

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

BIXLER, NAOMI W. a/k/a NAO-MI WINIFRED BIXLER, deceased
Late of Hegins Township, Schuylkill County, PA
Executor: Brad Bixler, 320 Parkhurst Street, Blossburg, PA 16912
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

CUFF, MARTIN J. a/k/a MARTIN CUFF and MARTY CUFF, deceased
Late of the Township of West Mahanoy, Schuylkill County, PA
Executor: Christopher Cuff, 47 Weston Place, Shenandoah, PA 17976
Attorneys: Robert E. Matta, Esquire, Law Office of Robert E. Matta, 237 North White Street, Shenandoah, PA 17976

HODGE, ELEANOR R., deceased
Late of the Borough of Tamaqua, Schuylkill County, PA
Executor: Michael Hodge, P.O. Box 332, Tamaqua, PA 18252
Attorney: Nicholas Watt, Esq., 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

NORRIS, MARIA C. a/k/a MARIA CAROLYN NORRIS, deceased
Late of the Township of North Manheim, Schuylkill County, PA
Executor: Mark A. Norris, 21 Black Walnut Lane, Pottsville, PA 17901
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

OSTROWSKY, DOLORES ANN, deceased
Late of the City of Pottsville, Schuylkill County, PA
Administratrix: Dolores Ostrowsky, 4636 Morris Road, Jacksonville, FL 32225
Attorneys: James R. Deiter, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

RUDENKO, FERN L., deceased
Late of Tamaqua Borough, Schuylkill County, PA
Executor: Douglas Rudenko, 178 N. Laurel Street, Hazleton, PA 18201
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

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SCHIMPF, CHARLES E., deceased
Late of Walker Township, Schuylkill County, PA
Executor: Robert Donald, 1708 Pleasant Drive, Vestal, NY 13850
Attorneys: Martin J. Cerullo, Bowe & Odorizzi Law, LLC, 450 W. Market St., Pottsville, PA 17901

WOLK, ROBERT M., SR., deceased
Late of East Union Township, Schuylkill County, PA
Executor: Robert M. Wolk, Jr.
Attorneys: Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 165 Susquehanna Boulevard, West Hazleton, PA 18202

SECOND PUBLICATION

BERKHEISER, HERMAN E., deceased
Late of the Borough of Saint Clair, Schuylkill County, PA
Administratrix: Pamela A. Berkheiser, 718 Main Street, Northampton, PA 18067
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

CONTI, JAMES J., deceased
Late of Girardville Borough, Schuylkill County, PA
Executrix: Christine Phillips c/o Thomas E. Shea, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976
Attorneys: Thomas E. Shea, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976

DANDO, CLAIRE ANNE a/k/a CLAIRE A. DANDO, deceased
Late of Butler Township, Schuylkill County, PA

Executor: William S. Dando, 9038 Joyce Lane, Hummelstown, PA 17036

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

GERLOTT, HERMAN CHARLES a/k/a HERMAN C. GERLOTT a/k/a HERMAN GERLOTT, deceased

Late of the Township of West Mahanoy, Schuylkill County, PA
Executrix: Ann Marie Wycheck, 102 Morea Road, Frackville, PA 17931

Attorney: Ashley M. Securda, Esq., P.O. Box 264, Lavelle, PA 17943

HATTER, MERWIN L., deceased
Late of Frailey Township, Schuylkill County, PA

Executor: Mark A. Hatter, 58 Mahantongo Street, Tremont, PA 17981

Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

LEBO, DAVID E., deceased
Late of Hubley Township, Schuylkill County, PA
Administrator: Cory W. Lebo, 155 Deer Lane, Hegins, PA 17938
Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

McPHILLIPS, GEORGENE R., deceased

Late of the Township of Norwegian, Schuylkill County, PA
Executors: Thomas A. McPhillips, Jr., 65 Crestview Drive, Pottsville, PA 17901 and Kathleen McPhil-

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lips, 2 Timberline Drive, Pottsville, PA 17901

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

MOYER, GLENN A., deceased

Late of the Township of Washington, Schuylkill County, PA

Executrix: Gail A. Adams, 37 Broad Drive, Pine Grove, PA 17963

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

RITZO, FRANCIS J., SR., deceased

Late of the Borough of Girardville, Schuylkill County, PA

Executrix: Mary Jane Lindenmuth, 583 Airport Road, Ashland, PA 17921

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

SHANE, THEODORE A., deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Anne P. Shane

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

SMITH, ROBERT M., JR. a/k/a ROBERT MELVIN SMITH, JR., deceased

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

Administrator: Chaynna Lobichusky, 17 Great Oaks Drive, Nesquehoning, PA 18240

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

STAEHLE, NICOLE M., deceased
Late of Coaldale, Schuylkill County, PA

Administrator: Andrew Staehle, 86 Greenwood Street, Coaldale, PA 18218

Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240

WAGNER, MIRIAM A. a/k/a MIRIAM WAGNER, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Robert Patton, 2040 West End Avenue, Pottsville, PA 17901

Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

WERNERT, CHARLES E., deceased

Late of Wayne Township, Schuylkill County, PA

Executrix: Eleanor K. Wernert, 507 Long Run Drive, Schuylkill Haven, PA 17972

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

THIRD PUBLICATION

DUNCHICK, EILEEN, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Lora Baker, 6342 Hilltop Road, Orefield, PA 18069

SALPINO, LINDA KAY a/k/a LINDA K. SALPINO, deceased

Late of Manheim Township, Schuylkill County, PA

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Co-Administrators: William C. McCarty and Jane Basciano
Attorneys: Randy R. Moyer, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602

SERFASS, CATHY LEE, deceased
Late of Wayne Township, Schuylkill County, PA
Administrator: Mark R. Hassler, 320 Comanche Drive, Auburn, PA 17922
Attorneys: Zachary D. Griffiths, Barley Snyder LLP, 2755 Century Boulevard, Wyomissing, PA 19610

SESTAKAUSKAS, EDWARD JOSEPH, deceased
Late of the Borough of Tamaqua, Schuylkill County, PA
Administratrix: Rae Anne Moyer, 106 Kettle Road, Tamaqua, PA 18252
Attorneys: Lori A. Schafer Guzick, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
#J-0560-2019
Tamaqua Area School District

vs.

William G. Harple, Jr.

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017 real estate taxes for property located at 252 Mahanoy St., Tamaqua, PA, Tax Parcel #65-15-0084. A Writ of Scire Facias for \$1,789.48 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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.

PA BAR ASSN., LAWYER
REFERRAL SERVICE
100 South St.
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

PORTNOFF LAW ASSOC., LTD.
P.O. Box 391
Norristown, PA 19404
(866) 211-9466

Sept. 19, 26; Oct. 3

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
#J-3999-2015

Shenandoah Valley School District
vs.

Carole D. Stanakis &
Leonard B. Chiscavage

Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2014-2017 real estate taxes for property located at 405 Ohio Ave., W. Mahanoy Twp., PA, Tax Parcel #36-09-0389. An Amended Writ of Scire Facias/A Writ of Scire Facias for \$9,433.18 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be

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entered. 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 Plaintiff. You may lose money, property or other rights important to you.

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P.O. Box 391
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(866) 211-9466

Sept. 19, 26; Oct. 3

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on June 26, 2024, for the following domestic business corporation:

ORWIGSBURG AREA
FOOD PANTRY, INC.

The Corporation has been incorporated under the Business Corporation Law of 1988, as amended.

JOSEPH G. ZERBE, ESQUIRE
ZERBE LAW OFFICES
111 East Market Street
Pottsville, PA 17901

Oct. 3

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

MAGNOLIA YW INC.

The date of incorporation is September 26, 2024.

Oct. 3

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY
IN RE CHANGE OF NAME OF
ALEXANDER LOWMASTER
NO. S-1659-2024

NOTICE IS HEREBY GIVEN that on September 3, 2024, the Petition of Alexander Lowmaster was filed in the above-named Court praying for a Decree to change his name to Alexander Faust. The Court has fixed October 17, 2024 at 9:30 A.M., Schuylkill County Courthouse, Courtroom No. 5, 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.

Oct. 3

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
DAKOTA JAYDEN ROGERS
NO. S-1733-2024
NOTICE OF NAME CHANGE
Petitioners, Joseph C. Strong, Sr.
and Dawn M. Strong, filed a Petition
for Change of Name on September 12,

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2024, to change the minor child's name from Dakota Jayden Rogers to Dakota Jayden Strong. A Hearing on the Petition is scheduled for Tuesday, November 19, 2024 at 9:30 a.m. in Courtroom No. 7 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

CHRISTINE A. HOLMAN,
ESQUIRE
Attorney I.D. No. 61350
LAW OFFICE OF
CHRISTINE A. HOLMAN
Attorneys for Petitioner

204 East Broad Street
Tamaqua, PA 18252
(570) 668-5321

Oct. 3

**NOTICE FOR PUBLICATION—
ADULT NAME CHANGE**

NOTICE IS HEREBY GIVEN that on July 25, 2024, the Petition of Nichole Donna Zekas was filed in Schuylkill County Court of Common Pleas at No. S-1386-24, seeking to change the name of Petitioner from Nichole Donna Zekas to Coal Luce Morningstar. The Court has fixed Monday, October 14, 2024 at 11:00 a.m. in Courtroom #6 at the Schuylkill County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Oct. 3

**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, OCTOBER 25, 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: Nationstar Mortgage LLC d/b/a Mr. Cooper.

Defendant(s): Eric A. Keeth, Louise Bauer.

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

Judgment Amount: \$22,713.12.

TAX PARCEL NO.: 48-05-0433.000.

PROPERTY KNOWN AS 801 East Mahanoy Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY OF Eric A. Keeth and Louise Bauer.

Case No. S423-20

(SALE NO. 2)

Plaintiff: Citizens Bank, N.A..

DEFENDANT: Shirley Marie Kramer a/k/a Shirley M. Kramer, Real Owner and Executrix of the Estate of Kevin M. Sanders a/k/a Kevin Michael Sanders.

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

JUDGMENT AMOUNT: \$58,-329.88.

TO BE SOLD AS THE PROPERTY OF: SHIRLEY MARIE KRAMER a/k/a SHIRLEY M. KRAMER, REAL OWNER AND EXECUTRIX OF THE ESTATE OF KEVIN M. SANDERS a/k/a KEVIN MICHAEL SANDERS.

Case No. S-523-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 3)

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS2.

Defendant: Luke R. Kopp; Marina Kopp.

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

Judgment Amount: \$58,510.55.

PARCEL NO.: 22-15-0036.000, 22-15-0026.000.

Property known as 1817 East Grand Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Luke R. Kopp.

Case No. S-1338-2023

(SALE NO. 4)

Plaintiff: Lake Wynonah Property Owners Association.

Attorney for Plaintiff: Michelle J. Cunningham, Esquire, (610) 565-4660.

Judgment: \$31,493.88.

Tax Parcel No. 34-24-2553.000/28-17-0495.000.

Property known as: 2553 Cherokee Drive, Auburn, PA 17922/495 Cherokee Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of Claude E. Weiss and Robin A. Weiss.

Case No. S-335-2023

(SALE NO. 5)

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR4.

Defendant(s): CLARE ANN M. CIESLUKOWSKI.

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

Judgment Amount: \$49,805.35.

Tax Parcel No. 64-08-0120.000.

Property Known As: 132 SOUTH WHITE STREET, SHENANDOAH, PA 17976.

TO BE SOLD AS THE PROPERTY of CLARE ANN M. CIESLUKOWSKI.

Case No. S-1936-23

(SALE NO. 6)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): Edward S. Myirski.

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

Judgment Amount: \$119,677.19.

Tax Parcel No. 37-07-0034.000.

Property known as: 752 Penn Drive, Tamaqua, Pennsylvania 18252.

TO BE SOLD as the property of: Edward S. Myirski.

Case No. S-482-24

(SALE NO. 7)

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

Defendant(s): JOSEPH A. LOGAN and JILL M. SWENSON n/k/a JILL M. LOGAN.

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

Judgment Amount: \$47,204.55.

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Tax Map Parcel No. 65-13-284.000.

Property Known As: 413 HAZLE STREET, TAMAQUA, PA 18252.

TO BE SOLD AS THE PROPERTY of JOSEPH A. LOGAN and JILL M. SWENSON n/k/a JILL M. LOGAN.

Case No. S-0228-2024

(SALE NO. 8)

Plaintiff: Porter-Tower Joint Municipal Authority.

Defendants: Jeffrey L. Garrison and Sandra A. Garrison.

Attorney for Plaintiff: Gretchen Sterns, Esquire, of Law Office of Gretchen Coles Sterns, LLC, P.O. Box 345, Pottsville, PA 17901, (570) 624-7040.

Judgment Amount: \$6,017.44.

Tax Parcel No.: 22-15-0082.001.

Property known as: 1811 Madison Avenue, Tower City, Porter Township, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jeffrey L. Garrison and Sandra A. Garrison.

Schuylkill County Docket No. J-0072-2024 & J-1165-2024.

(SALE NO. 9)

Plaintiff: TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$39,228.90.

Tax Parcel No. 03-10-0047.002 aka 03-10-47(2).

Property known as 530 Spruce Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of GERALD J. LABOOTY.

Case No. S-0472-2024

(SALE NO. 10)

PLAINTIFF: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

DEFENDANT(S): Holly K. Richardson Solely in her capacity as heir of Nancy Boyle, deceased and Terry Jo Whalen, Solely in her capacity as heir of Nancy Boyle, deceased and Robert H. Richardson, Solely in his capacity as heir of Nancy Boyle, deceased The Unknown Heirs of Nancy Boyle, deceased.

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 \$62,101.90.

TAX ID NO. 48-04-0141.000.

BEING the same premises which RICHARD J. BOYLE AND NANCY BOYLE, HIS WIFE by Deed dated 10/14/2004 and recorded in the Office of Recorder of Deeds of Schuylkill County on 11/15/2004 at Book 2124, Page 1446 granted and conveyed unto RICHARD J. BOYLE AND NANCY BOYLE, HIS WIFE.

PROPERTY KNOWN AS: 304 East Centre Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY OF- Holly K. Richardson Solely in her capacity as heir of Nancy Boyle, deceased and Terry Jo Whalen, Solely in her capacity as heir of Nancy Boyle deceased and The Unknown Heirs of Nancy Boyle, deceased and Thomas L. Stemko Solely in his capacity as heir of Nancy Boyle, deceased.

Case No. S-598-2023

SCHUYLKILL LEGAL RECORD

(SALE NO. 11)

Plaintiff: Shenandoah Valley School District.

Defendant: Marie Manbeck.

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

Judgment Amount: \$2,060.16.

Tax Parcel No.: 64-06-0218.

Property Known As 217 E. Oak Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Marie Manbeck.

Case No. J-0027-2017

(SALE NO. 12)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Timothy Moyer.

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

Judgment Amount: \$1,666.75.

Tax Parcel No.: 42-03-0091.

Property Known As 214 Maple Boulevard, Deer Lake, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Timothy Moyer.

Case No. J-1152-2019

(SALE NO. 14)

Plaintiff: Saint Clair Area School District.

Defendant: Kaitlyn Hossler, Dawn Hossler.

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

Judgment Amount: \$1,642.06.

Tax Parcel No.: 62-05-0091.

Property Known As 240A S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Kaitlyn Hossler, Dawn Hossler.
Case No. J-0866-2022

(SALE NO. 15)

Plaintiff: Coaldale Borough Defendant: Bryan Cullen, Sarah Cullen.

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

Judgment Amount: \$1,813.09.

Tax Parcel No.: 40-05-0073.

Property Known As 12 Foster Avenue, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Bryan Cullen, Sarah Cullen.

Case No. J-0566-2022

(SALE NO. 17)

Plaintiff: Pine Grove Area School District.

Defendant: Robin K. Griffiths.

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

Judgment Amount: \$1,605.28.

Tax Parcel No.: 67-04-0048.

Property Known As 9 W. Laurel Street, Tremont Borough, Pennsylvania, 17981.

TO BE SOLD AS THE PROPERTY of Robin K. Griffiths.

Case No. J-0625-2021

(SALE NO. 18)

Plaintiff: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANT: TONYA L. MOYER.

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

Judgment Amount: \$94,904.97.

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TAX PARCEL: 21-10-0002.013.
INSTRUMENT #: Deed Book
2588, page 2152.

PROPERTY KNOWN AS: 249
LONG STRETCH ROAD, PINE
GROVE, PA 17963.

TO BE SOLD AS THE PROPER-
TY of DEFENDANT: TONYA L.
MOYER.

Case No. S-2208-23

(SALE NO. 19)

Plaintiff: CrossCountry Mortgage,
LLC.

Defendant: Shawn K. Cooper.

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

Judgment Amount: \$149,351.75.

PARCEL NO.: 35-02-0052.001.

Property known as 43 New Phila-
delphia Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPER-
TY of Shawn K. Cooper.

Case No. S-1205-2023

(SALE NO. 20)

Plaintiff: FREEDOM MORT-
GAGE CORPORATION.

Attorney for Plaintiff: BROCK &
SCOTT, PLLC.

Judgment: \$93,311.91.

Tax Parcel No. 49-02-0299.000.

Property known as 138 East Grant
Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPER-
TY of CARMEN M LOPEZ.

Case No. S-2312-23

All parties and claimants are here-
by notified that schedules of distribu-
tion will be filed by the sheriff in his
office within thirty (30) days from sale
and distribution will be made in ac-

cordance with the schedule unless
exceptions thereto are filed within ten
(10) days thereafter.

JOSEPH G. GROODY
Sheriff of Schuylkill County

Dated at Pottsville, PA

July 25, 2024

Sheriff Sale list available online at:

www.schuylkillcountypa.gov

Sept. 19, 26; Oct. 3

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears
first, followed by the residence, name
of executor or administrator, estimat-
ed amount of personalty and realty and
name of attorney.

MICHAEL F. BANN; Butler Town-
ship; Samuel Bann, Administrator;
PP: \$50,000; RE: \$125,000; Chris-
tine A. Holman, Esquire

JACK L. BENSINGER a/k/a JACK
LAMAR BENSINGER, SR.; Up-
per Mahantongo Twp.; Jack L.
Bensinger, Jr., Executor; PP: None;
RE: \$25,000; Joel M. Wiest, Es-
quire

JOHN A. McPARTLAND a/k/a
JOHN ALLEN McPARTLAND
a/k/a JOHN McPARTLAND;
Middleport; Elizabeth McPartland
McCormick, Executrix; PP: \$50,-
000; RE: None; Erik M. Helbing,
Esquire

KHLOE ROSE KOHLER-
ARTHURS; Kline Township;
Kristy Kohler, Administratrix; PP:
None; RE: None; Job T. Stepanski,
Esquire

MARTIN J. TIRPAK; Tamaqua;
Carolyn M. Tirpak, Executrix; PP:
\$108,000; RE: None; Stephanie
Rauch-Mannino, Esquire

JEFFREY ROY STRAUB; Upper
Mahantongo Twp.; Wyatt N.
Straub, Administrator; PP: \$200,-
000; RE: \$300,000; Joseph D. Ker-
win, Esquire