.**, deceased

Late of the Township of Wayne, Schuylkill County, PA  
Executrix: Michele L. Yob, 1340 S. Route 183, Schuylkill Haven, PA 17972  
Attorneys: Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**ZIMMERMAN, MARSHA E. a/k/a**

**MARSHA ZIMMERMAN**, deceased  
Late of the Borough of Tamaqua, Schuylkill County, PA  
Executrix: Kimberly M. Reed, 900 E. Center Street, Mahanoy City, PA 17948  
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

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PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the public hearing related to the Blue Mountain School District's Petition for the Sale of Unused and Unnecessary Lands, which was originally scheduled for 9:00 a.m. on Thursday, October 12, 2023, has been RESCHEDULED. This public hearing will now be held in Courtroom #4 at the Schuylkill County Courthouse, 401 N. 2nd Street, Pottsville, PA 17901, at 10:00 a.m. on Monday, October 30, 2023. The purpose of the hearing is to take evidence and rule upon the Blue Mountain School Dis-

**SCHUYLKILL LEGAL RECORD**

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trict's request to sell the land comprising the former Blue Mountain Elementary Cressona property. This property is located at 45 Wilder Street, Cressona, PA 17929, and bears Tax Parcel Numbers 41-04-0019.000 and No. 41-04-0020.00. Pursuant to the Pennsylvania Public School Code, the Blue Mountain School District is seeking Court approval to sell the aforementioned parcels to Salisbury House, LLC.

All interested persons are invited to attend.

A full copy of the Petition is available for public inspection at the Blue Mountain District Office, 685 Red Dale Road, Orwigsburg, PA 17961, or at the Cressona Borough Hall, 68 S. Sillyman Street, Cressona, PA 17929, during regular business hours.

ERIC M. PROCK, ESQUIRE  
Solicitor  
Blue Mountain School District  
Oct. 12, 19, 26

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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, DECEMBER 15, 2023 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: Tamaqua Area School District.

Defendant: Colin S. McGregor.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700

Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,114.81.

Tax Parcel No.: 65-12-0076.

Property Known As: 21 Lafayette Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Colin S. McGregor.

Case No. J-5004-2020

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**(SALE NO. 2)**

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: SCOTT J. LITCHKO AND EMILY S. RINGO.

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

Judgment Amount: \$97,420.66.

TAX PARCEL: 52-02-0413.000.

INSTRUMENT #: 201700004267.

PROPERTY KNOWN AS: 627 NORTH 2ND STREET, MINERSVILLE, PA 17954.

TO BE SOLD AS THE PROPERTY of DEFENDANTS SCOTT J. LITCHKO AND EMILY S. RINGO.

Case No. S-782-23

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**(SALE NO. 3)**

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Legal Title Trustee for BCAT 2019-22TT.

Defendant: Colleen Kelly.

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wisahickon Avenue, North Wales, PA 19454, (215) 855-9521.

Judgment Amount: \$76,686.68.

Parcel I.D. No.: 65-08-0142.000.

Property Known as: 354 East Union Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Colleen Kelly.

Case No. S-748-23

SCHUYLKILL LEGAL RECORD

**(SALE NO. 4)**

PLAINTIFF: loanDepot.com, LLC.

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

JUDGMENT AMOUNT: \$98,125-.88.

TAX PARCEL NUMBER: 04.25.-0034.000.

Premises: 720 Fountain Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of VIRGINIA O'DONNELL, ROBERT O'DONNELL, WILLIAM L. O'DONNELL, KNOWN SURVIVING HEIR OF WILLIAM O'DONNELL AND UNKNOWN SURVIVING HEIRS OF WILLIAM O'DONNELL.

Case No. S-317-22

**(SALE NO. 5)**

PLAINTIFF: PennyMac Loan Services, LLC.

DEFENDANT: Guy Luckenbill.

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

JUDGMENT AMOUNT: \$168,-461.32.

TAX PARCEL NUMBER: 34-14-72(9).

Premises: 1907 Fair Road, Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of GUY LUCKENBILL.

Case No. S-1451-22

**(SALE NO. 6)**

PLAINTIFF: Truist Bank f/k/a Branch Banking and Trust Company.

McCabe, Weisberg & Conway, LLC, 1420 WALNUT STREET,

SUITE 1501, PHILADELPHIA, PA 19102, (215) 790-1010.

JUDGMENT AMOUNT: \$68,-437.77.

The improvements thereon being known as: 1203 East Grand Avenue, Tower City, Pennsylvania 17980.

TAX PARCEL NUMBER: 22-14-0051.000.

TO BE SOLD AS THE PROPERTY of UNKNOWN SURVIVING HEIRS OF WAYNE C. REINER, RANDY REINER a/k/a RANDALL REINER, KNOWN SURVIVING HEIR OF DIANE SHUTT a/k/a DIANNE SHUTT, DECEASED HEIR OF WAYNE C. REINER, ANN SHUTT, KNOWN SURVIVING HEIR OF DIANE SHUTT a/k/a DIANNA SHUTT, DECEASED HEIR OF WAYNE C. REINER, AND UNKNOWN SURVIVING HEIRS OF DIANE SHUTT a/k/a DIANNA SHUTT, DECEASED HEIR OF WAYNE C. REINER.

Case No. S-1944-21

**(SALE NO. 7)**

PLAINTIFF: Truist formerly known as BBT.

DEFENDANT: Carl Robert Mraz a/k/a Carl R. Mraz.

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

JUDGMENT AMOUNT: \$54,-365.17.

TAX PARCEL NUMBER: 38-02-0310.000.

Premises: 1701 Centre Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of CARL ROBERT MRZAZ a/k/a CARL R. MRZAZ.

Case No. S-2024-22

## SCHUYLKILL LEGAL RECORD

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### (SALE NO. 8)

PLAINTIFF: Carrington Mortgage Services, LLC.

DEFENDANT: Patricia M. Sterner and Mark Sterner.

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

JUDGMENT AMOUNT: \$54,-741.26.

TAX PARCEL NUMBER: 56-5-153.

Premises: 308 W. Mifflin Street, Orwigsburg, Pennsylvania 17961.

Patricia M. Sterner and Mark Sterner by deed from BRIAN STERNER, EXECUTOR OF THE ESTATE OF GLADYS A. STERNER, DECEASED dated December 19, 2001 and recorded January 3, 2002 in Deed Book 1419, Page 175.

TO BE SOLD AS THE PROPERTY of PATRICIA M. STERNER AND MARK STERNER.

Case No. S-661-23

### (SALE NO. 9)

Plaintiff: CROSSCOUNTRY MORTGAGE, LLC.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$92,392.71.

Tax Parcel No.: 66-01-0363.000.

Property known as: 101 Joseph St., Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of RACHEL M. WELLER.

Case No. S-1594-22

### (SALE NO. 10)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): JUAN ABREU a/k/a JUAN C. ABREU and DENISE URENA.

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

Judgment Amount: \$73,071.29.

Tax Parcel No.: 04-17-0011.000.

Property Known As: 735 WEST JOHN STREET, FRACKVILLE, PA 17931.

TO BE SOLD AS THE PROPERTY of JUAN ABREU a/k/a JUAN C. ABREU and DENISE URENA.

Case No. S-1916-21

### (SALE NO. 11)

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

Defendant(s): JAMES D. WEIKEL.

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

Judgment Amount: \$92,350.69.

Tax Parcel No.: 64-08-0275.000.

Property Known As: 100 WEST CHERRY STREET, SHENANDOAH, PA 17976.

TO BE SOLD AS THE PROPERTY of JAMES D. WEIKEL.

Case No. S-1358-22

### (SALE NO. 13)

Plaintiff: Broker Solutions Inc. d/b/a New American Funding.

Defendant: Brian James Feeser and Miashell Arlena Feeser.

Attorney for Plaintiff: Samantha Gable, Esquire, LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$119,769.79.

Tax Parcel No.: 66-01-0374.000.

Property known as: 449 Maple Avenue, Tower City, PA 17980.

SCHUYLKILL LEGAL RECORD

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TO BE SOLD AS THE PROPERTY of Brian James Feeser and Miashell Arlena Feeser.

Case No. S-1562-22

**(SALE NO. 14)**

Plaintiff: FAR REO Sub I LLC.  
Defendant: George B. Rinda, Jr.  
Attorney for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$76,114.65.

Tax Parcel No.: 65-14-0168.000.

Property known as: 656 Arlington Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of George B. Rinda, Jr.

Case No. S-1737-2021

**(SALE NO. 15)**

Plaintiff: WELLS FARGO BANK, N.A. s/b/m WACHOVIA BANK, NATIONAL ASSOCIATION f/k/a FIRST UNION NATIONAL BANK.

Defendant(s): Michael A. Kroznuskie, Solely in Capacity as Administrator of the Estate of Albert M. Kroznuskie a/k/a Albert Michael Kroznuskie, Deceased.

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

Judgment Amount: \$48,384.61.

Tax Parcel No.: 52-2-647.

Property known as: 141 North Street, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of Michael A. Kroznuskie, Solely in Capacity as Administrator of the Estate of Albert M. Kroznuskie a/k/a Albert Michael Kroznuskie, Deceased.

Case No. S-149-2023

**(SALE NO. 16)**

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

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

Judgment: \$73,261.35.

Tax Parcel No.: 25-23-0007.000.

Property known as: 216 CLAREMONT AVE., RUSH TOWNSHIP, PA 18252.

TO BE SOLD AS THE PROPERTY of CORY SCOTT SNYDER AND CHRISTOPHER R. SNYDER, CO-ADMINISTRATORS OF THE ESTATE OF MARK A. SNYDER a/k/a MARK SNYDER, DECEASED.

Case No. S-1780-22

**(SALE NO. 17)**

Plaintiff: Wells Fargo Bank, N.A.

Defendent(s): Barry L. Ray, Individually and as Executor of the Estate of Judith Patterson a/k/a Judith A. Patterson a/k/a Judith Ann Patterson, Deceased.

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

Judgment Amount: \$74,022.71.

Property known as: 538 Lake Valley Drive, North Union Township, Pennsylvania 18202.

TO BE SOLD AS THE PROPERTY of Barry L. Ray, Individually and as Executor of the Estate of Judith Patterson a/k/a Judith A. Patterson a/k/a Judith Ann Patterson, Deceased.

Case No. S-111-23

**(SALE NO. 18)**

Plaintiff: U.S. Bank Trust National Association, not in its individual



## SCHUYLKILL LEGAL RECORD

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capacity but solely as owner trustee for RCF 2 EBO Trust.

Defendant: Kelly J. Donnelly.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$72,509.66.

PARCEL NO.: 63-01-0004.000.

Property known as: 845 Garfield Avenue a/k/a 845 North Garfield Avenue, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Kelly J. Donnelly.

Case No. S-2512-2019

### (SALE NO. 19)

Plaintiff: MidFirst Bank.

Defendant: Mary Ann Zimmerman; Melissa J. Ricketts.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$129,336.19.

PARCEL NO.: 18-05-0029.000.

Property known as: 35 Gracy Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Melissa J. Ricketts and Mary Ann Zimmerman, a married couple.

Case No. S-1589-2022

### (SALE NO. 20)

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

Defendant: JENNIFER SCHAEFFER.

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

Judgment Amount: \$309,123.87.

Tax Parcel No.: 18-08-0012.022.

Property known as: 108 Cross Creek Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Schaeffer.

Case No. S-210-2020

### (SALE NO. 21)

Plaintiff: Carrington Mortgage Services, LLC.

Defendant: Eric A. Alvarez.

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

Judgment Amount: \$126,898.87.

Tax Parcel No.: 68-48-0006.000.

Property known as: 1965 Mahantongo Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Eric A. Alvarez.

Case No. S-124-2023

### (SALE NO. 22)

Plaintiff: Pottsville Area School District.

Defendant: Brandon Boyer, Samantha Boyer.

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

Amount: \$1,956.31.

Tax Parcel No.: 59-04-0095.001.

Property Known As: 67 Coal Street, Port Carbon, Pennsylvania 17965.

TO BE SOLD AS THE PROPERTY of Brandon Boyer, Samantha Boyer.

Case No. J-0681-2022

### (SALE NO. 23)

Plaintiff: Coaldale Borough.

Defendant: Robert M. Brennan, Elizabeth Brennan.

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

## SCHUYLKILL LEGAL RECORD

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Judgment Amount: \$1,609.58.  
Tax Parcel No.: 40-03-0071.001.  
Property Known As: 218 First Street, Coaldale, Pennsylvania 18218.  
TO BE SOLD AS THE PROPERTY of Robert M. Brennan, Elizabeth Brennan.

Case No. J-0681-2021

### (SALE NO. 24)

Plaintiff: Pottsville Area School District.

Defendant: Rose M. Maurer.

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

Judgment Amount: \$1,400.17.

Tax Parcel No.: 57-05-0221.

Property Known As: 228 Savory Street, Palo Alto, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Rose M. Maurer.

Case No. J-5871-2021

### (SALE NO. 25)

Plaintiff: Tamaqua Area School District.

Defendant: Keith Oliphant, Suzanne Oliphant.

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

Judgment Amount: \$1,242.88.

Tax Parcel No.: 65-12-0087.

Property Known As: 107 Lafayette Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Keith Oliphant, Suzanne Oliphant.

Case No. J-1665-2018

### (SALE NO. 26)

Plaintiff: Tamaqua Area School District.

Defendant: Linda L. Hutta.

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

Judgment Amount: \$2075.12.

Tax Parcel No.: 65-19-0059.

Property Known As: 300 Orwigsburg Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Linda L. Hutta.

Case No. J-2444-2020

### (SALE NO. 27)

Plaintiff: Shenandoah Valley School District.

Defendant: Jamie I. Cespedes a/k/a Jaime I. Cespedes, Veronica Cespedes.

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

Tax Parcel No.: 64-04-0413.

Property Known As: 427 W. Arlington Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Jamie I. Cespedes a/k/a Jaime I. Cespedes, Veronica Cespedes.

Case No. J-4381-2017

### (SALE NO. 28)

Plaintiff: Pottsville Area School District.

Defendant: Cannon AMG, L.L.C.

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

Judgment Amount: \$5,788.84.

Tax Parcel No.: 68-20-0159.

Property Known As: 439 N. Centre Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Cannon AMG, L.L.C.

Case No. J-4912-2020

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**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 29)**

Plaintiff: Pine Grove Area School District.

Defendant: Kelly Morgan, Patrick Stine.

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

Judgment Amount: \$1,589.47.

Tax Parcel No.: 12-07-0034.

Property Known As: 23 E. Center Street, Frailey Twp., Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of Kelly Morgan, Patrick Stine.

Case No. J-0461-2022

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**(SALE NO. 30)**

Plaintiff: Tamaqua Area School District.

Defendant: Richard P. Stark, Kelly M. Stark.

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

Judgment Amount: \$1,584.99.

Property Known As: 313 Clark Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Richard P. Stark, Kelly M. Stark.

Case No. J-0452-2022

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**(SALE NO. 31)**

Plaintiff: Coaldale Borough.

Defendant: Jeremy Miller.

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

Judgment Amount: \$1,615.33.

Tax Parcel No.: 40-02-0179.

Property Known As: 230 W. Ridge Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Jeremy Miller.

Case No. J-4910-2021

**(SALE NO. 32)**

Plaintiff: DEAN KLINGER.

Defendant: BRITTANY A. HAIN.

Attorney for Plaintiff: Joseph G. Zerbe, Esquire, ZERBE LAW OFFICES, 111 East Market Street, Pottsville, PA 17901-0238, (570) 622-1947.

Judgment Amount: \$80,125.52 plus interest from July 12, 2023 and costs of suit.

Schuykill County Tax Parcel No.: 21-08-0129.002.

Postal Address: 743 Suedberg Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Brittany A. Hain.

Case No. S-371-2023

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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 Schuykill County

Dated at Pottsville, PA

September 28, 2023

Sheriff Sale list available online at:

[www.schuykillcountypa.gov](http://www.schuykillcountypa.gov)

Oct. 26; Nov. 2, 9

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**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.

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GRACE S. JOHNSON; Barry Township; Allen L. Johnson, Ralph R. Johnson, Co-Executors; PP: \$10,000; RE: None; Keith J. Strouse, Esquire