

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

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 & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

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

SECOND 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

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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, Elizabethville, PA 17023

KRUCZEK, WALTER E. a/k/a WALTER J. KRUCZEK and WALTER KRUCZEK, deceased

Late of Lake Hauto, Nesquehoning, Schuylkill County, PA

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, Elizabethville, 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

THIRD PUBLICATION

AMEDEN, ANDREW J. a/k/a ANDREW AMEDEN, deceased

Late of the Borough of Minersville, Schuylkill County, PA

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Administratrix: Sandra Jones, 304 N. Front St., Minersville, PA 17954

Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901

CHISTAKOFF, LEONARD M. a/k/a LEONARD CHISTAKOFF, deceased

Late of the Township of Branch, Schuylkill County, PA

Administrator: Leonard Chistakoff, 40 Black Diamond Rd., Pottsville, PA 17901

Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901

DUTCAVICH, DAVID J., deceased
Late of Pottsville, Schuylkill County, PA

Administratrix: Arlene E. Dutcavich, 21 Birch Lane, Pottsville, PA 17901

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

FRITZ, LORRAINE L., deceased
Late of 1566 Penn Drive, Andreas, Schuylkill County, PA

Executrix: Deborah Mooney

Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235

LASELVA, VINCENT ANTHONY, SR., deceased

Late of the Borough of Palo Alto, Schuylkill County, PA

Administratrix: Mary Eileen Laselva, 54 East Savory Street, Pottsville, PA 17901

Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion,

P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

RADZAI, RONALD B., deceased
Late of Butler Township, Schuylkill County, PA

Executor: Paul R. Radzai, 317 S. Oak Street, Mount Carmel, PA 17851

TROEMEL, WILLIAM J. a/k/a WILLIAM TROEMEL, deceased

Late of the Township of Rush, Schuylkill County, PA

Executrix: Elizabeth Jane Troemel, 111 Moonflower Road, Hatboro, PA 19040

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

YERGER, GARY L., deceased
Late of the Township of Porter, Schuylkill County, PA

Executrix: Sherry A. Mahoney, 9397 Route 209, Williamstown, PA 17098

Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY CIVIL ACTION—LAW
New Residential Mortgage Loan
Trust 2016-4

Plaintiff

v.

Tracy A. George a/k/a Tracy George
and Unknown Occupants

Defendants

Civil Action: S-1628-2024

CIVIL ACTION EJECTMENT

TO: Tracy A. George a/k/a Tracy
George and Unknown Occupants

SCHUYLKILL LEGAL RECORD

You have been sued in civil action ejection on premises: 313 Market Street, Tamaqua, PA 18252 based on sheriff's deed recorded July 30, 2024.

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

YOU SHOULD TAKE THIS PAPER 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) Schuylkill County Legal Aid 100 South Street P.O. Box 186 Harrisburg, PA 17108 Telephone: 1-800-692-7375 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

Jan. 2

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PA MORTGAGE FORECLOSURE CASE NO.: S-322-2024

FIRST COMMONWEALTH BANK Plaintiff

vs.

HOLLY LYN DEITER, individually, and as known heir of Jacquel Deiter, deceased, and ALL THE UNKNOWN HEIRS OF JACQUEL DEITER

Defendants

TO: ALL THE UNKNOWN HEIRS OF JACQUEL DEITER, Defendants

On February 16, 2024, Plaintiff filed a Complaint in Mortgage Foreclosure against you in the Court of Common Pleas of Schuylkill County, PA docketed at Case No. S-322-2024 to foreclose Plaintiffs mortgage and sheriffs sale the property located at 171 Valley Street, New Philadelphia, PA 17959, which you inherited from Jacquet Deiter, deceased, by intestate succession.

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 relief requested 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 INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU

SCHUYLKILL LEGAL RECORD

WITH INFORMATION 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 Street
P.O. Box 186
Harrisburg, PA 17108
Telephone: 1-800-692-7375

Jan. 2

THE COURT OF COMMON PLEAS SCHUYLKILL COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NO. S 2421-24
ACTION TO QUIET TITLE ADVERSE POSSESSION
JUSTINE N. WEHNKE

Plaintiff

vs.

NEW BOSTON LAND CO., ITS SUCCESSORS AND ASSIGNS AND ALL PERSONS WITH A CLAIM AGAINST OR AN INTEREST IN THE PROPERTY DESCRIBED

Defendants

TO: NAMED DEFENDANTS

You are hereby notified that Plaintiff has commenced an Action For Adverse Possession and to Quiet Title against you which you are required to defend.

You are required to plead to the Complaint within twenty (20) days after the last appearance of this notice. If you fail to Answer the Complaint within the said twenty (20) days, a preliminary judgment may be entered against you and a final judgment may be entered against you thirty (30) days thereafter.

This action concerns the land herein described:

RE: ALL THAT CERTAIN piece of land located in the Village of New Boston, Township of Mahonoy, Schuylkill County Pennsylvania bounded and described as follows:

Beginning at an iron pin found at the Northeast corner of lands of Justine N. Wehnke and on the line of lands now or formerly of James and Debra Kane; Thence along line of lands of said Wehnke, South 70 degrees 50 minutes 00 seconds West 42.50 feet to an iron pin set; Thence North 18 degrees 05 minutes 39 seconds West 31.53 feet to an iron pin set on the Southerly right of way of Back Street; Thence along the Southerly right of way of Back Street, North 61 degrees 45 minutes 36 seconds East 43.12 feet to an iron pin set: Thence along line of lands now or formerly of James and Debra Kane, South 18 Degrees 10 minutes 00 seconds East 38.40 feet to the place of beginning. Containing 1,485 square feet of land in all. Description prepared by Robert O'Neill, PLS.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you.

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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.

IF YOU CAN NOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of Court Administrator
Schuylkill County Courthouse
(570) 622-5570

WENDY L. COLE, ESQUIRE
ID #47300
Attorney for Plaintiff

112 South Oak Street
Mount Carmel, PA 17851
(570) 339-5870

Jan. 2

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.

(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. Qaish

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 PROPERTY of Stanley J. Tyson and Deborah 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 SECURITIZATION CORPORATION TRUST 2006 OPT4, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2006-OPT4 v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING

SCHUYLKILL LEGAL RECORD

RIGHT, TITLE OR INTEREST FROM OR UNDER STUART COLE a/k/a STUART T. COLE, DECEASED; MATTHEW COLE, IN HIS CAPACITY AS HEIR OF STUART 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, NEW RINGGOLD, 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: RESIDENTIAL DWELLING.

Judgment Amount: \$140,848.90.

Attorneys for Plaintiff: Brock & Scott, PLLC.

(SALE NO. 4)

Plaintiff: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST 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 PROPERTY 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 COMPANY v. ASM SALAUDDIN.

Owner(s) of property situate in the BOROUGH OF SAINT CLAIR,

COUNTY OF SCHUYLKILL, SCHUYLKILL County, Pennsylvania, being 711 WADE ROAD, SAINT CLAIR, PA 17970.

Tax ID No. 62-02-0080.001.

(Acreage or street address)

Improvements thereon: RESIDENTIAL 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 ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER LARRY E. LEHMAN, DECEASED.

Owner(s) of property situate in the FRAILEY TOWNSHIP, SCHUYLKILL 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.

(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 Di-

SCHUYLKILL LEGAL RECORD

ane 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. Qaqish, 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 AMOUNT: \$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, 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

SCHUYLKILL LEGAL RECORD

(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.

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

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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.

SCHUYLKILL LEGAL RECORD

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.

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

SCHUYLKILL LEGAL RECORD

(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

(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.

SCHUYLKILL LEGAL RECORD

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

Jan. 2, 9, 16

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.

JOSEPH B. LAWSON; West Penn Twp.; Melissa L. Lawson, Executrix; PP: \$21,838.50; RE: \$146,000; Attorney: None

THEODORE A. SHANE; McAdoo; Anne P. Shane, Executrix; PP: \$5,000; RE: \$82,243.40; Joseph R. Baranko, Esquire

NAOMI W. BIXLER a/k/a NAOMI WINIFRED BIXLER; Hegins Twp.; Brad Bixler, Executor; PP: None; RE: \$60,000; Eric M. Mika, Esquire

ELAINE EMMA KRAMER a/k/a ELAINE E. KRAMER; Pine Grove Twp.; Alaina Cardena-Kramer,

Administratrix; PP: \$25,000; RE: \$25,000; Matthew D. Rossi, Esquire

NAOMI W. BIXLER a/k/a NAOMI WINIFRED BIXLER; Hegins Township; Brad Bixler, Executor; PP: None; RE: \$60,000; Eric M. Mika, Esquire

CHARLES E. SCHIMPF; Walker Township; Robert Donald, Executor; PP: \$192,000; RE: \$270,000; Martin J. Cerullo, Esquire

JANET F. LENGEL; Schuylkill Haven; Brian Lengel, Robert Lee Lengel, Jr., Tyler Lengel, Co-Administrators; PP: \$5,000; RE: \$15,000; Eric M. Lieberman, Esquire

ARLENE N. BENINSKY; Union Township; Oscar A. Beninsky, Executor; PP: \$1,000; RE: None; Keith J. Strouse, Esquire

MICHAEL GUDLESKI a/k/a MICHAEL P. GUDLESKY; Frackville; Diane P. O'Connor, Executor; PP: \$3,500; RE: \$96,000; Christy M. Demelfi, PC

SUSAN F. PROBITION a/k/a SUSAN PROBITION; West Mahanoy Twp.; Joseph Michael Probition, III, Administrator; PP: \$1,000; RE: \$100,000; Robert E. Matta, Esquire

ROBERT M. WOLK, SR.; East Union Township; Robert M. Wolk, Jr., Executor; PP: \$80,000; RE: None; Frank J. Skokoski, Esquire

KAREN L. MOYER a/k/a KAREN LEE MOYER; West Brunswick Twp.; Bradly S. Moyer, Melinda A. Trezise, Co-Executors; PP: \$20,000; RE: \$364,800; David H. Rattigan, Esquire

DOLORES ANN BONENBERGER a/k/a DOLORES A. BONENBERGER; Tamaqua; Janet T. Turner, Executrix; PP: \$20,000; RE: \$77,006.40; Joseph R. Baranko, Jr., Esquire