
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

BAINBRIDGE, RUTH, deceased
Late of the Borough of Frackville, Schuylkill County, PA
Administratrix: Michelle Richards, 143 S. Balliet Street, Frackville, PA 17931
Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

BANN, MICHAEL F., deceased
Late of the Township of Butler, Schuylkill County, PA
Administrator: Samuel Bann, 636 West Mahanoy Avenue, Mahanoy City, PA 17948
Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

BOYER, KAY KATHRYN, deceased
Late of Pine Grove Township, Schuylkill County, PA

Executrix: Terry Diane Schaeffer, 238 Pine Crest Village Drive, Pine Grove, PA 17963

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

KERRIGAN, BETTYLOU, deceased

Late of New Ringgold Borough, Schuylkill County, PA

Executor: Charles Wagner, 10 West Center Street, Apt. #301, Mahanoy City, PA 17948

Attorney: Michael J. Fiorillo, Esquire, 217 Mahantongo Street, Pottsville, PA 17901, (570) 622-7725

**RINALDI, CLAIRE D. a/k/a
CLAIRE DELORES RINALDI
a/k/a CLAIRE RINALDI a/k/a
CLORINDA RINLADI**, deceased

Late of Frackville Borough, Schuylkill County, PA

Co-Executors: Robert V. Rinaldi and Vita C. Rinaldi

Attorneys: Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

SILVESTRO, CORINNE J., deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Kathy Tomasheski
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

SECOND PUBLICATION

**DAMORE, LOUIS D., III a/k/a
LOUIS DOMINICK DAMORE,
III**, deceased

Late of East Brunswick Township, Schuylkill County, PA

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Executor: Michael D. Damore, 601 Ridge Avenue, Pottsville, PA 17901

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

DISSINGER, FERRIS R., deceased
Late of the Township of Branch, Schuylkill County, PA

Executrix: Joanne M. Bingaman, P.O. Box 247, Branchdale, PA 17923

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

FEGLY, FLORENCE H., deceased

Late of the Borough of Coaldale, Schuylkill County, PA

Executor: William H. Fegley, Jr., 800 Sam Lane, Blue Bell, PA 19422

Attorneys: Jeffrey P. Bowe, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

GEMMELL, KELLY ANN, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Administrator: John William Gemmell, 607 Hamilton Ct., Collegetown, PA 19426

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

HOHMAN, CAROL A. a/k/a CAROL ANN HOHMAN, deceased
Late of Orwigsburg Borough, Schuylkill County, PA

Administratrix: Therese Hohman, 4608 Brookside Court, Orwigsburg, PA 17961

Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901 and James C. Bohorad, Esquire, 1940 W. Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

JOHNSON, MARIE F. MORAN a/k/a MARIE MORAN JOHNSON, deceased

Late of the Township of Norwegian, Schuylkill County, PA

Executor: Christopher Francis Sincavage, 31 Deer Park Drive, Pottsville, PA 17901

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

KIMMEL, ALICE J., deceased

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

Executor: Kim L. Kimmel, 241 Frantz Road, Pine Grove, PA 17963

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

THIRD PUBLICATION

ANDROSHICK, ELIZABETH C. a/k/a BETTY C. ANDROSHICK a/k/a ELIZABETH ANDROSHICK a/k/a BETTY ANDROSHICK, deceased

Late of Pine Grove, Schuylkill County, PA

Administratrix C.T.A.: Janeen Stump, 99 Oak Grove Road, Pine Grove, PA 17963

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

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- CURRELI, MARIA C.**, deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Administrator: Mario Curreli, 55 Trailer Road, Ringtown, PA 17967
Attorneys: James E. Crossen, III, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- DeWITT, IRENE EDITH**, deceased
Late of South Manheim Township, Schuylkill County, PA
Executors: Rene A. DeWitt, 23 Marsha Drive, Cressona, PA 17929 and Denise M. Book, 142 Aspen Drive, Auburn, PA 17922
Attorneys: Richard J. Wiest, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- FREDERICK, CHRISTOPHER ALBERT**, deceased
Late of Pottsville, Schuylkill County, PA
Administratrix: Brenda L. Frederick, 356 Prospect Street, Pottsville, PA 17901
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976
- GRENUS, GEORGE, JR. a/k/a GEORGE J. GRENUS, JR.**, deceased
Late of Kaska, Blythe Township, Schuylkill County, PA
Administrator: Nicholas G. Grenus, 460 East Catawissa Street, Nesquehoning, PA 18240
Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901
- HOKE, EDWARD J.**, deceased
Late of the Township of Tremont, Schuylkill County, PA
Administrator: Justin M. Hoke, 100 Walters Street, Pine Grove, PA 17963
Attorneys: J.T. Herber, III, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- HOUSER, WILLIAM a/k/a WILLIAM L. HOUSER a/k/a WILLIAM LEWIS HOUSER, JR.**, deceased
Late of the Township of Cass, Schuylkill County, PA
Executor: Robert K. Houser, P.O. Box 15, Llewellyn, PA 17944
Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901
- KLINGER, DENNIS D. a/k/a DENNIS DEAN KLINGER**, deceased
Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executrix: Shannon Schreffler, 144 West Broad Street, P.O. Box 540, Elizabethville, PA 17023
Attorneys: Joseph D. Kerwin, Kerwin & Kerwin, LLP, 4245 State Routh 209, Elizabethville, PA 17023
- PARNESE, GEORGE**, deceased
Late of the Borough of McAdoo, Schuylkill County, PA
Executor: Jason Bonko
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202
- SULLIVAN, JAMES E.**, deceased
Late of the Borough of Coaldale, Schuylkill County, PA
Executor: John R. Sullivan, 4844 Dower Hill Parm PL, LaPlata, MD 20646
Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen,

SCHUYLKILL LEGAL RECORD

P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Lehighton, PA 18235
UMBENHAUER, ARLENE M., deceased
Late of the Township of Pine Grove, Schuylkill County, PA
Executrix: Betty J. Smith, 589 Suedburg Road, Pine Grove, PA 17963
Attorneys: J.T. Herber, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

WELNA, CHARLES J., deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Executor: Francis Curry, 43 Harvey Dr., Pine Grove, PA 17963
Attorney: Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

COURT OF COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL DIVISION—LAW
Lakeview Loan Servicing, LLC
Plaintiff

vs.

Unknown heirs, successors,
assigns and all persons, firms or
associations claiming right,
title or interest from or under
Kathryne M. Morris, deceased
Mortgagor and owner
Defendant(s)

NO. S-307-24

NOTICE TO DEFEND
AND CLAIM RIGHTS

You have been sued in Court for:
MORTGAGE FORECLOSURE—
RESIDENTIAL.

If you wish to defend against these claims, you must take prompt action within twenty (20) days after this Complaint and Notice are served upon you, by 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 a 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 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 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

ROGER FAY, ESQUIRE
ID No. 315987

MEHMET BASOGLU, ESQUIRE
ID No. 329635

ALBERTELLI LAW
Attorneys for Plaintiff
14000 Commerce Parkway
Suite H
Mount Laurel, NJ 08054
(856) 724-1888 phone
(856) 793-9190 fax

July 11

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS
IN RE CHANGE OF NAME OF
Hailey Grace Lettich
NO. S-948-2024

NOTICE IS HEREBY GIVEN that on June 18, 2024, the Petition of Hailey Grace Lettich was filed in the above-named Court praying for a

SCHUYLKILL LEGAL RECORD

Decree to change his/her name to Vin Grace Lettich. The Court has fixed July 30, 2024 at 10:00 A.M., Schuylkill County Courthouse, Courtroom No. 4, Pottsville, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

July 11

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION—LAW
Towd Point Mortgage Trust 2020-3,
U.S. Bank National Association,
as Indenture Trustee
c/o Select Portfolio Servicing, Inc.
Plaintiff

v.

Walter Lash, solely in his capacity as heir of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased and Jessica Tymchyshyn, solely in her capacity as heir of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased and Stacy Lash, solely in her capacity as heir of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash, now deceased and The Unknown Heirs of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash
Defendants

Civil Action: S-0354-2024
MORTGAGE FORECLOSURE
TO: The Unknown Heirs of Stacey Lash a/k/a Stacey J. Lash a/k/a Stacey Jon Lash

You have been sued in mortgage foreclosure on premises: 415 Peacock Street, Pottsville, PA 17901 based on defaults since April 1, 2021. You owe \$57,275.75 plus interest.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

July 11

NOTICE OF INCORPORATION
NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit Corporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 19, 2020, on behalf of:

SCHUYLKILL LEGAL RECORD

**NOBLE COMMUNITY
PARTNERS**

pursuant to and in accordance with the Pennsylvania Business Corporation Law of 1988.

**MARTIN J. CERULLO,
ESQUIRE**

BOWE & ODORIZZI LAW, LLC
450 W. Market Street
P.O. Box 450
Pottsville, PA 17901

July 11

NOTICE OF HEARING

RE: FREE AND CLEAR SALE

A Petition has been filed to Schuylkill County Docket number S-0831-2022 asking the Court to enter a Decree that the below referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

NOTICE IS HEREBY GIVEN to the following individuals and entities along with their successors, heirs, personal representatives and assigns, and all individuals and entities holding interest in the below properties. The Court has set a hearing on said Petition. The hearing will be held as set forth below.

Parcel Number; Property Owner; Property Location; Individual(s) to be Served

BARRY TOWNSHIP

1-15-0122; Fantastic, LLC; 41 Lake Drive; Fantastic, LLC & Barry Township

BLYTHE TOWNSHIP

2-15-96(1); Vidal, Ashley & Timothy; 312 RR-314 Coal Street; Timothy Vidal & Ashley Vidal

CASS TOWNSHIP

5-16-38; Grant, Donald G. & Mary Beth; 679 Forest Lane; Mary Beth Grant

MAHANoy TOWNSHIP

16-5-42; Quinn, Dina; 89 Park Place; Dina Quinn

REILLY TOWNSHIP

24-11-8; Hoy, Margaret A. & George E.; 136 West Pine Street; Kenneth Hoy, as Administrator of Estate of George Hoy

ASHLAND BOROUGH

36-8-6; Lorch, Ronald & Tammy Fabiani; 155 Weston Place; Linda Perfidio, as possible heir to Ronald Lorch; Ronald J. Lorch, Jr., as possible heir to Ronald Lorch; & US Bank, NA, as trustee for Residential Asset Securities Corp.

38-3-172; Ennis, Tina; 327 Centre Street; Northwest CDC dba Pottsville Financial Services

38-6-79; Weinrich, Kenneth W.; 2018 Centre Street; Kenneth W. Weinrich

38-6-214; Blase, John J. & Ruth A.; 1304 Walnut Street; Barbara Darr, as possible heir to Ruth A. Blasé; John C. Blase, as possible heir to Ruth A. Blasé; & Nationstar Mortgage, LLC

38-7-17; O'Donnell, Eileen M. aka Margaret & John J.; 904 Spruce Street; Acre Capital, LLC & Beneficial CDC dba Beneficial Mortgage Co. of PA

38-7-18; O'Donnell, Eileen M. aka Margaret & John J.; 0 Spruce Street; Acre Capital, LLC & Beneficial CDC dba Beneficial Mortgage Co. of PA

DEER LAKE BOROUGH

42-6-16; Young, Dylan H.; 0 Maple Blvd., Lot #185; Debra Young & Green Tree Servicing, LLC

42-6-17; Young, Dylan H.; 0 Maple Blvd., Lot #183 & 184; Debra Young & Green Tree Servicing, LLC

GIRARDVILLE BOROUGH

45-6-3; A&W Home Rentals; 28 East Mahanoy Avenue; A&W Home Rentals

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MAHANAY CITY BOROUGH

48-4-71; Neidlinger, Eric; 227 East Center Street; Eric Neidlinger

48-4-135; Yanushefsky, Mary Louise & Joseph; 228 East Center Street; Mary Louise Yanushefsky; Joseph Yanushefsky; & Gelt Financial Corp., sbm Gelt Business Credit, LLC

48-4-205; Delowery, Florence; 331 East Pine Street; Melanie Delowery, as possible heir to Florence Delowery
48-4-344; Mammarella, George D.; 300 East Pine Street; Gray's Ferry Real Estate Partnership

48-5-24; Admin of Veterans Affairs/Sumner Whittier; 533 East Center Street; Admin of Veterans Affairs & Helen Schaeffer

48-5-25; Schaeffer, Clyde E. Jr.; 535 East Center Street; Melissa Schaeffer, as possible heir to Clyde E. Schaeffer Jr.; Beneficial CDC dba Beneficial Mortgage Co. of PA; & Household Realty Corporation

48-5-57; DL Realty Concepts, LLC; 715 East Center Street; DL Realty Concepts, LLC; Radiance Capital Receivables Fourteen, LLC; & National Penn Bank, c/o Bingaman, Hess, Coblentz & Bell, PC

48-5-617; Sluzis, David; 0 East South Street; David Sluzis

48-6-226; Keller, Arnold E.; 1313 East Mahanoy Avenue; Arnold E. Keller

PORT CARBON BOROUGH

59-2-187; United Jewish Charities of Pottsville, Inc.; S. of Wilson & N. of 2nd Street; United Jewish Charities of Pottsville, Inc.

SHENANDOAH BOROUGH

64-4-622; Becker, Donald; 432 West Lloyd Street; Donald Becker & Keystone First RCU

64-5-77(1); Grutza, Diane M.; 217 North White Street; Diane M. Grutza

64-7-179; Rosario-Duarte, Manuel Y.; 412 West New York Street; Man-

uel Y. Rosario-Duarte & Beneficial CDC dba Beneficial Mortgage of PA 64-7-577; Kostowskie, Jill M.; 330 West Chester Street; Jill M. Kostowski

TAMAQUA BOROUGH

65-3-5(1); Blonsky, Edward; 411 East Elm Street; Santander Bank, NA, fka Sovereign Bank & Mahoning Valley Nursing & Rehab Center

65-7-230; Job, Sean; 321 Railroad Street; The Tamaqua National Bank, nka Wells Fargo

65-8-205; Clouser, David Earl; 423 Willing Street; David Clouser

65-8-223; Clouser, David Earl; 401 Willing Street; David Clouser; & MERS, as nominee for Meritage Mortgage Corp.

POTTSVILLE CITY

68-23-1; Yastishok, Andrew c/o Mary & Mark Yastishok; 0 York Farm Road; Mary Yastishok & Mark Yastishok

68-32-165; Sedlak, Rhoda & Robert; 101 North 16th Street; American General Financial Services, Inc.

68-35-125; Eister, Matthew C.; 723 Howard Avenue; Matthew C. Eister

68-35-126; Eister, Matthew C.; 721 Howard Avenue; Matthew C. Eister

Place: Schuylkill County Courthouse, 401 N. 2nd St., Pottsville, PA 17901.

Date: August 23, 2024.

Time: 2:00 p.m.

Elite Revenue Solutions, LLC
Agent for the Schuylkill County
Tax Claim Bureau
July 11

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

SCHUYLKILL LEGAL RECORD

FRIDAY, AUGUST 23, 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.

(SALE NO. 1)

Plaintiff: DEUTSCHE BANK TRUST COMPANY AMERICAS f/k/a BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-2, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-2.

Defendant(s): MARK DELLA MONICA a/k/a MARK DELLA-MONICA; SUSAN DELLA MONICA.

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, a Florida Professional Limited Liability Company.

Judgment Amount: \$38,066.14.

BEING KNOWN AS: 480 PEACOCK ST POTTSVILLE, PA 17901.

PROPERTY ID: 68-11-0012.000.

TITLE TO SAID PREMISES IS VESTED IN MARK DELLA MONICA AND SUSAN DELLA MONICA, HIS WIFE BY DEED FROM WILLIAM M. DEANGELES AND PETER J. DEANGELES AND LOUISE E. LUCAS DATED 04/23/1999 RECORDED 04/23/1999 BOOK 598 PAGE 173.

Case No. S-900-2023

(SALE NO. 2)

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VR MTG ASSET TRUST.

Defendant: CHRISTOPHER C. TILEY.

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Attorneys for Plaintiff, a Florida Professional Limited Liability Company.

Judgment Amount: \$16,081.61.

BEING KNOWN AS: 1208 WALNUT ST ASHLAND, PA 17921.

PROPERTY ID: 38-06-0199.000.

TITLE TO SAID PREMISES IS VESTED IN Christopher C. Tiley BY DEED FROM Joseph A. Gushen and Sharon K. Gushen, his wife DATED 03/10/2010 RECORDED 03/12/2010 BOOK 2365 PAGE 1570.

Case No. S-1551-23

(SALE NO. 3)

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely trustee of NRPL Trust 2019-1.

Defendant: Mark G. Miller.

Attorney for Plaintiff: Emmanuel J. Argentieri, Esquire.

Judgment: \$39,399.97.

Tax Parcel No.: 67-04-0082.000.

Property known as: 16 West Main Street, Tremont PA 17981.

TO BE SOLD AS THE PROPERTY of Mark G. Miller.

Case No. S-1382-23

(SALE NO. 4)

Plaintiff: PNC Bank, National Association.

Defendant: William G. Gower, Jr.; Pamela R. Gower.

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

Judgment Amount: \$92,845.82.

PARCEL NO.: 28-12-0762.000.

Property known as: 762 Cheyenne Drive, Auburn, PA 17922

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TO BE SOLD AS THE PROPERTY of William G. Gower, Jr. and Pamela R. Gower, his wife
Case No. S-1824-23

(SALE NO. 5)

Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

Defendant(s): WILLIAM J. SHINER; LINDA L. SHINER a/k/a LILA LEE SHINER.

S/ Michael Clark, o Michael Clark, Esq. (202929), FRIEDMAN VARTOLO LLP, Attorneys for Plaintiff, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Judgment Amount: \$97,163.73.

Tax Parcel Number: 37-14-0008.000, 37-14-0009.000.

Property Address: 1398 West Penn Pike, New Ringgold, PA 17960.

Michael Clark, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Seized and sold as the property of Linda L. Shiner a/k/a Lila Lee Shiner, William J. Shiner Judgment Number S12182-2023 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v William J. Shiner), with a judgment amount of \$97,163.73.

Case No. S-1282-2023

(SALE NO. 6)

Plaintiff: Blue Mountain School District.

Defendant: Glenn R. Frantz.

Attorney for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406.

Judgment Amount: \$8,006.89.

Tax Parcel No.: 07-06-0109.010.
Property Known As: 130 Brookshire Lane, E Brunswick Twp, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Glenn R. Frantz.
Case No. J-2389-2020

(SALE NO. 8)

Plaintiff: Mortgage Assets Management, LLC.

Defendant: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean M. Seltzer, deceased and Patricia A. Seiberling, known Heir of Jean M. Seltzer, deceased.

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: \$150,816.32.

Tax Map #: 68-56-159.

Tax Parcel No.: 68-56-0159.000.

Property known as: 76 Crestview Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Jean M. Seltzer, deceased and Patricia A. Seiberling, known Heir of Jean M. Seltzer, deceased.

Case No. S-908-21

(SALE NO. 9)

Plaintiff: Legacy Mortgage Asset Trust 2021-GS1.

Defendant: Christopher C. Tiley.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$36,534.06.
Tax Parcel No.: 38-06-0200.000.
Property known as: 1210 Walnut
Street, Ashland, PA 17921.
TO BE SOLD AS THE PROPER-
TY of Christopher C. Tiley.
Case No. S-2063-23

(SALE NO. 10)

Plaintiff: Specialized Loan Servicing LLC.

Defendant: Karen Ulrich a/k/a
Karen Rankin and Samuel P. Ulrich
Jr.

Attorney: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC,
Attorneys for Plaintiff., a Florida
professional limited liability compa-
ny.

Judgment Amount: \$47,771.88.
BEING KNOWN AS: 212 CHER-
RY STREET SAINT CLAIR, PA
17970.

PROPERTY ID: 62-02-0066.000,
62-02-0067.000.

TITLE TO SAID PREMISES IS
VESTED IN SAMUEL P. ULRICH,
JR. AND KAREN J. ULRICH, HIS
WIFE, AS TENANTS BY THE EN-
TIRETY BY DEED FROM MI-
CHAEL L. BELL, INDIVIDUALLY
DATED 11/09/2007 RECORDED
11/13/2007 BOOK 2280 PAGE 2353
INSTRUMENT NO. 200700020971

Case No. S-2029-23

(SALE NO. 11)

Plaintiff: Mortgage Assets Man-
agement, LLC.

Defendants: Virginia Harasz-
kiewicz, Known Heir of Kathryn J.
Davies, Deceased and Unknown
Heirs, Successors and Assigns and all
Persons Claiming Right, Title and
Interest from or under Kathryn J.
Davies, Deceased.

Attorney for Plaintiff: Chris Cum-
mins, Esquire.

Judgment: \$91,741.53.

Tax Parcel No: 65-20-0033.000
and 65-20-0034.000.

Property known as: 142 Orwigs-
burg Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-
ERTY of Virginia Haraszkiwicz,
Known Heir of Kathryn J. Davies,
Deceased

Case No. S-1859-2021

(SALE NO. 12)

Plaintiff: U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUS-
TEE FOR RCF 2 ACQUISITION
TRUST c/o U.S. BANK TRUST
NATIONAL ASSOCIATION.

Defendant(s): ALISON D.
FRANDSEN; ANTHONY J. FRAND-
SEN.

Attorney: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC,
Attorneys for Plaintiff., a Florida
professional limited liability compa-
ny.

Judgment Amount: \$76,624.88.
BEING KNOWN AS: 652
MAUCH CHUNK ST., POTTS-
VILLE, PA, 17901.

PROPERTY ID: 68-29-0110.000.

TITLE TO SAID PREMISES IS
VESTED IN ANTHONY J. FRAND-
SEN AND ALISON D. FRANDSEN,
HUSBAND AND WIFE, AS TEN-
ANTS BY THE ENTIRETY BY
DEED FROM VERNON W. KLECK-
NER IH AND MARCY KLECKNER,
HUSBAND AND WIFE DATED
07/13/2007 RECORDED 07/24/2007
BOOK 2265 PAGE 0760 INSTRU-
MENT NO. 200700013513.

Case No. S-1781-22

SCHUYLKILL LEGAL RECORD

(SALE NO. 13)

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

Defendant(s): ALICE M. CLARK,
Tax Parcel Number: 40-05-0046.000.

Timothy A. Cirino, Esq., Friedman Vartolo LLP, attorney for Plaintiff.

Judgment Amount: \$61,181.83.

Premise Being: 102 West Miner Street, Borough of Coaldale, PA 18218.

SEIZED AND SOLD AS THE PROPERTY of Alice M. Clark, David M. Clark Judgment Number S-473-23 (U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v. Alice M. Clark), with a judgment amount of \$61,181.83.

Dated: April 16, 2024

S/Danielle Johnson, o Danielle Johnson, Esq. (334703), FRIEDMAN VARTOLO LLP, Attorneys for Plaintiff, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (T) (212) 471-5100, (F) (212) 471-5150.

Case No. S-473-23

(SALE NO. 14)

Plaintiff: Eagle Rock Resort Co.
Defendant: Christopher J. Pittinger.

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$8,960.00.

Tax Parcel No.: 9-18-119.

Property known as: Lot 119 of the ER Subdivision located in Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.

Case No. S-1749-18

(SALE NO. 15)

Plaintiff: Eagle Rock Resort Co.
Defendant: Maria Quinio Javier.
Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$31,154.17.

Tax Parcel No.: 9-19-412.

Property known as: undivided 1/50th interest in Lot 412 of the ER Subdivision of the Eagle Rock Resort f/k/a Valley of Lakes Subdivision in the Township of Hazle, County of Luzerne, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Maria Quinio Javier.

Case No. S-1631-23

(SALE NO. 16)

Plaintiff: Eagle Rock Resort Co.
Defendant: Lureda C. Devanadera and Ruperto A. Devanadera.

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$22,881.96.

Tax Parcel No.: 19-26-49.

Property known as: Lot 49 of the HF Subdivision located in Eagle Rock Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Lureda C. Devanadera and Ruperto A. Devanadera.

Case No. S-1627-23

(SALE NO. 17)

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-R4.

Attorney for Plaintiff: Friedman Vartolo LLP/Timothy A. Cirino, Esq.,
Phone No.: (212) 471-5100.

Judgment: \$69,956.10.

Tax Parcel Number: 49-01-0031.000.

SCHUYLKILL LEGAL RECORD

Property known as: 30 Manning Street. McAdoo. PA 18237.

TO BE SOLD AS THE PROPERTY of Edward Bielen. Jr. a/k/a Edward J. Beilen. Jr.

Case No. S-1841-23

(SALE NO. 18)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): JEAN M. MIHALICK a/k/a JEAN MIHALICK.

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

Judgment Amount: \$102,346.25.

Tax Parcel No.: 15-11-0206.000.

Property Known As: 20 NORTH JAMES STREET, KELAYRES, PA 18231.

TO BE SOLD AS THE PROPERTY of JEAN M. MIHALICK a/k/a JEAN MIHALICK.

Case No. S-472-20

(SALE NO. 19)

Plaintiff: Onemain Financial Services, Inc.

Defendant: Lisa M. Dagostino a/k/a Lisa Dagostino a/k/a Lisa D'Agostino.

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, (215) 855-9521.

Judgment Amount: \$49,981.93.

Tax Parcel I.D. No.: 58-04-0009.001.

Property Known as: 153 North Tulpehocken Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Lisa M. Dagostino a/k/a Lisa Dagostino a/k/a Lisa D'Agostino.

Case No. S-1938-23

(SALE NO. 20)

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

Defendant: Kathleen Huntzinger, Known Heir of Janet L. Bensinger, Deceased; Cynthia Henry, Known Heir of Janet L. Bensinger, deceased; Judith Schaffer, Known Heir of Janet L. Bensinger, deceased; Elaine Stephens, Known Heir of Janet L. Bensinger, deceased; David Bensinger, Known Heir of Janet L. Bensinger, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janet L. Bensinger, deceased; and Cheryl Kimmel, Known Heir of Janet L. Bensinger, deceased.

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

Judgment Amount: \$112,769.89.

Tax Parcel No.: 35-11-0005.001.

Property known as: 535 Coal Mountain Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Kathleen Huntzinger, Known Heir of Janet L. Bensinger, Deceased; Cynthia Henry, Known Heir of Janet L. Bensinger, deceased; Judith Schaffer, Known Heir of Janet L. Bensinger, deceased; Elaine Stephens, Known Heir of Janet L. Bensinger, deceased; David Bensinger, Known Heir of Janet L. Bensinger, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janet L. Bensinger, deceased; and Cheryl Kimmel, Known Heir of Janet L. Bensinger, deceased.

Case No. S-371-20

SCHUYLKILL LEGAL RECORD

(SALE NO. 21)

Plaintiff: FREEDOM MORTGAGE CORPORATION.

Defendant: John Giebler.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$131,461.08.

BEING UPI No.: 67-04-0176.000.

Tax Parcel No.: 67-04-0176.000.

Property known as: 27 Spring St., Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of JOHN GIEBLER.

Case No. S-414-2023

(SALE NO. 22)

Plaintiff: Eagle Rock Resort Co.

Defendant: Teresita A.C Poblador.

Attorney for Plaintiff: Christopher S. Bradley, Esquire.

Judgment: \$43,489.54.

Tax Parcel No.: 9-23-41.

Property known as: Lot 041 of the WSS5 Subdivision located in Eagle Rock Township of East Union, County of Schuylkill, Commonwealth of Pennsylvania.

TO BE SOLD AS THE PROPERTY of Teresita A.C Poblador.

Case No. S-210-2016

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

May 22, 2024

Sheriff Sale list available online at:
www.schuylkillcountypa.gov

July 11, 18, 25

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.

MEMBERS 1ST FEDERAL CREDIT UNI vs. TUTKO, CARLEY A MONTZ, BRENDA L vs. RUSSELL, JASON B

CLARK, ALEX vs. BAUM, HAILEY ADAMS, BLAKE vs. SPARACINO, ROSEANNA

MINALLA, MILTON vs. CASTRO, ANGELISTA, GARCIA, JUSTIN HELLER, MARY T vs. GABRIL, ROSE MARIE, ADAMS, JAMES BARKUS, KEITH vs.

JP MORGAN CHASE BANK NA vs. KIMMEL, JAMES

CARRINGTON MORTGAGE SERVICES L vs. HANRAHAN, SHAWN M

CITADEL CREDIT UNION vs. McCARTHY, WILLIAM

DISCOVER BANK vs. IVES, VINCENT

ROSEN, RICHARD FRANKLIN, CHESTNUT LLC vs. VALENTINE, MARGARET S, VALENTINE, CRAIG M

BLACK ROCK BREWING COMPANY vs. POTTSVILLE CITY OF, POTTSVILLE CODE ENFORCEMENT OF

GUZMAN, RITA vs. LISZKA, INKA DISCOVER BANK vs. CLOUSE, ALLYSA R

PNC BANK NATIONAL ASSOCIATION vs. SEARFOSS, EDWARD W

REDEVELOPMENT AUTHORITY OF THE vs. 714 MAHANTONGO STREET, BERTIE INC

SMITH, ALEC vs. PENNSYLVANIA COMMONWEALTH OF D