

SCHUYLKILL LEGAL RECORD

**NOTICE OF CONFIRMATION OF
FIDUCIARIES' ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

The following accounts have been filed and may be examined in the Office of the Register of Wills or Clerk of the Orphans' Court. If you desire to object, you must file that objection in writing with the Clerk prior to Wednesday, **JUNE 5, 2024**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **JUNE 5, 2024** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE	FIDUCIARY	ATTORNEY
1. Stephen Mucha, Jr.	Guardian Services of PA	Amanda Snoke Dubbs
2. Anthony Sparacino	Carol Grabowski	Russell Farbiarz

THERESA SANTAI GAFFNEY
Register of Wills and
Clerk of the Orphans' Court

May 16, 23

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

BEDWAY, MARGARET, deceased

Late of the Township of West Brunswick, Schuylkill County, PA
Executor: William E. Kirwan.

Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

BRESLOSKY, MICHAEL J., deceased

Late of the Township of Wayne, Schuylkill County, PA

Executrix: Joyce B. Breslosky
Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

BURKERT, JOAN M. a/k/a JOAN MARIE BURKERT, deceased

Late of Blythe Township, Schuylkill County, PA

Executor: Kelly Fisher, 160 Clay Street, Tremont, PA 17981

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

CRESSWELL, JEFFREY W., deceased

Late of the Township of North Manheim, Schuylkill County, PA
Administrator: Stephen T. Carpenito, Esquire, 200 Mahantongo Street, Pottsville, PA 17901

Attorney: Stephen T. Carpenito, Esquire, 200 Mahantongo Street, Pottsville, PA 17901

KAPUSNICK, GEORGE J. a/k/a GEORGE KAPUSNICK, deceased

Late of the Borough of Mahanoy, Schuylkill County, PA

Administrator: Jeremy D. Kapusnick, 602 West Market Street, Mahanoy City, PA 17948

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

KIMMEL, MEGAN E., deceased

Late of the Borough of Auburn, Schuylkill County, PA

Executor: William C. Kimmel, Jr.
Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

KRATZ, DONNA J., deceased

Late of the Township of Washington, Schuylkill County, PA

Executor: Keith A. Heckard, 29 Dawn Drive, Douglassville, PA 19518

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

LINDENMUTH, CHARLES V., JR., deceased

Late of Ashland Borough, Schuylkill County, PA

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Administrator: Stacy Weikel, 35 Center Avenue, Schuylkill Haven, PA 17972

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

METTAM, MARY HELEN a/k/a MIMI METTAM, deceased

Late of St. Clair Borough, Schuylkill County, PA

Administrator: Michael Emil Bulino, 142 N. Second Street, St. Clair, PA 17970

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

OLSHEFSKI, SANDRA M., deceased

Late of Pitman, Schuylkill County, PA

Executrix: Christine Angela Olshefski, 391 Taylorsville Mountain Rd., Pitman, PA 17964

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

SCRIBBICK, GERMAINE A., deceased

Late of Minersville Borough, Schuylkill County, PA

Executrix: Marguerite D. Shoemaker c/o Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

Attorneys: Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704

SEGL, MARILYN L., deceased

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

Executor: Walter E. Segl, III
Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

SECOND PUBLICATION

CLARKE, MARGARET A. a/k/a PEGGY ANNE CLARKE a/k/a PeggyAnne CLARKE, deceased

Late of the Borough of Ashland, Schuylkill County, PA

Administrators: John M. Clews, 1139 Arch Street, Ashland, PA 17921; Ronald W. Clews, 1037 Arch Street, Ashland, PA 17921; and Colleen Kroh, 32 South Hoffman Boulevard, Ashland, PA 17921
Attorneys: Keith J. Strouse, Esquire, Strouse and Strouse, 816 Center Street, Ashland, PA 17921

KILMER, MARIE KATHERINE, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Carla K. Spirat-Seidel, 55 East Rausch's Road, New Ringgold, PA 17960

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

RYAN, ELIZABETH ANN, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administratrix: Kimberly Ryan, 1237 West Market Street, Pottsville, PA 17901

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

STAFINIAK, MARTHA, deceased

Late of Rush Township, Schuylkill County, PA

Executor: Thomas John Stafiniak c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

SCHUYLKILL LEGAL RECORD

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

THIRD PUBLICATION

BOWERS, CHARLES JOHN a/k/a CHARLES J. BOWERS, deceased

Late of the Township of Norwegian, Schuylkill County, PA

Administratrix: Joanie Williams, 1036 Peach Mountain Road, Pottsville, PA 17901

Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

FUNANAGE, CECELIA M., deceased

Late of East Union Township, Schuylkill County, PA

Administratrix CTA: Perle Geissinger-Rodarte, 5744 Governors Pond Circle, Alexandria, VA 22310

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

HAIN, ROBERT P. a/k/a ROBERT PAUL HAIN, deceased

Late of the Township of Walker, Schuylkill County, PA

Executrix: Marge D. Derr, 1340 Valley Road, Tamaqua, PA 18252

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

KUPCHINSKY, WILLIAM G. a/k/a DR. WILLIAM G. KUPCHINSKY, deceased

Late of Pottsville, Schuylkill County, PA

Executor: W. Scott Kupchinsky, 47 School Avenue, Chatham, NJ 07928

Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

MYKOLAYKO, JOSEPH a/k/a JOSEPH M. MYKOLAYKO, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executrix: Elaine Mykolayko, 333 West Washington Street, Frackville, PA 17931

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

PHILLIPS, NANCY L. a/k/a NANCY N. PHILLIPS, deceased

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

Administratrix: Arba L. Phillips, 245 Indiana Avenue, Shenandoah, PA 17976

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

RITTER, WILLIAM R., deceased

Late of West Penn Township, Tamaqua, Schuylkill County, PA

Executrix: Jill Ritter Skoutelas, 9 Saint Peter's Road, Apt. #2, Tamaqua, PA 18252

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235

RUDDY, STEPHEN C. a/k/a STEVE C. RUDDY, deceased

Late of Branch Township, Schuylkill County, PA

Executor: Vincent M. Ruddy, 60 Frame Row Street, Branchdale, PA 17923

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

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TEETZ, DORAL HARVEY a/k/a DORAL H. TEETZ, deceased
Late of the Township of Rush,
Schuylkill County, PA
Administrator: James William
Teetz, 3 Jones Street, Tamaqua, PA
18252
Attorney: Christine A. Holman,
Esquire, 204 East Broad Street,
Tamaqua, PA 18252

creating a limited liability company
pursuant to Pennsylvania Uniform
Limited Liability Company Act of
2016, P.L. 1328, No. 170. The name
of the limited liability company is:
KARNISH CONSULTING, LLC
Joseph R. Baranko, Jr., Esquire
The Slusser Law Firm
1620 North Church Street
Suite 1
Hazleton, PA 18202

WILBERT, MARILYN E., deceased
Late of Tower City Borough,
Schuylkill County, PA
Executrix: Sheriyn J. Hoy, 591
Wert Road, Millersburg, PA 17061
Attorneys: Gregory M. Kerwin,
Esquire, Kerwin & Kerwin, LLP,
4245 State Route 209, Elizabeth-
ville, PA 17023

May 16
IN THE COURT OF COMMON
PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION—LAW
CUSTODY
CAITLIN KILLIAN
Plaintiff
v.
PATRICK ORESKI, SR.
Defendant

NOTICE
NOTICE IS HEREBY GIVEN that
on May 8, 2024, Articles of Incorpor-
ation were filed with the Department
of State of the Commonwealth of
Pennsylvania, for:

SHUSTACK’S HYDRAULICS
CORPORATION
with an effective date of May 8, 2024.
The corporation has been incorporated
under the provisions of the Pennsyl-
vania Business Corporation Law of
1988.

DONALD G. KARPOWICH,
ESQUIRE
85 Drasher Road
Drums, PA 18222
(570) 788-6647

NO. S-1951-2023
NOTICE FOR PUBLICATION
TO: PATRICK ORESKI, SR.

PLEASE BE AWARE that an
Order was entered on April 16, 2024
in the captioned matter. You have
been sued in Court to obtain/modify
(shared legal custody) (sole legal
custody) (partial physical custody)
(primary physical custody) (shared
physical custody) (sole physical cus-
tody) (supervised physical custody) of
the child(ren) named in the Complaint.

You are ORDERED to appear in
person at the Custody Conciliation
Office, of the Schuylkill County
Courthouse, 401 North Second Street,
Pottsville, Schuylkill County, Penn-
sylvania on May 30, 2024 at 10:00
a.m., for a Custody Conciliation Con-
ference before Mark A. Barket, Es-
quire, Custody Conciliation Officer.
If you fail to appear as provided by the
Order, an Order of Custody may be
entered against you or the Court may

NOTICE
NOTICE IS HEREBY GIVEN that
a Certificate of Organization for a
Domestic Limited Liability Company
has been filed with the Pennsylvania
Department of State at Harrisburg, PA
on April 24, 2024 for the purpose of

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issue a Warrant for your arrest. You must file with the Court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the Court (including, but not limited to, a conference with a conference officer or judge or conciliation) but not later than 30 days after service of the complaint or petition. You have the right to be represented at the conference by a lawyer. 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.

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

ERIC M. LIEBERMAN,
ESQUIRE

LIEBERMAN & TAMULONIS
111 East Market Street
Pottsville, PA 17901
(570) 622-1988

May 16

COURT OF COMMON PLEAS
CIVIL DIVISION

SCHUYLKILL COUNTY
Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets Management
Series I Trust

PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or Under Ann B.
Tihansky, deceased

DEFENDANT

NO.: S-1892-2021

NOTICE

To: the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ann B. Tihansky, deceased
TAKE NOTICE THAT THE Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense or objections 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 NOTICE 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 WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Schuykill County Lawyer
Referral Service
Pennsylvania Lawyer
Referral Service
P.O. Box 186
Harrisburg, PA 17108

SCHUYLKILL LEGAL RECORD

CHRISTOPHER A. DeNARDO,
ESQUIRE
PA I.D. No. 78447
SAMANTHA GABLE, ESQUIRE
PA I.D. No. 320695
STEVEN PALMER, ESQUIRE
PA I.D. No. 334553
LESLIE J. RASE, ESQUIRE
PA I.D. No. 58365
HEATHER RILOFF, ESQUIRE
PA I.D. No. 309906
KEVIN T. TONCZYCZYN,
ESQUIRE
PA I.D. No. 332616
ELIZABETH L. WASSALL,
ESQUIRE
PA I.D. No. 77788
LOGS LEGAL GROUP LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087
Telephone: (610) 278-6800
E-mail: pahelp@logs.com

May 16

NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described property has been approved by the Schuylkill County Board of Commissioners at the April 25, 2024 public meeting, at the Courthouse, 401 North Second Street, Pottsville, PA 17901.

THE TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being July 15, 2024, any taxing district having any tax claims or tax judgments against the property to be sold, the owner, an interested party or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, petition the Court of Common Pleas of

Schuylkill County to disapprove the said sale. **2.** If no objections to the sale are filed, the sale to the initial bidder will be final. **3.** The successful bidder will be required to pay all monies and costs within fifteen (15) days of the deadline for filing objections. **4.** The failure of any purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale and will result in the bidder being barred from all future Tax Claim sales. **5.** Pursuant to 72 P.S., Section 5931, all sales by the Tax Claim Bureau are subject to the rule of **CAVEATEMPTOR**. In every case, the property is offered for sale by the Bureau **WITHOUT GUARANTY OR WARRANTY WHATSOEVER**, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. **6.** The property will be sold freed and cleared of all real estate tax claims and tax judgments.

This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613(a) of Act No. 542, approved July 7, 1947, as amended.

Parcel No. 03-13-0035.000, Lot & Improvement, 128 Clay St., Township of Branch; Assessed Owner: Vince R. Dixon; Bid: \$100.00 for the purpose of demolition only; **Parcel No. 04-15-0016.000**, Lot & Improvement, 475 W. Mahanoy Ave., Township of Butler; Assessed Owner: Ricki Wickizer; Bid: \$4,325.00; **Parcel No. 05-17-0044.000**, Lot & Improvement, 821 Forest Ln., Township of Cass; Assessed Owner: Chikata Khyne-Sam; Bid: \$7,611.00; **Parcel No. 16-17-0045.000**, Lot & Improvement, 373 Roosevelt Dr.,

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Township of Mahanoy; Assessed Owner: Shane Brode & Jeanna Korn; Bid: \$5,313.00; **Parcel No. 17-05-0047.000**, Improvement on Leased Ground, 303 New St., Township of New Castle; Assessed Owner: David Long & Marshalee Long; Bid: \$1,122.00; **Parcel No. 19-13-0679.000**, Lot & Improvement, 679 Tahoe Ln., Township of North Union; Assessed Owner: Maureen F. Newell; Bid: \$19,877.63; **Parcel No. 19-21-0023.000**, Lot, 23 Summit Dr., Township of North Union; Assessed Owner: Len Dinaples, Jr. & Brett Dinaples; Bid: \$1,264.42; **Parcel No. 20-06-0029.004**, Lot, Walnut Ln., Township of Norwegian; Assessed Owner: Mary A. Delaney, Margaret DeVille, Katherine E. Frey, Ellen H. PeDelle, Agnes Venette, & Nelson J. Venette, et al; Bid: \$595.73; **Parcel No. 28-17-0776.000**, Lot, 776 Cheyenne Dr., Township of South Manheim; Assessed Owner: Dana K. & Frank W. Brosemer; Bid: \$5,100.00; **Parcel No. 28-17-2591.000**, Lot, 2591 Wagon Wheel Dr., Township of South Manheim; Assessed Owner: Scott A. Noll; Bid: \$5000.00; **Parcel No. 28-19-2349.000**, Lot, 2349 Spear Cove, Township of South Manheim; Assessed Owner: James A. Ellis; Bid: \$5,800.00; **Parcel No. 28-21-1359.000**, Lot, 1359 Stag Dr., Township of South Manheim; Assessed Owner: Lands Edge Enterprises, Inc.; Bid: \$5,000.00; **Parcel No. 28-23-1591.000**, Lot, 1591 Stag Dr., Township of South Manheim; Assessed Owner: Spring Meadow Homes, Inc.; Bid: \$5,000.00; **Parcel No. 28-24-1799.000**, Lot, 1799 Crazy Horse Dr., Township of South Manheim; Assessed Owner: Lands Edge Enterprises, Inc.; Bid: \$5,100.00; **Parcel No. 34-21-0121.000**, Lot, 121 Hogan Dr., Township of Wayne; Assessed Owner: Spring Meadow Homes,

Inc.; Bid: \$5,100.00; **Parcel No. 34-21-0159.000**, Lot, 159 Creek Dr., Township of Wayne; Assessed Owner: Lands Edge Enterprises, Inc. Bid: \$5,100.00; **Parcel No. 34-21-0224.000**, Lot, 224 Wanna Dr., Township of Wayne; Assessed Owner: Joseph M. Misiura; Bid: \$5,100.00; **Parcel No. 34-21-0260.000**, Lot, 260 Creek Dr., Township of Wayne; Assessed Owner: Lands Edge Enterprises, Inc.; Bid: \$5,100.00; **Parcel No. 34-23-0024.000**, Lot, Kiowa Cove, Township of Wayne; Assessed Owner: Robert W. Rufe, Sr.; Bid: \$5,000.00; **Parcel No. 34-26-0889.000**, Lot, 889 Red Oak Cove; Township of Wayne; Assessed Owner: Norma & Harvey Cresswell; Bid: \$5,100.00; **Parcel No. 34-27-1178.000**, Lot, 1178 Custer Dr., Township of Wayne; Assessed Owner: Robert J. Truck; Bid: \$5,100.00; **Parcel No. 34-28-2491.000**, Lot, 2491 Buffalo Cove, Township of Wayne; Assessed Owner: Lands Edge Enterprises, Inc.; Bid: \$5,100.00; **Parcel No. 36-04-0050.000**, Improvement on Leased Ground, 568 Mount Olive Blvd., Township of West Mahanoy; Assessed Owner: Maureen Shala; Bid: \$1,736.00; **Parcel No. 36-04-0192.000**, Improvement on Leased Ground, 19 Church St., Township of West Mahanoy; Assessed Owner: Edwin & Jean Andrews; Bid: \$2,052.00; **Parcel No. 36-09-0241.000**, Lot & Improvement, 229 Ohio Ave., Township of West Mahanoy; Assessed Owner: Lawrence Santiago; Bid: \$1,623.00; **Parcel No. 36-09-0256.000**, Lot & Improvement, 261 Ohio Ave., Township of West Mahanoy; Assessed Owner: John Dito; Bid \$2,451.00; **Parcel No. 36-09-0366.000**, Lot & Improvement, 230 Schuylkill Ave., Township of West Mahanoy; Assessed Owner: Robert J. Walters & Gloria M. Milanese; Bid: \$1,913.35; **Parcel No.**

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38-02-0194.000, Lot & Improvement, 1330 Market St., Borough of Ashland; Assessed Owner: Rebecca Barnes; Bid: \$6,477.43; **Parcel No. 38-02-0393.000**, Lot & Improvement, 1208 Centre St., Borough of Ashland; Assessed Owner: M. Helen Wewer; Bid: \$8,905.00; **Parcel No. 38-02-0432.000**, Lot & Improvement, 25 S. 13th St., Borough of Ashland; Assessed Owner: Troy L. Schoffler; Bid: \$13,299.00; **Parcel No. 38-03-0077.000**, Lot & Improvement, 139 Chestnut St., Borough of Ashland; Assessed Owner: Jeff Greenberg; Bid: \$4,228.00; **Parcel No. 38-03-0078.000**, Lot & Improvement, 203 Chestnut St., Borough of Ashland; Assessed Owner: Robert Drake; Bid: \$14,323.82; **Parcel No. 38-03-0082.000**, Lot & Improvement, 231 Chestnut St., Borough of Ashland; Assessed Owner: Kevin Greer, Jr.; Bid: \$7,847.00; **Parcel No. 38-03-0107.000**, Lot & Improvement, 35 Catawissa Rd., Borough of Ashland; Assessed Owner: Sharon Weikel Moser; Bid: \$11,550.00; **Parcel No. 38-03-0147.000**, Lot & Improvement, 629 Centre St., Borough of Ashland; Assessed Owner: William Fisher, Jr.; Bid: \$10,884.00; **Parcel No. 38-03-0173.000**, Lot & Improvement, 325 Centre St., Borough of Ashland; Assessed Owner: John P. Brobst, Jr. & Jessica M. Kroh; Bid: \$11,764.00; **Parcel No. 38-03-0241.000**, Lot & Improvement, 118 Centre St., Borough of Ashland; Assessed Owner: Walter S. Grosser, Jr. & Kery Anne Valencik; Bid: \$11,305.00; **Parcel No. 38-03-0362.000**, Lot & Improvement, 717 Walnut St., Borough of Ashland; Assessed Owner: James Harman & Doris J. Harman; Bid: \$2,979.00; **Parcel No. 38-03-0377.000**, Lot & Improvement, 615 Walnut St., Borough of Ashland; Assessed Owner: Lawson Williams & Vanessa O. Williams; Bid: \$9,991.00; **Parcel No.**

38-04-0008.000, Lot & Improvement, 68 Oakland Ave., Borough of Ashland; Assessed Owner: Jonathan L. Harman; Bid: \$5,719.00; **Parcel No. 38-06-0137.000**, Lot & Improvement, 1713 Walnut St., Borough of Ashland; Assessed Owner: Joseph A. Fishburn; Bid: \$9,812.00; **Parcel No. 38-06-0166.000**, Lot & Improvement, 1437 Walnut St., Borough of Ashland; Assessed Owner: A & W Home Rentals; Bid: \$6,364.00; **Parcel No. 38-06-0187.000**, Lot & Improvement, 1317 Walnut St., Borough of Ashland; Assessed Owner: Pauline Anne Miller & Tiffany Fuller; Bid: \$9,122.00; **Parcel No. 38-06-0188.000**, Lot & Improvement, 1313 Walnut St., Borough of Ashland; Assessed Owner: Donald M. Klinger & Mary A. Klinger; Bid: \$9,707.00; **Parcel No. 38-06-0229.000**, Lot & Improvement, 1412 Walnut St., Borough of Ashland; Assessed Owner: Paul Schnee & Virginia Lois Schnee; Bid: \$10,653.00; **Parcel No. 38-06-0329.000**, Lot & Improvement, 1434 Spruce St., Borough of Ashland; Assessed Owner: Michael Barnes & Jennifer L. Barnes; Bid: \$11,573.00; **Parcel No. 38-07-0087.000**, Lot & Improvement, 732 Brock St., Borough of Ashland; Assessed Owner: Michelle Knapp; Bid: \$7,734.00; **Parcel No. 40-05-0109.000**, Lot & Improvement, 44 Bull Run St., Borough of Coaldale; Assessed Owner: Edward T. Frye; Bid: \$1.00; **Parcel No. 42-06-0226.000**, Lot, Walnut Rd., Borough of Deer Lake; Assessed Owner: Berkleigh Holdings, LLC; Bid: \$5,357.48; **Parcel No. 44-03-0067.003**, Lot & Improvement, 2422 Water St., Borough of Gilberton; Assessed Owner: Joel Stephany; Bid: \$3,390.00; **Parcel No. 44-03-0067.005**, Lot & Improvement, 2424 Water St., Borough of Gilberton; Assessed Owner: Amy M. Dower; Bid:

SCHUYLKILL LEGAL RECORD

\$6,082.00; **Parcel No. 44-04-0062.000**, Lot & Improvement, 2201 Water St., Borough of Gilberton; Assessed Owner: David W. Sluck & Michelle M. Sluck; Bid: \$1,999.00; **Parcel No. 44-05-0064.000**, Lot, 106 Main St., Borough of Gilberton; Assessed Owner: James C. Sarra; Bid: \$958.00; **Parcel No. 44-07-0012.000**, Improvement on Leased Ground, 6 Long Row Rd., Borough of Gilberton; Assessed Owner: Tamal Antonelli; Bid: \$3,321.07; **Parcel No. 44-07-0078.002**, Improvement on Leased Ground, 17 Draper St., Borough of Gilberton; Assessed Owner: Charles Gutekunst; Bid: \$2,713.27; **Parcel No. 45-05-0121.000**, Lot & Improvement, 230 W. Main St., Borough of Girardville; Assessed Owner: Scott D. Smoluk & Crystal M. Eisenhart; Bid: \$8,562.00; **Parcel No. 45-06-0279.000**, Lot & Improvement, 107 E. Main St., Borough of Girardville; Assessed Owner: Terrence Hodge; Bid: \$4,865.00; **Parcel No. 45-07-0033.000**, Lot & Improvement, 211 E. B St., Borough of Girardville; Assessed Owner: Edward R. Pautienus; Bid: \$4,163.00; **Parcel No. 45-08-0048.000**, Lot & Improvement, 331 W. Main St., Borough of Girardville; Assessed Owner: Elizabeth Kachelries; Bid: \$6,684.00; **Parcel No. 48-05-0439.001**, Lot & Improvement, 728 E. Pine St., Borough of Mahanoy City; Assessed Owner: JCL Real Estate; Bid: \$8,115.00; **Parcel No. 48-07-0111.001**, Lot & Improvement, 612 W. Market St., Borough of Mahanoy City; Assessed Owner: Xian Ho Chung; Bid: \$3,462.22; **Parcel No. 48-09-0051.000**, Lot & Improvement, 216 E. Mahanoy Ave., Borough of Mahanoy City; Assessed Owner: Nitza L. Pagan; Bid: \$7,377.88; **Parcel No. 50-01-0099.000**, Lot & Improvement, 829 Pottsville St., Borough of Mechanicsville; Assessed Owner: American Community Outreach, Inc.; Bid: \$2,605.00; **Parcel No. 52-02-0352.000**, Lot & Improvement, 219 Pine St., Borough of Minersville; Assessed Owner: Justin M. Withelder; Bid: \$6,393.00; **Parcel No. 52-05-0654.000**, Lot & Improvement, 530 Lytle St., Borough of Minersville; Assessed Owner: David C. Schaeffer; Bid: \$13,933.00; **Parcel No. 52-05-0673.000**, Lot & Improvement, 416 Lytle St., Borough of Minersville; Assessed Owner: Michael W. Weber; Bid: \$11,181.00; **Parcel No. 54-02-0445.000**, Lot & Improvement, 233 Valley St., Borough of New Philadelphia; Assessed Owner: Charles S. McKee & Sharon L. McKee; Bid: \$1,809.75; **Parcel No. 62-04-0042.000**, Lot, 44 1/2 Ann St., Borough of Saint Clair; Assessed Owner: George J. Yakamavage; Bid: \$500.00; **Parcel No. 63-10-0172.000**, Lot, 59 S. Berne St., Borough of Schuylkill Haven; Assessed Owner: Michael L. Gilbert & Denise Gilbert; Bid: \$2,371.89; **Parcel No. 64-04-0276.000**, Lot & Improvement, 304-306 W. Penn St., Borough of Shenandoah; Assessed Owner: William Mooney; Bid: \$2,000.00; **Parcel No. 64-04-0300.000**, Lot & Improvement, 219 W. Coal St., Borough of Shenandoah; Assessed Owner: Beverly Parrish; Bid: \$18,351.42; **Parcel No. 64-05-0295.000**, Lot & Improvement, 24 W. Coal St., Borough of Shenandoah; Assessed Owner: Edward W. Spielberg & Glenn W. Patterson; Bid: \$21,287.78; **Parcel No. 64-05-0300-.000**, Lot, 34 W. Coal St., Borough of Shenandoah; Assessed Owner: Paul R. Abrachinsky; Bid: \$723.70; **Parcel No. 64-05-0332.000**, Lot & Improvement, 111 N. West St., Borough of Shenandoah; Assessed Owner: Catherine L. Hehn; Bid:

SCHUYLKILL LEGAL RECORD

\$14,338.00; **Parcel No. 64-07-0195.000**, Lot & Improvement, 327 W. Oak St., Borough of Shenandoah; Assessed Owner: Fiordaliza Santos; Bid: \$3,620.00; **Parcel No. 64-08-0210.001**, Lot & Improvement, 224 W. Atlantic St., Borough of Shenandoah; Assessed Owner: Nirmal Singh; Bid: \$2,770.00; **Parcel No. 64-08-0225.000**, Lot & Improvement, 213 W. Poplar St., Borough of Shenandoah; Assessed Owner: Patrick J. Gulden; Bid: \$5,966.42; **Parcel No. 64-10-0001.001**, Lot & Improvement, W. Laurel St., Borough of Shenandoah; Assessed Owner: Dennis Miller, Jr.; Bid: \$1,036.51; **Parcel No. 64-10-0019.000**, Lot & Improvement, 356 S. West St., Borough of Shenandoah; Assessed Owner: John Fish; Bid: \$2,351.00; **Parcel No. 65-11-0173.000**, Lot & Improvement, 135 Gay St., Borough of Tamaqua; Assessed Owner: Quality Heating & Renovations; Bid: \$6,737.79; **Parcel No. 65-12-0041.000**, Lot, 130 Clay St., Borough of Tamaqua; Assessed Owner: Roger Marion, Jr.; Bid: \$5,732.00; **Parcel No. 65-15-0046.000**, Lot & Improvement, 256 Cottage Ave., Borough of Tamaqua; Assessed Owner: Nelson A. Gross De La Cruz & Sonia Altagracia Gross; Bid: \$6,530.00; **Parcel No. 65-16-0197.000**, Lot & Improvement, 76 Hunter St., Borough of Tamaqua; Assessed Owner: David J. Mease & Dawn M. Valentine Hydro; Bid: \$7,216.00; **Parcel No. 68-05-0010.000**, Lot & Improvement, 805 Ravine St., City of Pottsville; Assessed Owner: John J. Buleza & Irene Buleza; Bid: \$9,961.78; **Parcel No. 68-11-0046.000**, Lot & Improvement, 415 Peacock St., City of Pottsville; Assessed Owner: Stacey Lash; Bid: \$2,715.00; **Parcel No. 68-**

13-0201.000, Lot & Improvement, 237 Nichols St., City of Pottsville; Assessed Owner: Diane Mahalage; Bid: \$9,026.29; **Parcel No. 68-20-0250.000**, Lot & Improvement, 411 Laurel Blvd., City of Pottsville; Assessed Owner: Katherine Olivo Medina; Bid: \$2,767.23; **Parcel No. 68-20-0251.000**, Lot & Improvement, 409 Laurel Blvd., City of Pottsville; Assessed Owner: Katherine Olivo Medina; Bid: \$2,157.57; **Parcel No. 68-21-0220.000**, Lot, E. Market St., City of Pottsville; Assessed Owner: Mario D. Weiss & Rebecca L. Mullin; Bid: \$1,399.00; **Parcel No. 68-26-0027.000**, Lot & Improvement, 907 Minersville St., City of Pottsville; Assessed Owner: Warren Mills, Sr. & Sarah Mills; Bid: \$2,416.16; **Parcel No. 68-26-0406.000**, Lot & Improvement, 724 W. Market St., City of Pottsville; Assessed Owner: JPI Properties, LTD; Bid: \$8,324.00; **Parcel No. 68-35-0013.000**, Lot, S. Eighth St., City of Pottsville; Assessed Owner: Jennifer Fox; Bid: \$729.00; **Parcel No. 68-36-0002.000**, Lot & Improvement, 235 Union St., City of Pottsville; Assessed Owner: Michael P. O'Brien & Jane O'Brien; Bid: \$1,711.00.

By Angela D. Toomey, Director
Schuylkill County
Tax Claim Bureau
May 16, 30

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, JUNE 14, 2024

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.

SCHUYLKILL LEGAL RECORD

(SALE NO. 1)

Plaintiff: LAKEVIEW LOAN SERVICING, LLC.

Defendant(s): JUSTIN S. FRANTZ.

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

Judgment Amount: \$37,325.50.

Tax Parcel No.: 57-05-0024.000.

Property Known As: 11 GEORGE STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of JUSTIN S. FRANTZ.

Case No. S-703-23

(SALE NO. 2)

Plaintiff: FREEDOM MORTGAGE CORPORATION.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$91,982.78.

Tax Parcel No.: 62-03-0156.000.

Property known as: 34 MILL ST., Saint Clair, PA 17970.

TO BE SOLD AS THE PROPERTY of CHERYL WILLIAMS, IN HER CAPACITY AS HEIR OF ANTHONY E. PHILLIPS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ANTHONY E. PHILLIPS, DECEASED

Case No. S-958-22

(SALE NO. 5)

Attorneys for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company.

Judgment Amount: \$219,319.62.

PROPERTY ADDRESS: 55 REICHWEIN ROAD, LAVELLE, PA 17943.

PARCEL: #04-08-0044.000.

BEING KNOWN AS: 55 REICHWEIN ROAD, LAVELLE, PA 17943.

PROPERTY ID: 04-08-0044.000.

TITLE TO SAID PREMISES IS VESTED IN THOMAS K. BLAKESLEE AND PATRICIA A. BLAKESLEE, HIS WIFE DEED FROM PATRICIA A. BLAKESLEE, FORMERLY PATRICIA LUKACINA DATED 08/05/1993 RECORDED 08/06/1993 BOOK 1515 PAGE 0303. PATRICIA A. BLAKESLEE DIED ON OR AROUND FEBRUARY 19, 2023.

Case No. S-1523-2019

(SALE NO. 6)

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust (“Assignee”), located at c/o Fay Servicing.

Defendant: Danielle M. Boris; Ronald J. Boris, Jr.

Attorney for Plaintiff: Ed E. Qaish, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$303,608.85.

PARCEL NO.: 34-23-0093.000.

Property known as: 93 Comanche Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of Ronald J. Boris Jr. and Danielle M. Boris, his wife.

Case No. S-64-2019

(SALE NO. 7)

Plaintiff: Wilmington Savings Fund Society, FSB, as Trustee of WV 2017-1 Grantor Trust.

Defendants: Joseph J. Marhon and Jane Campion.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$11,746.43.
Tax Parcel No.: 43-03-0592.000.
Property known as: 154 South
Second Street, Frackville, PA 17931.
TO BE SOLD AS THE PROP-
ERTY of James J. Marhon and Jane
Campion.

Case No. S-2118-22

(SALE NO. 8)

Plaintiff: UMB Bank, National
Association, not in its individual ca-
pacity, but solely as legal title trustee
for LVS Title Trust XIII.

Defendant: Thomas J. Cooper, III.

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

Judgment Amount: \$59,613.79.

Parcel I.D. No.: 17-07-0091.000.

Property Known as: 223 Broad
Street, Saint Clair, PA 17970.

TO BE SOLD AS THE PROP-
ERTY of Thomas J. Cooper, III.

Case No. S-726-2022

(SALE NO. 9)

Plaintiff: Tamaqua Area School
District.

Defendant: Jared R. Labar.

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

Judgment Amount: \$2,116.00.

Tax Parcel No.: 65-12-0107.

Property Known As: 217 Washing-
ton Street, Tamaqua, Pennsylvania
18252.

TO BE SOLD AS THE PROP-
ERTY of Jared R. Labar.

Case No. J-1070-2021

(SALE NO. 10)

Plaintiff: Selene Finance LP.

Defendant: Bruce A. Reaser and
Susan J. Reaser.

Attorney for Plaintiff: Kristen D.
Little, Esquire, LOGS Legal Group
LLP, 985 Old Eagle School Road,
Suite 514, Wayne, PA 19087, (610)
278-6800.

Judgment Amount: \$187,268.00.

TRACT NO. 1 (Uniform Parcel
identifier NO. 42-6-146):

TRACT NO. 2 (Uniform Parcel
Identifier No. 42-6-145):

Tax Parcel No.: 42-06-0146.000.

Property known as: 125 Laurel
Road a/k/a 125 Laurel Boulevard,
Oriwigsburg, PA 17961.

TO BE SOLD AS THE PROP-
ERTY of Bruce A. Reaser and Susan
J. Reaser.

Case No. S-191-20

(SALE NO. 12)

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 PROP-
ERTY of Justin D. Blume.

Case No. J-4922-2017

(SALE NO. 13)

Plaintiff: Saint Clair Area School
District.

Defendant: Marc D. Lutzkanin,
Kimberly D. Lutzkanin.

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

Judgment Amount: \$2,321.30.

Tax Parcel No.: 62-05-0244.

Property Known As: 453 S. Mill
Street, St. Clair, Pennsylvania 17970.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Marc D. Lutzkanin, Kimberly D. Lutzkanin.

Case No. J-5185-2019

(SALE NO. 14)

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.

Defendant: JAMES E. KULAK JR., AS ADMINISTRATOR OF THE ESTATE OF ADRIANNE E. KULAK, DECEASED.

Attorneys for Plaintiff: Timothy Cirino, Esq. (326340), Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Judgment Amount: \$66,163.55.

Tax Parcel Number: 43-04-0238.000.

Property known as: 231 South Leigh Avenue, Frackville, PA 17931.

SOLD AS THE PROPERTY of Adrienne E. Kulak, Deceased—Judgment Number S-879-23 (U.S. Bank Trust National Association as Trustee of Treehouse Series V Trust v. James E. Kulak Jr., As Administrator of the Estate of Adrienne E. Kulak, Deceased), with a judgment amount of \$66,163.55.

Case No. S-879-23

(SALE NO. 15)

Plaintiff: WELLS FARGO BANK, N.A.

Defendant: Matthew Soutl.

Attorney for Plaintiff: BROCK & SCOTT, PLLC, 2001 Renaissance Blvd., Suite 100, King of Prussia, PA 19406.

Judgment: \$23,791.30.

Tax Parcel: 48-05-0191.000.

Property known as: 716 EAST CENTRE STREET a/k/a 716 EAST CENTER STREET, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of MATTHEW R. SOULT.

Case No. S-1787-2019

(SALE NO. 16)

Plaintiff: U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST.

Defendant: DONALD K. SADUSKY; JENNIFER H. DAHM f/k/a JENNIFER SADUSKY a/k/a JENNIFER H. SADUSKY.

Attorneys for Plaintiff: Perry Russell, Esq. (334517), FRIEDMAN VARTOLO LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Judgment Amount: \$45,779.78.

Tax Parcel Number: 65-19-69.

Property Address: 222 Orwigsburg Street, Tamaqua, PA 18252.

SOLD AS THE PROPERTY of Donald K. Sadusky, Jennifer H. Dahm f/k/a Jennifer Sadusky a/k/a Jennifer H. Sadusky Judgment Number S-860-2023 (U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust v Donald K. Sadusky), with a judgment amount of \$45,779.78.

Case No. S-860-23

(SALE NO. 17)

Plaintiff: Nationstar Mortgage, LLC.

Defendant(s): Steven J. Heatter.

Attorney for Plaintiff: Robert Fay, Esquire, Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856) 724-1888.

File No. 23-007720.

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$22,715.22,
Plus escrow advances and costs of
collection, including reasonable attor-
ney fees, title fees, property valuation
fees, property preservation fees, and
costs, accruing from 12/18/2023 to the
date of the sheriff's sale.

TAX PARCEL NO.: 37-16-
0010.000.

Known as: 75 Ash Circle, Andreas,
PA 18211.

TO BE SOLD AS THE PROP-
ERTY of STEVEN J. HEATTER.

Case No. S-1535-23

(SALE NO. 18)

Plaintiff: DEAN KLINGER.

Defendant: CHRISTINE KLINE.

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

Judgment Amount: \$30,628.46
plus interest from February 27, 2024,
and costs of suit.

Schuylkill County Tax Parcel No.:
67-02-0109.000.

Postal Address: 102-104 Clay
Street, Tremont, PA 17981.

TO BE SOLD AS THE PROP-
ERTY of Christine Kline.

Case No. S-370-2023

(SALE NO. 19)

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Andrew J. Laverty.

Attorney for Plaintiff: Ed E. Qaq-
ish, Manley Deas Kochalski LLC,
P.O. Box 165028, Columbus, OH
43216-5028.

Judgment Amount: \$59,993.47.

PARCEL NO.: 63-03-0183.000.

Property known as: 107 Willow
Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROP-
ERTY of Andrew J. Laverty.

Case No. S-1517-2023

(SALE NO. 20)

Plaintiff: U.S. Bank Trust National
Association, not in its individual
capacity but solely as owner trustee
for RCF 2 Acquisition Trust.

Defendant(s): BRIAN J. GALLA-
GHER as Executor of the Estate of
JAMES GALLAGHER, Deceased.

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

Judgment Amount: \$84,996.15.

Tax Parcel No.: 25-13-001.001.

Property Known As: 40 WEST
MAIN STREET, QUAKAKE, PA
18245.

TO BE SOLD AS THE PROP-
ERTY of BRIAN J. GALLAGHER
as Executor of the Estate of JAMES
GALLAGHER, Deceased.

Case No. S-872-23

(SALE NO. 21)

Plaintiff: LAKEVIEW LOAN
SERVICING, LLC.

Defendant(s): AARON P. WHITE-
SELL.

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

Judgment Amount: \$164,521.81.

Tax Parcel No.: 39-02-0172.000.

Property Known As: 401 WASH-
INGTON STREET, AUBURN, PA
17922.

TO BE SOLD AS THE PROP-
ERTY of AARON P. WHITESELL.

Case No. S-873-23

(SALE NO. 22)

PLAINTIFF: Deutsche Bank Na-
tional Trust Company, as Trustee for
Soundview Home Loan Trust 2006-
EQ1 Asset-Backed Certificates, Series
2006-EQ1.

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): Donna E. Trotman and Scott A. Trotman.

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

JUDGMENT AMOUNT: \$265,-060.40.

TAX ID NO.: 07-11-0045.014.

BEING the same premises, which James M. Spotts and Jodi L. Spotts, husband and wife by Deed dated June 02, 2006, and recorded in the Office of Recorder of Deeds of Schuylkill County on June 19, 2006, at Book 2208, Page 327 granted and conveyed unto Scott A. Trotman and Donna E. Trotman, husband and wife, their heirs and assigns.

PROPERTY KNOWN AS: 61 Grey Hawk Drive, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Donna E. Trotman and Scott A. Trotman.

Case No. S-289-2020

(SALE NO. 23)

Plaintiff: Santander Bank, N.A.

Defendant: Gail E. Knauf.

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

Judgment Amount: \$92,935.39.

Tax ID / Parcel No.: 41-07-0184.00.

Property Known as: 6 Graeff Street, Cressona, PA 17929.

Case No. S-155-2022

(SALE NO. 24)

Plaintiff: NRZ Pass Through Trust X, U.S. Bank National Association, as Trustee.

Defendants: Terence S. Yeager and Dawn M. Yeager.

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

Judgment Amount: \$106,971.69.

Parcel I.D. No.: 41-05-0035.000.

Property Known as: 147 Pottsville Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Terence S. Yeager and Dawn M. Yeager.

Case No. S-590-2020

(SALE NO. 25)

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANTS: SCOTT JOHNSON and ANASTASIA KRISTINA KENO, KNOWN HEIRS OF TATYANA Y. JOHNSON a/k/a TATYANA Y. NIKITINA-KENO, DECEASED, and CHRISTINA NICOLE JOHNSON, IN HER CAPACITY AS KNOWN HEIR OF TATYANA Y. JOHNSON a/k/a TATYANA Y.

NIKITINA-KENO, and THE UNKNOWN HEIRS OF TATYANA Y. JOHNSON a/k/a TATYANA Y. NIKITINA-KENO.

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

Judgment Amount: \$36,036.62.

TAX PARCEL: 68-27-008.000.

DEED BOOK 2370, PAGE 1669.

PROPERTY KNOWN AS: 510 WEST RACE STREET, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY of DEFENDANTS SCOTT JOHNSON and ANASTASIA KRISTINA KENO, KNOWN HEIRS OF TATYANA Y. JOHNSON a/k/a

SCHUYLKILL LEGAL RECORD

TATYANA Y. NIKITINA-KENO, DECEASED, and CHRISTINA NICOLE JOHNSON, IN HER CAPACITY AS KNOWN HEIR OF TATYANA Y. JOHNSON a/k/a TATYANA Y. NIKITINA-KENO, and THE UNKNOWN HEIRS OF TATYANA Y. JOHNSON a/k/a TATYANA Y. NIKITINA-KENO.

Case No. S-1047-23

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

March 22, 2024

Sheriff Sale list available online at:

www.schuylkillcountypa.gov

May 9, 16, 23

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.

QUINN, LEAH RENEE vs. PENNSYLVANIA DEPARTMENT OF TRA

BOWERS, SHAWN vs. SCHUYLKILL COUNTY TAX CLAIM BU

PENNSYLVANIA DEPARTMENT OF ENV vs. ASH, ANTHONY J, ASH PALLETS

CKS PRIME INVESTMENTS LLC vs. DOVE, DENISE

AMERICAN EXPRESS NATIONAL BANK vs. NEBROSKIE, JOSEPH

UBS BANK USA vs. BACON, MARK, BACON, LOR I A, UNITED STATES OF AMERICA

POTTSVILLE REHABILITATION AND vs. VAGASKY, GARY

US BANK TRUST NATIONAL ASSOCIA, VRMTG ASSET TRUST vs. NEVADOMSKY, ERIN M, MYERS, ERIN M PHELAN, MICHAEL vs. PHELAN, JOSHUA

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