

## 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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**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 Hoff-  
man Boulevard, Ashland, PA 17921  
Attorneys: Keith J. Strouse, Es-  
quire, 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 Ring-  
gold, PA 17960

Attorneys: James E. Crossen, III,  
Esquire, Williamson, Friedberg &

Jones, LLC, 10 Westwood Road,  
Pottsville, PA 17901

**RYAN, ELIZABETH ANN**, de-  
ceased

Late of the City of Pottsville,  
Schuylkill County, PA

Administratrix: Kimberly Ryan,  
1237 West Market Street, Potts-  
ville, PA 17901

Attorneys: Lori A. Schafer Guzick,  
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

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

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### SECOND PUBLICATION

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**BOWERS, CHARLES JOHN a/k/a  
CHARLES J. BOWERS**, de-  
ceased

Late of the Township of Norwegian,  
Schuylkill County, PA

Administratrix: Joanie Williams,  
1036 Peach Mountain Road, Potts-  
ville, PA 17901

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

**FUNANAGE, CECILIA M.**, de-  
ceased

Late of East Union Township,  
Schuylkill County, PA

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

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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

**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

**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, Elizabethtown, PA 17023

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### THIRD PUBLICATION

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**AMEDEN, RICHARD L.**, deceased  
Late of the Borough of Minersville, Schuylkill County, PA

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Executrix: Linda Clews Kerstetter,  
7300 Jonestown Road, Harrisburg,  
PA 17112

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

**BLOCH, DANIEL L.**, deceased

Late of the Township of Hegins,  
Schuylkill County, PA

Executrix: Andrea Scarola, 1325  
Hawk Mountain Road, Kempton,  
PA 19529

Attorneys: Joseph D. Kerwin, Es-  
quire, Kerwin and Kerwin, LLP,  
4245 State Route 209, Elizabeth-  
ville, PA 17023-9765

**CHAYA, IRENE S.**, deceased

Late of 700 Fountain Street, Butler  
Township, Schuylkill County, PA

Executors: Nancy C. Baker, 313  
Charleston Lane, Reading, PA  
19610 and Joseph J. Chaya, Jr.,  
3022 Peacock Drive, Audubon, PA  
19403

Attorney: Terry D. Weiler, Es-  
quire, 213 East Lancaster Avenue,  
Suite One, Shillington, PA 19607

**FEGLEY, RODGER M. a/k/a**

**RODGER MYRON FEGLEY**,  
deceased

Late of Butler Township, Schuyl-  
kill County, PA

Executrix: Carol J. Fegley, 174  
Reichwein Road, Ashland, PA  
17921

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

**HUMES, EDWARD, JR.**, deceased

Late of the Borough of Girardville,  
Schuylkill County, PA

Executrix: Pamela Mattu, 234  
South Walborn Ave., Orwigsburg,  
PA 17961

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

**KELLNER, RICHARD J.**, deceased  
Late of Coaldale Borough, Schuyl-  
kill County, PA

Administratrix: Jennifer Schwoyer  
Attorneys: Job T. Stepanski, Es-  
quire, Fellerman & Ciarimboli, 183  
Market Street, Suite 200, Kingston,  
PA 18704

**KENNEDY, SUSAN L.**, deceased

Late of Mahanoy City Borough,  
Schuylkill County, PA

Administratrix: Angela Ramey,  
5106 Apple Lane, West Deptford,  
NJ 08066

Attorneys: James J. Amato, Es-  
quire, Fanelli, Evans & Patel, P.C.,  
No. 1 Mahantongo Street, Potts-  
ville, PA 17901

**McCAULEY, MARY ANN**, de-  
ceased

Late of the Township of Branch,  
Schuylkill County, PA

Executor: William J. Caulfield, Jr.,  
4471 Brooks Vale Court, Harris-  
burg, PA 17110-3417

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

**PAUL, WILLIAM L.**, deceased

Late of the Township of Mahanoy,  
Schuylkill County, PA

Administratrix c.t.a.: Jane Paul, 87  
Lower Street, Mahanoy City, PA  
17948

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

**TOSH, SEAN D.**, deceased

Late of Tremont Borough, Schuyl-  
kill County, PA

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Executor: Kim Tosh c/o Joel A. Ready, Esquire, Cornerstone Law Firm, LLC, 8500 Allentown Pike, Suite 3, Blandon, PA 19510  
Attorneys: Joel A. Ready, Esquire, Cornerstone Law Firm, LLC, 8500 Allentown Pike, Suite 3, Blandon, PA 19510

**ZUBY, RONALD A.**, deceased  
Late of Shenandoah, Schuylkill County, PA  
Administrator: Bruce McCormick, 467 Malones Road, Ashland, PA 17921  
Attorney: John M. Hampton, Esquire, 1022 Centre Street, Ashland, PA 17921

PLAINTIFF: Pine Grove Joint Treatment Authority.

RECORD OWNERS: Theodore R. Ferrara and Lacy J. Ferrara.

PROPERTY ADDRESS: 76 High Street, Pine Grove Borough, Schuylkill County, Pennsylvania.

CURRENT LIEN AMOUNT: \$3,701.85.

RICHARD J. WIEST, ESQUIRE  
WILLIAMSON, FRIEDBERG  
& JONES, LLC

Solicitor for Pine Grove Joint Treatment Authority

10 Westwood Road  
Pottsville, PA 17901

Apr. 25; May 2, 9

LEGAL NOTICE

WRIT OF SCIRE FACIAS

PURSUANT TO 53 P.S. §7186(c), the Pine Grove Joint Treatment Authority (AUTHORITY) hereby serves notice of the filing of a Writ Scire Facias, in rem, affecting real estate located at 76 High Street, Pine Grove Borough, Schuylkill County, Pennsylvania, currently with registered owners, THEODORE R. FERRARA and LACY J. FERRARA.

The subject property is located in Pine Grove Borough, Schuylkill County, Pennsylvania. Legal dimensions are 50 feet by 140 feet, approximately 0.16 acres.

The last known address of the property owners is 1101 East Main Street, Tower City, Dauphin County, Pennsylvania.

The Deputized Sheriff of Dauphin County, Pennsylvania, has, after repeated efforts in personal service of the Writ of Scire Facias returned service as “not found.” Therefore, service of this Writ containing this brief description of the contents thereof, pursuant to 53 P.S. §7186(c) is hereby made by advertisement.

NOTICE

From: Plaintiff, Shane McFarlane  
To: Defendant, Mr. John Duda

This is to notify you that a petition will be filed in the Berks County Court of Common Pleas, Pennsylvania, for Involuntary Transfer of Vehicle Ownership, regarding the following vehicle: 1953 CJ 3B Willy’s Jeep; VIN Number—453GB214431; Title Number—34916109. If you wish to defend, please enter a written appearance personally or by Attorney and file your defenses or objections in writing with the Court. This is a Notice that if you or your Attorney should fail to file defenses or objections in writing with the Court, a motion may be granted in favor of the plaintiff, without further notice.

May 9

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
IN RE: W.J.M., a Minor  
NO. 713-2024

NOTICE OF NAME CHANGE

Petitioner, Rachal L. Ortiz, filed a Petition for Change of Minor’s Name on April 17, 2024, to change the minor

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child's name from W.J.M. to L.J.O. A Hearing on the Petition is scheduled for June 20, 2024, at 3:00 p.m. in Courtroom No. 7 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

KAREN E. RISMILLER,  
ESQUIRE  
Attorney I.D. No. 56041  
LAW OFFICES OF KAREN E.  
RISMILLER  
Attorneys for Petitioner  
The Landmark Building  
115 South Centre Street  
Pottsville, PA 17901  
(570) 628-2333

May 9

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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, 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](http://www.bid4assets.com/schuylkillsheriffsales).

**(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

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**(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

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**(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. Qaqish, 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.

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 PROPERTY of James J. Marhon and Jane Campion.

Case No. S-2118-22

**(SALE NO. 8)**

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

Defendant: Thomas J. Cooper, III.

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wisahickon 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 PROPERTY 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 Washington Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY 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.

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TO BE SOLD AS THE PROPERTY 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 PROPERTY 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.

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 Vartho 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 Soult.

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. SARDUSKY; JENNIFER H. DAHM f/k/a

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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.

Judgment Amount: \$22,715.22, Plus escrow advances and costs of collection, including reasonable attorney 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 PROPERTY 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 OFFICES, 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.

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

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

TO BE SOLD AS THE PROPERTY 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. Qaqish, 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 PROPERTY 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. GALLAGHER 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.



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

TO BE SOLD AS THE PROPERTY 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. WHITESELL.

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 WASHINGTON STREET, AUBURN, PA 17922.

TO BE SOLD AS THE PROPERTY of AARON P. WHITESELL.

Case No. S-873-23

**(SALE NO. 22)**

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

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

SCHUYLKILL LEGAL RECORD

(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 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.

SANTANDER BANK N A vs.

BALTHASER, EDWARD, OCCUPANTS, OCCUPANTS, BALTHASER, EDWARD

C,M vs.

LVNV FUNDING LLC vs. FOOSE, TIMOTHY

ACCELERATED INVENTORY MANAGEME vs. CLOSE, MICHAEL

AMERICAN EXPRESS NATIONAL BANK vs. BALOTSKY, JOHN, BALOTSKY, JOHN M

CABRERA, CHRIS vs. PENNSYLVANIA DEPT OF TRANSPORT CAVALRY SPV I LLC vs. HEINTZELMAN, DANIEL

CAVALRY SPV I LLC vs. AHNER, TERRY, AHNER JR, TERRY H US BANK TRUST NATIONAL ASSOCIA vs. WOODWARD, CARSON J

ERB, BRANDON L vs. EDDY, NICHOLE

CAVALRY SPV I LLC vs. RICHA, ANNA M

CAVALRY SPV I LLC vs. HALDEMAN, SHANNA

MAUCH CHUNK TRUST COMPANY vs. KOTCHMAR JR, JOHN J, KOTCHMAR JR, JOHN