

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

KNOBLAUCH, DEBORAH E., deceased

Late of the Borough of Port Clinton, Schuylkill County, PA

Executors: Danielle Mengle and Joshua Stoyer, 217 Haven Street, Schuylkill Haven, PA 17972

Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

LATTANZI, DANIEL F., deceased Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Madeline O'Brien, 7171 Mulder Road, Dexter, MI 48130

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

PERSHING, MARY ALICE a/k/a MARY ALICE L. PERSHING, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administrator: William E. Brower, III, 108 S. 23rd Street, Pottsville, PA 17901

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

STIELY, TERRY R., deceased

Late of the Township of Upper Mahantongo, Schuylkill County, PA

Administratrix: Marcelle Stiely, 165 Ridge Road, Klingerstown, PA 17941

Attorneys: John R. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023-9765

ZEHNER, BARBARA M. a/k/a BARBARA M. BREISCH a/k/a BARBARA MAE BREISCH, deceased

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

Executor: Angelo G. Zervos, 275 Dairy Road, Apt. 2, Tamaqua, PA 18252

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

SECOND PUBLICATION

BREJCAK, ROBERT J. a/k/a ROBERT JAMES BREJCAK a/k/a ROBERT BREJCAK, deceased

Late of the Borough of St. Clair, Schuylkill County, PA

Administratrix: Elizabeth L. Kirchner, 39 Sharpless Blvd., West Ampton, NJ 08060

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

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GERHARD, MAUREEN T. a/k/a MAUREEN K. GERHARD, deceased

Late of 337 S. Wayne Street Rear, Orwigsburg, Schuylkill County, PA

Executrix: Lizbeth T. Gerhard, 337 S. Wayne Street Rear, Orwigsburg, PA 17961

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

LUCHANIN, JOHN, deceased

Late of Minersville Borough, Schuylkill County, PA

Executrix: Debra Luchanin, 1255 Commonwealth Ave., Unit 4, Boston, MA 02134

Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

YODER, MARGARET ANN ALICE, deceased

Late of the Township of West Brunswick, Schuylkill County, PA
Executor: Robin Stubblebine, 695 White Oak Lane, Leesport, PA 19533

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

THIRD PUBLICATION

ARTZ, RONALD LAMAR a/k/a RONALD L. ARTZ, deceased

Late of the City of Pottsville, Schuylkill County, PA

Co-Executors: Doris J. Stanton, 1202 W. Harrison Street, Pottsville, PA 17901 and Robert J. Artz, 1740 West End Avenue, Pottsville, PA 17901

Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

BABB, JACQUELINE E. a/k/a JACKIE BABB a/k/a JACQUELINE E. LUCKEY, deceased

Late of the Borough of Gordon, Schuylkill County, PA

Executors: Matthew Luckey, 10513 Shiny Skies Drive, Las Vegas, NV 89129 and Dawn Luckey McHugh, 930 Seneca Lane, Box 6755, Jackson, WY 83002

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

BOYER, RICKY DAVID, deceased
Late of New Ringgold, Schuylkill County, PA

Executrix: Amy Lea Bernard c/o Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

KIMMEL, JOHN S. a/k/a JOHN KIMMEL, deceased

Late of 298 Main Street, LaVelle, Schuylkill County, PA

Executrix: Linda Douthat
Attorneys: Marianne E. Kreisher, Esquire, Kreisher, Marshall & Associates, LLC, 401 S. Market Street, Bloomsburg, PA 17815

MARHELKO, RONALD W. a/k/a RONALD MARHELKO, deceased

Late of North Union Township, Schuylkill County, PA

Executor: Christopher M. Marhelko

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

MOYER, DEBORAH E., deceased
Late of Orwigsburg, Schuylkill County, PA
Executrices: Fern Houser, 730 West Market Street, Orwigsburg, PA 17961 and Sandra Ludwig, 63 Pit Lane, Auburn, PA 17922

ONDO, BARBARA A., deceased
Late of the Township of Llewellyn, Schuylkill County, PA
Executor/Administrator: Thomas B. Ondo, P.O. Box 263, Llewellyn, PA 17944

QUANDEL, JEAN K., deceased
Late of Pottsville, Schuylkill County, PA
Executrix: Bonnie J. Rowlands, 68 Spring Street, Pottsville, PA 17901
Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

SCHEIDT, THOMAS N., deceased
Late of 401 University Drive, North Mainheim Township, Schuylkill County, PA
Executrix: Dolly Faith, 123 Centre Street, P.O. Box 4, Port Clinton, PA 19549
Attorneys: Lawrence J. Valeriano, Jr., Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610

SHAFER, JOHN K. a/k/a JOHN KRAUS SHAFER, deceased
Late of the Township of Ryan, Schuylkill County, PA
Executors: Michael L. Shafer, 1598 Long Run Road, Schuylkill Haven, PA 17972 and Jack L.

Shafer, 212 Fairview Street, Tamaqua, PA 18252

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

WALTERS, CATHERINE MARIE, deceased
Late of the City of Pottsville, Schuylkill County, PA
Administratrices: Elizabeth Walters and Katherine Walters, 827 Forest Lane, Pottsville, PA 17901
Attorneys: J.T. Herber, III, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that SCHNECK ENTERPRISES, INC., a Pennsylvania corporation, having its principal office at: 2240 Market Street, Auburn, PA 17922, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

EDWARD P. SHEETZ, ESQUIRE
GARDNER, RACINES & SHEETZ
5930 Hamilton Boulevard
Suite 106
Allentown, PA 18106
(610) 435-6765

Sept. 14

SCHUYLKILL LEGAL RECORD

IN THE COURT OF COMMON PLEAS, SCHUYLKILL COUNTY
CIVIL ACTION—LAW
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
LAKEVIEW LOAN
SERVICING, LLC

Plaintiff

vs.

JUSTIN S. FRANTZ
Mortgagor and Real Owner
Defendant

TERM NO. S-703-23
ACTION OF

MORTGAGE FORECLOSURE
TO: JUSTIN S. FRANTZ, MORTGAGOR AND REAL OWNER, DEFENDANT, whose last known address is 11 George Street, Pottsville, PA 17901

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-703-23 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 11 George Street, Pottsville, PA 17901 whereupon your property will be sold by the Sheriff of Schuylkill.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are

served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim 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. 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.

PENNSYLVANIA BAR
ASSOCIATION
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

MICHAEL T. McKEEVER,
ESQUIRE
KML LAW GROUP, P.C.
Attorneys for Plaintiff

BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

Sept. 14

SCHUYLKILL LEGAL RECORD

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 27, 2023

at 10:00 o'clock in the Forenoon, at the Courthouse in the City of Pottsville, Schuylkill County, Pennsylvania the Following Described Real Estate to wit:

(SALE NO. 2)

Plaintiff: SCOTT WILSON.

Attorney for Plaintiff: Matthew G. Brushwood, Esq.

Judgment: \$20,783.40.

TAX PARCEL I.D. NUMBER:
48-07-0182.000.

BEING KNOWN as: 702 West Spruce Street, Mahanoy City, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of the Estate of Amanda Wargo, Deceased.

Case No. S-1363-22

(SALE NO. 3)

Plaintiff: Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1, by U.S. Bank National Association, as Indenture Trustee.

Defendant: Dennis A. Fredericks and Jayne L. Fredericks.

Attorney for Plaintiff: Jacqueline F. McNally, (850) 422-2520.

Judgment Amount: \$38,613.13.

Tax Parcel Number: 68-26-0095-000.

Property Known As: 1017 Laurel Boulevard, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Dennis A. Fredericks and Jayne L. Fredericks.

Case No. S-157-2023

(SALE NO. 4)

Plaintiff: CENTRAL PENN CAPITAL MANAGEMENT, LLC, ASSIGNEE OF TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK.

Attorney for Plaintiff: Matthew G. Brushwood Esquire, (610) 376-6651.

Judgment Amount: \$268,226.59.

BEING KNOWN AS: 94 Reservoir Road, Ringtown, Union Township, Schuylkill County, Pennsylvania.

TAX PARCEL: #30-07-0030.000 and 30-07-0030.000(1).

TO BE SOLD AS THE PROPERTY of Francis J. Deeter.

Case No. S-183-23

(SALE NO. 5)

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I.

Defendant: Kimberly A. Haslam and Richard L. Long.

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

Judgment Amount: \$72,690.06.

Tax Parcel No.: 03-09-0020.000.

Property known as: 907 Hickory Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Kimberly A. Haslam and Richard L. Long.

Case No. S-254-22

(SALE NO. 6)

Plaintiff: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2.

Defendant: Sonya M. Hoy.

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Attorney for Plaintiff: Kaitlin D. Shire, Esquire, Hill Wallack LLP, Phone: (215) 579-7700.

Judgment Amount: \$63,712.49.

Tax Parcel No.: 68-35-0189.000.

Property known as: 518 Pierce Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Sonya M. Hoy.

Case No. S-1144-22

(SALE NO. 7)

By virtue of a Writ of Execution No. S-1123-2022.

NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER v. CHARLES J. CUNNINGHAM, owner(s) of property situate in the DELANO TOWNSHIP, SCHUYL-KILL County, Pennsylvania, being: 129 RAILROAD ST., DELANO, PA 18220.

Tax ID No.: 06-09-0080.000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$56,041.01.

Attorneys for Plaintiff: Brock & Scott, PLLC.

(SALE NO. 8)

Plaintiff: Carrington Mortgage Services, LLC.

Attorney for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$40,291.74.

Tax Parcel No.: 63-07-0141.001.

Property known as: 18 E William Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of David Sackett, known Heir of June Sackett, deceased, Jeffrey Sackett, known Heir of June Sackett, de-

ceased, Lynn Stuetzle, known Heir of June Sackett, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under June Sackett, deceased.

Case No. S-320-22

(SALE NO. 9)

Plaintiff: Broker Solutions Inc. d/b/a New American Funding.

Defendant: Justin L. Brady a/k/a Justin Brady.

Attorney for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$76,957.71.

Tax Parcel No.: 14-12-0032.000.

Property known as: 2648 West Main Street, Spring Glen, PA 17978.

TO BE SOLD AS THE PROPERTY of Justin L. Brady a/k/a Justin Brady.

Case No. S-350-2023

(SALE NO. 10)

Plaintiff: Lake Wynonah Property Owners Association.

Defendants: Claude E. Weiss and Robin A. Weiss.

Attorney for Plaintiff: Michelle J. Cunningham, Esquire, Marcus & Hoffman, P.C., 326 West State Street, Media, PA 19063, (610) 565-4660.

Judgment Amount: \$28,925.82.

UPI Nos.: 34-24-496, 34-24-497, 28-17-2549, 28-17-2550, 28-17-2551, 34-24-2553 & 28-17-495.

Property Known as: 2553 Cherokee Drive, Auburn, PA 17922.

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

Case No. S-335-2023

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(SALE NO. 11)

Plaintiff: TRUIST BANK f/k/a BRANCH BANKING AND TRUST COMPANY.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment Amount: \$26,128.83.

Tax Parcel No.: 62-02-0080.001.

Property known as: 711 Wade Road, Saint Clair, PA 17970.

TO BE SOLD AS THE PROPERTY of COLETTE CORBY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR of the Estate of CHRISTOPHER J. CORBY a/k/a CHRISTOPHER CORBY a/k/a CHRIS J. CORBY, DECEASED.

Case No. S-2180-2022

(SALE NO. 12)

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Victor M. Sanchez, Deceased AND Yajaira Cresencia Florentino, as Parental Guardian of Victor Sanchez, Jr. and Rosani Sanchez, in capacity as heirs of Victor M. Sanchez, Deceased.

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

Judgment Amount: \$203,370.89.

Tax Parcel No.: 09-13-0124.000.

Property known as: 42-44 E. Pine Street a/k/a 42 E. Pine Street, Shepp-ton, Pennsylvania 18248.

TO BE SOLD AS THE PROPERTY of Victor M. Sanchez.

Case No. S-900-22

(SALE NO. 13)

Plaintiff: PennyMac Loan Services, LLC.

Defendant(s): Kyle T. Hosler.

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

Judgment Amount: \$79,289.24.

Tax Parcel No.: 63-06-0606.000.

Property known as: 218 South Saint Peter Street a/k/a 218 Saint Peter Street Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of Kyle T. Hosler.

Case No. S-1820-2022

(SALE NO. 14)

Plaintiff: Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association.

Defendant: Janet L. Bernosky, as believed Heir and/or Administator to the Estate of Bernardine A. Bernosky; Unknown Heirs, and/or Administrators to the Estate of Bernardine A. Bernosky; Steven J. Bernosky, as believed Heir and/or Administrator to the Estate of Bernadine A. Bernosky.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$50,175.98.

PARCEL NO.: 64-08-0166.000.

Property known as: 114 West Oak Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Bernardine A. Bernosky, widow.

Case No. S-1467-2022

(SALE NO. 15)

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

Defendant: Julia Filbert.

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Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$114,809.47.
PARCEL NO.: 15-02-0024.000.

Property known as: 613 Mountain Top Road a/k/a 613 Mountain Top Terrace, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Julia M. Filbert, no marital status shown.

Case No. S-2216-2019

(SALE NO. 16)

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT.

Defendant: John J. Jordan; Kathleen S. Jordan.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$239,195.87.
PARCEL NO.: 13-10-0047.011.

Property known as: 621 Broad Street, Hegin, PA 17938.

TO BE SOLD AS THE PROPERTY of John J. Jordan and Kathleen S. Jordan, his wife.

Case No. S-799-15

(SALE NO. 17)

Plaintiff: PNC Bank, National Association.

Defendant: Stanley J. Tyson; Deborah A. Tyson.

Attorney for Plaintiff: Katherine M. Wolf, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$104,257.11.
PARCEL NO.: 68-26-0351.000.

Property known as: 813 Grant Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Stanley J. Tyson and Deborah A. Tyson, his wife.

Case No. S-1712-2022

(SALE NO. 18)

Plaintiff: QUICKEN LOANS, LLC.

Defendant(s): VINCENT R. MILLER.

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

Judgment Amount: \$63,185.32.

Tax Parcel No.: 40-03-0092.000.

Property Known As: 156 1 ST STREET, COALDALE, PA 18218.

TO BE SOLD AS THE PROPERTY of VINCENT R. MILLER.

Case No. S-786-2021

(SALE NO. 19)

Plaintiff: Nationstar Mortgage LLC d/b/a Mr Cooper.

Defendant(s): JAMES ZIMMERMAN a/k/a JAMES EDWIN ZIMMERMAN and MIKKI ZIMMERMAN a/k/a MIKKI LYNN ZIMMERMAN.

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

Judgment Amount: \$139,739.02.

Tax Parcel No.: 13-06-29.022.

Property Known As: 1190 EAST MAIN STREET, HEGINS, PA 17938.

TO BE SOLD AS THE PROPERTY of JAMES ZIMMERMAN a/k/a JAMES EDWIN ZIMMERMAN and MIKKI ZIMMERMAN a/k/a MIKKI LYNN ZIMMERMAN.

Case No. S-1856-22

(SALE NO. 20)

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM

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Trust 2018- R5 Mortgage-Backed Notes, Series 2018-R5.

Defendant(s): GREG ZIOLKO.

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

Judgment Amount: \$79,719.75.

Tax Parcel No.: 9-13-182.

Property Known As: 30 EAST MARKET STREET, SHEPPTON, PA 18248.

TO BE SOLD AS THE PROPERTY of GREG ZIOLKO.

Case No. S-2135-22

(SALE NO. 21)

Plaintiff: GITSIT Solutions LLC.

Defendant(s): The Unknown Heirs of NICHOLAS TEASCHENKO Deceased.

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

Judgment Amount: \$36,785.25.

Tax Parcel No.: 48-08-0625.000.

Property Known As: 322 WEST SPRUCE STREET, MAHANOEY CITY, PA 17948.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of NICHOLAS TEASCHENKO Deceased.

Case No. S-1112-2022

(SALE NO. 22)

Plaintiff: Blue Mountain School District.

Defendant: Megan Virginia Clark.

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

Judgment Amount: \$2,756.13.

Tax Parcel No.: 35-05-0003.001.

Property Known As: 1036 Chestnut Road, W Brunswick Township, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Megan Virginia Clark.

Case No. J-3239-2021

(SALE NO. 23)

Plaintiff: Saint Clair Area School District.

Defendant: Community Church of Truth, Richard Wagner, Trustee.

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

Judgment Amount: \$4,077.29.

Tax Parcel No.: 51-02-0219.

Property Known As: 34 Shade Street, Middleport, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Community Church of Truth, Richard Wagner, Trustee.

Case No. J-3439-2020

(SALE NO. 25)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Ronald L. Kehler, Jr., Executor of the Estate of Carol A. Reightler.

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

Judgment Amount: \$4,007.26.

Tax Parcel No.: 67-04-0275.

Property Known As: 308 E. Main Street, Tremont Borough, Pennsylvania, 17981.

TO BE SOLD AS THE PROPERTY of Ronald L. Kehler, Jr., Executor of the Estate of Carol A. Reightler.

Case No. J-1349-2021

(SALE NO. 26)

Plaintiff: Pottsville Area School District.

Defendant: Steven Stoffregen, Brenda Stoffregen.

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

Judgment Amount: \$1,982.08.

Tax Parcel No.: 57-04-0140.

Property Known As: 424 W. Sa-
vory Street, Palo Alto, Pennsylvania,
17901.

TO BE SOLD AS THE PROPER-
TY of Steven Stoffregen, Brenda St-
offregen.

Case No. J-0038-2022

(SALE NO. 27)

Plaintiff: Saint Clair Area School
District.

Defendant: Harry C. Wentzel.

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

Judgment Amount: \$1,612.58.

Tax Parcel No.: 62-03-0384.

Property Known As: 128 S. Front
Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Harry C. Wentzel.

Case No. J-4667-2016

(SALE NO. 28)

Plaintiff: Coaldale Borough.

Defendant: Randy S. Frick, Paula
J. Bower.

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

Judgment Amount: \$1,556.52.

Tax Parcel No.: 40-03-0187.

Property Known As: 230 East
Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPER-
TY of Randy S. Frick, Paula J. Bower.

Case No. J-1566-2021

(SALE NO. 29)

Plaintiff: Pottsville Area School
District.

Defendant: Michele Reber.

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

Judgment Amount; \$1,848.55.

Tax Parcel No.: 68-19-0319.

Property Known As: 712 Mt. Hope
Avenue, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Michele Reber.

Case No. J-2992-2021

(SALE NO. 30)

Plaintiff: Freedom Mortgage Cor-
poration.

Defendant(s): ERIC W. HALYE
and TIFFANY J. HAYLE.

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

Judgment Amount: \$411,476.32.

Tax Parcel No.: 35-06-0129.0000.

Property Known As: 26 GREY
HAWK DRIVE, ORWIGSBURG, PA
17961.

TO BE SOLD AS THE PROPER-
TY of ERIC W. HALYE and TIFFA-
NY J. HAYLE.

Case No. S-2136-22

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

May 25, 2023

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

Sept. 14, 21, 28