

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

ANDRUZZI, PAUL R. a/k/a PAUL ANDRUZZI, deceased

Late of the Township of East Union, Schuylkill County, PA
Administratrix C.T.A.: Catherine R. Andruzzi
Attorneys: Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C., 39 North Broad Street, West Hazleton, PA 18202

KATCHUR, MARY M., deceased

Late of the Township of Branch, Schuylkill County, PA
Executor: Greg Katchur, 798 Tilden Road, Mohrsville, PA 19541
Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

MILOT, JOHN JAMES a/k/a JOHN J. MILOT a/k/a JOHN MILOT, deceased

Late of the Borough of Middleport, Schuylkill County, PA

Executors: John M. Milot, 6584 Bake Oven Road, Germansville, PA 18053, Richard P. Milot, 15840 Hunton Lane, Haymarket, VA 20169 and Ronald R. Milot, 949 Harper Road, Crescent, PA 15046
Attorneys: Jeffrey P. Bowe, Esquire, Bowe, Lisella and Bowe, 109 West Broad Street, Tamaqua, PA 18252

PAYNE, DOROTHY E., deceased
Late of Rush Township, Schuylkill County, PA

Executor: Joseph David Diana
Attorneys: Anthony J. Lucadamo, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel Street, Hazleton, PA 18201

TAYLOR, HELEN S., deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executors: Lisa H. Taylor and Joseph T. Weber, 933 North 28th Street, Allentown, PA 18104
Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

SECOND PUBLICATION

BRENNAN, JEREMIAH C., deceased

Late of the City of Pottsville, Schuylkill County, PA
Executrices: Megan Brennan, 111 Stonegate Drive, McMurray, PA 15317 and Brigid Brennan McFadden, 303 N. 20th Street, Pottsville, PA 17901
Attorney: Maryann Conway, Esq., 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

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KAHLER, ETHEL ANNABELLA
a/k/a **ETHEL A. KAHLER**, deceased

Late of Hubley Township, Schuylkill County, PA

Executrices: Bobbyetta C. Ganunis, 1144 West Mountain Road, Hegins, PA 17938 and Barbara C. Kilby, 5328 Earl Drive, Harrisburg, PA 17112

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

LAGROTTERIA, RICHARD, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Carl Lagrotteria, 333 Mulberry Place, Brick, NJ 08723

Attorneys: Alvin B. Marshall, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280

WALL, GAYLE S., deceased

Late of the Township of Ryan, Schuylkill County, PA

Executrices: Suzann C. Aldsworth, 183 Grier Avenue, Barnesville, PA 18214 and Martha Kopchak, 107 West 17th Street, Northampton, PA 18067

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

WERTMAN, KENNETH H., deceased

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

Executrix: Sharon A. Jespersen, 201 Grand Street, Port Carbon, PA 17965

Attorneys: James G. Conville, Esquire, Zane, Rossi, Conville &

Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

THIRD PUBLICATION

BRODE, JOHN W., deceased

Late of the Township of Walker, Tamaqua, Schuylkill County, PA

Executors: Sharon Zehner, 625 Arlington Street, Tamaqua, PA 18252 and Michael Brode, 35 E. Berea Street, Summit Hill, PA 18250

Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232

CAMPION, MARGARET C., deceased

Late of the Township of Norwegian, Schuylkill County, PA

Executor: Brian P. Campion, P.O. Box 186, Llewellyn, PA 17944

Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

HARRIS, NANCY E. a/k/a NANCY HARRIS, deceased

Late of Branch Twp., Schuylkill County, PA

Administrator: John D. Harris, 16 1st Ave., Pottsville, PA 17901

Attorneys: John R. Zonarich, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101

HERTZOG, THOMAS P., deceased

Late of Lots 9 and 10 of Nagle Tract Subdivision, Wayne Township, Schuylkill County, PA

Executrix: Judy Hoffman c/o Waldman Law Group, PC, 501 N. Park Road, Wyomissing, PA 19610

SCHUYLKILL LEGAL RECORD

Attorneys: Jay W. Waldman, Esquire, Waldman Law Group, PC, 501 N. Park Road, Wyomissing, PA 19610

MOYER, DOROTHEA M., deceased

Late of the Township of West Brunswick, Schuylkill County, PA
Executor: William H. Moyer, 11 Coal Mountain Road, Auburn, PA 17922

Attorneys: Joseph H. Jones, Jr., Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

MOYER, JOAN D., deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA
Executor: Richard L. Moyer, 85 Railroad Street, Cressona, PA 17929

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

SELTZER, AIDA J. a/k/a AIDA SELTZER, deceased

Late of the Township of Rush, Schuylkill County, PA
Executrix: Mary Ann Bankes, 145 Grier Avenue, Barnesville, PA 18214

Attorneys: Jeffrey P. Bowe, Esquire, Bowe, Lisella and Bowe, 109 West Broad Street, Tamaqua, PA 18252

SEMANCHIK, JULIA, deceased

Late of the Township of Butler, Schuylkill County, PA
Executor: Mark Semanchik, 44 North Balliet Street, Frackville, PA 17931

STEIN, WILBER G., deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA

Executrix: Carol Seiler, 595 Woodland Road, Auburn, PA 17922

Attorney: Harry A. Rubright, Esq., 29 East Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

WALSH, CATHERINE M. a/k/a KATHRYN WALSH a/k/a KATHERINE WALSH, deceased

Late of Frackville, Schuylkill County, PA

Executrix: Patricia A. Razzis, 496 Main Street, Ashland, PA 17921

Attorneys: Karen Byrnes-Noon, Michael J. O'Connor & Associates, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ZEHNER, BETTY JANE, deceased

Late of the Township of West Penn, Schuylkill County, PA
Executrix: Sandra Fritz, 1061 Clamtown Road, Tamaqua, PA 18252

Attorney: Andrew B. Zelonis, Esq., 558 State Road, Barnesville, PA 18214

NOTICE

TO: Steven Allen Lucas

BE ADVISED that Melinda M. Lucas, Plaintiff, has filed in the District Court, First Judicial District, Laramie County, Wyoming, a Complaint for Divorce, Docket 187, No. 832.

BE ADVISED that if you wish to challenge or contest the Complaint, you must file with the Office of the Clerk of District Court your Answer to the Complaint within 30 days from the last date of publication of this notice. The mailing address for the Office of the Clerk of District Court is P.O. Box 787, Cheyenne, Wyoming 82003-0787.

SCHUYLKILL LEGAL RECORD

BE ADVISED that failure to answer may result in default being entered against you and Plaintiff may be granted the relief sought in the Complaint.

BE ADVISED that this service by Publication is made in accordance with Wyoming Rules of Civil Procedure, Rule 4(k)(9) and Rule 4(m).

MARK A. BISHOP, ESQUIRE
WY Bar # 5-1972
BISHOP LAW OFFICES
P.O. Box 1226
Cheyenne, WY 82003
T: (307) 634-1300

June 15, 22, 29; July 6

FICTITIOUS NAME

Productive Farm Products, LLC, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about June 28, 2017 registration of the name:

**KEL-KROP LIQUID
FERTILIZER & SEEDS**

under which they intend to do business at: 160 Farm View Rd., Schuylkill Haven, PA 17972 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

July 6

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, AUGUST 11, 2017

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

(SALE NO. 1)

Plaintiff: Deutsche Bank National Trust Company, As Trustee, on behalf of the Registered Holders of First Franklin Mortgage Loan Trust Series 2006-FF1, Mortgage Pass-Through Certificates, Series 2006-FF1.

Defendants: Jennifer L. Menchefskey and Albert E. Menchefskey a/k/a Albert Menchefskey.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, BNY Independence Center, 701 Market Street, Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$58,072.31.

Tax Parcel No.: 62-03-0348.000.

Property known as: 130 South Mill Street, Saint Clair, PA 17970.

TO BE SOLD AS THE PROPERTY of Jennifer L. Menchefskey and Albert E. Menchefskey a/k/a Albert Menchefskey.

No. S-763-2015

(SALE NO. 2)

Plaintiffs: Patricia Reilly and John Reilly, Her husband.

Defendant: Kevin P. Keating.

Attorney for Plaintiffs: Richard J. Wiest, Esquire, (Attorney ID #40495), Williamson, Friedberg & Jones, LLC, Ten Westwood Road, P.O. Box 1190, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$18,232.96.

Being UPI No.: 05-10-0015.002.

Property known as: 596 Valley Road, Cass Twp., Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Kevin P. Keating.

No. 2186-2016

(SALE NO. 3)

Plaintiff: First Citizens Community Bank Successor in Interest to First National Bank of Fredericksburg.

SCHUYLKILL LEGAL RECORD

Defendant: Diane Marie Mahalage.
Attorney for Plaintiff: Paul W. Kilgore, Esq., (717) 273-7621.
Tax Parcel No.: 41-05-0036.000.
Property known as: 141 Pottsville Street, Cressona, PA 17929.
No. S-1176-2016

(SALE NO. 4)

Plaintiff: Mid Penn Bank, Successor by Merger to Miner's Bank f/k/a Minersville Safe Deposit Bank and Trust Company.

Defendant: Francis E. Kacilowicz.
Attorneys for Plaintiff: Marc A. Hess, Esquire, Henry & Beaver LLP, 937 Willow Street, P.O. Box 1140, Lebanon, PA 17042-1140.

Judgment Amount: \$41,853.13.

Tax Parcel No.: 64-7-370.

Said premises being known as: 311 West Cherry Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS PROPERTY of Francis E. Kacilowicz.

No. S-1669-16

(SALE NO. 5)

Plaintiff: Wilmington Savings Fund Society, FSB, dba Christiana Trust, not individually but as trustee for Ventures Trust 2013 I-H-R.

Defendant: Christian L. Morgan.

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

Judgment Amount: \$52,540.69 plus costs.

Tax Parcel No.: 14-11-0007.000.

Property known as: 2130 E. Main Street, Valley View, PA 17983.

TO BE SOLD AS THE PROPERTY of Christian L. Morgan.

No. S-2201-15

(SALE NO. 6)

Plaintiff: Santander Bank, N.A.
Defendants: Catherine I. Lynch and Kathleen M. Moser.

Attorney for Plaintiff: Michael S. Bloom, Esquire, (610) 532-4222—Phone.

Judgment Amount \$69,857.11.

Tax Parcel No.: 42-3-117.

Property known as: 300 Pine Boulevard, Deer Lake Borough.

TO BE SOLD AS THE PROPERTY of Catherine I. Lynch.

No. S-2042-16

(SALE NO. 7)

Plaintiff: CACL Federal Credit Union.

Defendant: Cheryl Lynn Norway.

Attorneys for Plaintiff: Richard J. Wiest, Esquire, (Attorney ID #40495), Williamson, Friedberg & Jones, LLC, Ten Westwood Road, P.O. Box 1190, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$35,077.23.

Being UPI No.: 24-10-0129.

Property known as: 64 South State St., Reilly Twp., Branchdale, PA 17923.

TO BE SOLD AS THE PROPERTY of Cheryl Lynn Norway.

No. S-2037-2016

(SALE NO. 8)

Plaintiff: Midfirst Bank.

Defendant: Susan M. Kauffman f/k/a Susan M. Stephens.

Attorney for Plaintiff: Leon P. Haller, Esquire, (717) 234-4178.

Judgment Amount: \$28,923.54.

Tax Parcel: 62-02-0289.000.

Property known as: 9 North 3rd Street, St. Clair, PA 17970.

TO BE SOLD AS THE PROPERTY of Defendant Susan M. Kauffman f/k/a Susan M. Stephens.

No. S-2133-16

(SALE NO. 9)

Plaintiff: U.S. Bank National Association, As Trustee for The Pennsylvania Housing Finance Agency.

SCHUYLKILL LEGAL RECORD

Defendant: Amanda M. Boris.
Attorney for Plaintiff: Leon P. Haller, Esquire, (717) 234-4178.
Judgment Amount: \$79,439.04.
Tax Parcel: 03-13-0084.000.
Property known as: 221 Willing Street, Llewlylyn, PA 17944.

TO BE SOLD AS THE PROPERTY of Defendant Amanda M. Boris.

No. S-2029-16

(SALE NO. 10)

Plaintiff: U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency.

Defendants: Marie Cook and Donald L. Cook.

Attorney for Plaintiff: Leon P. Haller, Esquire, (717) 234-4178.

Judgment Amount: \$26,232.79.

Tax Parcel: 68-21-0271.000.

Property known as: 517 E. Market Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Defendants Marie Cook and Donald L. Cook.

No. S-999-16

(SALE NO. 11)

Plaintiff: U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency.

Defendant: Peter T. Wargo a/k/a Peter Wargo.

Attorney for Plaintiff: Leon P. Haller, Esquire, (717) 234-4178.

Judgment Amount: \$59,037.10.

Tax Parcel: 49-03-0023.001.

Property known as: 623 Hancock Street Rear, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Defendant Peter T. Wargo a/k/a Peter Wargo.

No. S-1077-16

(SALE NO. 12)

Plaintiff: VIST Bank.

Defendant: Meck Realty Partners II, LLC.

Attorneys for Plaintiff: Alexander J. Elliker, Esquire, Michael Monsour, Esquire, (610) 670-2552.

Judgment Amount: \$1,416,665.48, together with interest accrued after February 2, 2017 at the rate specified in the Loan Documents, currently 5.0% (\$192.47 per diem), late charges from February 2, 2017 forward, attorneys' fees, and costs.

UPI Numbers: 35-08-0026.000 and 35-08-0026.002.

Property known as: 1506 Centre Turnpike a/k/a 1508 Centre Turnpike, Orwigsburg, Pennsylvania 17961.

TO BE SOLD AS THE PROPERTY of Meck Realty Partners II, LLC.

No. S-302-17

(SALE NO. 13)

Plaintiff: Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as indenture Trustee, for the CSMC 2014-RPL3 Trust, Mortgage-Backed Notes, Series 2014-RPL3.

Defendants: Bela W. Szilagyi, Jr. and Millie D. Szilagyi

Attorney for Plaintiff: Stephen M. Hladik, (215) 855-9521.

Judgment Amount: \$170,839.37.

Tax Parcel No.: 24-02-0029.000.

Property known as: 200 N. State Road f/k/a 0 State Highway 209, Branchdale, PA 17923.

TO BE SOLD AS THE PROPERTY of Bela W. Szilagyi, Jr. and Millie D. Szilagyi.

No. S-1610-2016

(SALE NO. 14)

Plaintiff: Eagle Rock Resort Co., LLC.

SCHUYLKILL LEGAL RECORD

Defendants: Maria Theresa Estrella and Johan A. Estrella

Attorney for Plaintiff: John M. Hampton, Esquire, Eagle Rock Resort, 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$29,829.79.

Tax Parcel No.: 9-22-64.

Property known as: Lot 64 of WSS Subdivision.

TO BE SOLD AS THE PROPERTY of Maria Theresa Estrella and Johan A. Estrella.

No. S-211-16

(SALE NO. 15)

Plaintiff: Wells Fargo Bank, N.A., As Trustee for Green Tree Mortgage Loan Trust 2005-HE-1.

Defendant(s): Carl D. Hopkins, Jr. and Doreen M. Hopkins

Attorneys for Plaintiff: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, 1st Floor, Suite 101, Southampton, PA 18966, (215) 942-9690.

Judgment Amount: \$45,872.65.

Tax Parcel No.: 03-08-0022.000.

Property known as: 2146 Main Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Carl D. Hopkins, Jr. and Doreen M. Hopkins.

No. S-1133-16

(SALE NO. 16)

Plaintiff: Quicken Loans Inc.

Defendant: Johnathon Roskilly.

Attorneys for Plaintiff: KML Law Group, PC, Suite 5000, BNY Independence Center, 701 Market Street, Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$44,019.23.

Tax Parcel No.: 50-01-0101-000.

Property known as: 823 Pottsville Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Johnathon Roskilly.

No. S-1578-2016

(SALE NO. 17)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendant: Anastasia Wanjohi.

Attorney for Plaintiff: John M. Hampton, Esquire, Eagle Rock Resort, 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$33,878.83.

Tax Parcel No.: 9-26-329.

Property known as: Lot 329 of HF4 Subdivision.

TO BE SOLD AS THE PROPERTY of Anastasia Wanjohi.

No. S-214-16

(SALE NO. 18)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendants: Prescila M. Bitancor and Alfredo G. Bitancor.

Attorney for Plaintiff: John M. Hampton, Esquire, Eagle Rock Resort, 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$38,069.77.

Tax Parcel No.: 9-26-103.

Property known as: Lot 103 of HF4 Subdivision

TO BE SOLD AS THE PROPERTY of Prescila M. Bitancor and Alfredo G. Bitancor.

No. S-1834-15

(SALE NO. 19)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendant: Leila A. Davis.

SCHUYLKILL LEGAL RECORD

Attorney for Plaintiff: John M. Hampton, Esquire, Eagle Rock Resort, 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$25,118.54.

Tax Parcel No.: 9-16-412.

Property known as: Lot 012 of WSS4 Subdivision.

TO BE SOLD AS THE PROPERTY of Leila A. Davis.

No. S-208-16

(SALE NO. 20)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Gerald Budravage, Jr.

Attorneys for Plaintiff: Samantha Gable, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$51,399.75.

Tax Parcel No.: 68-06-0161.

Property known as: 334 Prospect Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Gerald Budravage, Jr.

No. S-22-17

(SALE NO. 21)

Plaintiff: Bank of America, N.A.

Defendant: Amy L. Williams.

Attorneys for Plaintiff: Samantha Gable, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$64,847.52.

Tax Parcel No.: 52-02-0786.000.

Property known as: 560 Sunbury Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Amy L. Williams.

No. S-564-16

(SALE NO. 22)

Plaintiff: Wells Fargo Bank, NA.

Defendant: Franklin R. Folweiler, Jr.

Attorneys for Plaintiff: Kimberly A. Bonner, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$93,396.16.

Parcel No.: 27-9-1 (10).

Property known as: 306 Woodland Road, Brockton, PA 17925.

TO BE SOLD AS THE PROPERTY of Franklin R. Folweiler, Jr., no marital status shown.

No. S-1267-2016

(SALE NO. 23)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: William Arthur.

Attorneys for Plaintiff: Samantha Gable, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$304,963.49.

Tax Parcel No.: 19-20-0121.

Property known as: 12 Kenoza Drive, Hazleton, PA 18202.

TO BE SOLD AS THE PROPERTY of William Arthur.

No. S-531-2015

(SALE NO. 24)

Plaintiff: M&T Bank s/b/m Keystone Financial Mortgage Corporation.

Defendants: Rebecca Ann Quinn a/k/a Rebecca A. Ross and Wilbur T. Quinn.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, BNY Independence Center, 701 Market Street, Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$30,019.29.

Tax Parcel No.: 27-08-0135-000.

SCHUYLKILL LEGAL RECORD

Property known as: 22 South Main Street, Mary D, PA 17952.

TO BE SOLD AS THE PROPERTY of Rebecca Ann Quinn a/k/a Rebecca A. Ross and Wilbur T. Quinn
No. S-2022-16

(SALE NO. 25)

Plaintiff: RoundPoint Mortgage Servicing Corporation.

Defendant(s): David Smillie.

Attorneys for Plaintiff: Jessica N. Manis, Esquire, Stern & Eisenberg PC, 1581 Main Street, Ste. 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$86,947.63.

Tax Parcel No.: 35-22-3101.

Property known as: 3101 Village Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of David Smillie.

No. S-2087-2016

(SALE NO. 26)

Plaintiff: M&T Bank.

Defendant(s): Marycarol Severa.

Attorneys for Plaintiff: Stern & Eisenberg PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$30,625.59.

Tax Parcel No.: 49-03-0108.000.

Property known as: 16 East Garfield Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Marycarol Severa.

No. S-1635-16

(SALE NO. 27)

Plaintiff: New Tripoli Bank.

Defendant: Richard E. Kline, Jr.

Attorneys for Plaintiff: Jack M. Seitz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195, (610) 530-2700.

Judgment: \$24,420.88.

Known as: 433 Glenwood Ave., Tamaqua, PA 18252.

DESIGNATED as Schuylkill County Parcel ID No.: 65-08-0127.000.

No. S-225-17

(SALE NO. 28)

Plaintiff: Ocwen Loan Servicing, LLC.

Defendants: Kenneth Markovich and Lisa Markovich.

Attorneys for Plaintiff: Udren Law Offices, P.C.

Judgment Amount: \$124,977.46.

Being known as: 1354 Bunting Street, Pottsville, PA 17901.

Property ID No.: 03-11-0061.001.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Markovich and Lisa Markovich, his wife BY DEED FROM William D. Jones, Jr. and Deborah A. Hummel by her attorney in fact William D. Jones, Jr. DATED 10/13/2006 RECORDED 10/23/2006 IN DEED BOOK 2227 PAGE 0613.

No. S-95-2017

(SALE NO. 29)

Plaintiff: Saint Clair Area School District.

Defendant: Bridget Kathleen Purnell.

Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,385.70.

Tax Parcel No.: 62-04-0032.

Property known as: 14 1/2 Ann Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Bridget Kathleen Purnell.

Nos. J-0013-2015, J-4931-2014

SCHUYLKILL LEGAL RECORD

(SALE NO. 30)

Plaintiff: Saint Clair Area School District.

Defendant: Christopher S. Kurilla.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,311.91.

Tax Parcel No.: 02-14-0087.

Property known as: 210 Oak, Blythe Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Christopher S. Kurilla.

Nos. J-0235-2015, J-2541-2014

(SALE NO. 31)

Plaintiff: Nationstar Mortgage LLC.

Defendant(s): Barry L. Hertzog aka Barry Hertzog and Jody A. Hertzog aka Jody Hertzog.

Attorneys for Plaintiff: Roger Fay, Esquire, Milstead & Associates, LLC, 1 E. Stow Road, Marlton, NJ 08053, (856) 482-1400.

Judgment Amount: \$239,877.23.

Tax Parcel No.: 21-10-0056.001.

Property known as: 36 Marstown Alley, Pine Grove Twp., PA 17963.

TO BE SOLD AS THE PROPERTY of Barry L. Hertzog aka Barry Hertzog, Jody A. Hertzog aka Jody Hertzog

No. S-1998-15

(SALE NO. 32)

Plaintiff: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing.

Defendant(s): Brian Webster.

Attorneys for Plaintiff: Roger Fay, Esquire, Milstead & Associates, LLC, 1 E. Stow Road, Marlton, NJ 08053, (856) 482-1400.

Judgment Amount: \$111,338.99.

Tax Parcel No.: 68-22-32.

Property known as: 552 East Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Brian Webster.

No. S-2000-14

(SALE NO. 33)

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust.

Defendant(s): Scott L. Null, Jr. and Ann M. Null.

Attorneys for Plaintiff: Roger Fay, Esquire, Milstead & Associates, LLC, 1 E. Stow Road, Marlton, NJ 08053, (856) 482-1400.

Judgment Amount: \$95,074.64.

Tax Parcel No.: 22-15-97.

Property known as: 1722 East Wiconisco Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Scott L. Null, Jr. and Ann M. Null.

No. S-1005-15

(SALE NO. 34)

Plaintiff: U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency.

Defendant: Richard Fisher.

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

Judgment Amount: \$146,837.33.

Parcel ID: 52-01-0015.001.

TO BE SOLD AS THE PROPERTY of Richard Fisher.

No. S-939-14

(SALE NO. 35)

Plaintiff: Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.

SCHUYLKILL LEGAL RECORD

Attorneys: McCabe, Weisberg and Conway, P.C., 123 South Broad Street, Suite 1400, Philadelphia, PA 19109, (215) 790-1010.

Judgment Amount: \$54,187.42.

Tax Parcel Number: 57-03-0093.000.

Premises: 334 East Bacon Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Frances Yob, Known Surviving Heir of Beth E. Neyer, Kathryn Mauro, Known Surviving Heir of Beth E. Neyer and Unknown Surviving Heirs of Beth E. Neyer.

No. S-1840-16

(SALE NO. 36)

Plaintiff: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania.

Defendants: Joseph P. Gelches and Natalie A. Wasser.

Attorneys: McCabe, Weisberg and Conway, P.C., 123 South Broad Street, Suite 1400, Philadelphia, PA 19109, (215) 790-1010.

Judgment Amount: \$107,925.60.

Tax Parcel Number: 56-05-0244.001.

Premises: 720 West Market Street, Orwigsburg, Pennsylvania 17961.

TO BE SOLD AS THE PROPERTY of Joseph P. Gelches and Natalie A. Wasser.

No. S-1599-16

(SALE NO. 37)

Plaintiff: Branch Banking & Trust Company.

Defendant: John M. Mindick.

Attorneys: McCabe, Weisberg and Conway, P.C., 123 South Broad Street, Suite 1400, Philadelphia, PA 19109, (215) 790-1010.

Judgment Amount: \$79,712.05.

Tax Parcel Number: 19-13-0373.000.

Premises: 373 Davos Circle, Zion Grove, Pennsylvania 17985.

TO BE SOLD AS THE PROPERTY of John M. Mindick.

No. S-2061-16

(SALE NO. 38)

Plaintiff: Wells Fargo Bank, NA.

Defendant: Audrey L. Warner.

Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$86,906.66.

Tax Parcel Nos.: 29-14-0028.000, 29-14-0010.002, 29-14-0010.001.

Premises known as: 119 Mollleystown Road, Pine Grove, PA 17963-8680.

TO BE SOLD AS THE PROPERTY of Audrey L. Warner

No. S-54-17

(SALE NO. 39)

Plaintiff: Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bcat 2014-9Tt.

Defendant: Catherine J. Gurski.

Attorneys for Plaintiff: Phelan Hallinan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$56,819.39.

Tax Parcel No. 58-07-0062.000.

Premises known as: 7 West Wood Street, Pine Grove, PA 17963-1019.

TO BE SOLD AS THE PROPERTY of Catherine J. Gurski.

No. S-563-13

(SALE NO. 40)

Plaintiff: OCWEN Loan Servicing, LLC.

SCHUYLKILL LEGAL RECORD

Defendant: Jessica M. Brown.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617
JFK Boulevard, Suite 1400, One Penn
Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$24,291.00.

Tax Parcel No.: 67-04-0187.000.

Premises known as: 42 Spring
Street, Tremont, PA 17981-1519.

TO BE SOLD AS THE PROP-
ERTY of Jessica M. Brown.

No. S-432-16

(SALE NO. 41)

Plaintiff: Selene Finance, LP.

Defendants: Bruce A. Reaser, Su-
san J. Reaser.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617
JFK Boulevard, Suite 1400, One Penn
Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$107,713.36.

Tax Parcel Nos.: 42-06-0146.000,
42-06-0145.000.

Premises known as: 125 Laurel
Road a/k/a 125 Laurel Boulevard,
Orwigsburg, PA 17961-9623.

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

No. S-391-13

(SALE NO. 42)

Plaintiff: Wells Fargo Bank, N.A.
s/b/m to Wachovia Bank, National
Association.

Defendants: Jennifer M. Prohibition,
in Her Capacity as Administratrix and
Heir of the Estate of Edward M. Probi-
tion, Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or
Interest From or Under Edward M.
Prohibition, Deceased.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617

JFK Boulevard, Suite 1400, One Penn
Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$84,152.84.

Tax Parcel No.: 04-07-0010.002.

Premises known as: 800 West High
Street, Frackville, PA 17931-1043.

TO BE SOLD AS THE PROP-
ERTY of Jennifer M. Prohibition, in Her
Capacity as Administratrix and Heir
of the Estate of Edward M. Prohibition,
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associa-
tions Claiming Right, Title or Interest
From or Under Edward M. Prohibition,
Deceased.

No. S-1824-2015

(SALE NO. 43)

Plaintiff: Branch Banking and
Trust Company, a North Carolina
Corporation, as Successor in Interest
to Susquehanna Bank.

Defendants: Michael J. Carrelli,
Jr., Jacqueline Carrelli.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617
JFK Boulevard, Suite 1400, One Penn
Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$55,578.54.

Tax Parcel Nos.: 49-2-408.000,
49-2-409.000.

Premises known as: 223 East Jack-
son Street, McAdoo, PA 18237-2301.

TO BE SOLD AS THE PROP-
ERTY of Michael J. Carrelli, Jr.,
Jacqueline Carrelli.

No. S-686-16

(SALE NO. 44)

Plaintiff: JPMorgan Chase Bank,
N.A.

Defendant: Lloyd E. Freuden-
berger a/k/a Lloyd Freudenberger.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617

SCHUYLKILL LEGAL RECORD

JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$73,829.51.

Tax Parcel No.: 05-12-0121.000.

Premises known as: 57 South Maple Avenue, Pottsville, PA 17901-8944.

TO BE SOLD AS THE PROPERTY of Lloyd E. Freudenberger a/k/a Lloyd Freudenberger.

No. S-1448-2016

(SALE NO. 45)

Plaintiff: Santander Bank, N.A.

Defendants: Maria Burke, Randall Burke a/k/a Randall D. Burke.

Attorneys for Plaintiff: Phelan Hal-linan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$54,926.22.

Tax Parcel No.: 65-11-0363.000.

Premises known as: 253 West Broad Street, Tamaqua, PA 18252-1818.

TO BE SOLD AS THE PROP-ERTY of Maria Burke, Randall Burke a/k/a Randall D. Burke.

No. S-621-16

(SALE NO. 46)

Plaintiff: Bank of America, N.A.

Defendants: Stephanie A. Moor a/k/a Stephanie A. Helt, Michael C. Helt, Jr.

Attorneys for Plaintiff: Phelan Hal-linan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$36,258.19.

Tax Parcel No.: 52-02-0475.000.

Premises known as: 132 North Street, Minersville, PA 17954-1430.

TO BE SOLD AS THE PROP-ERTY of Stephanie A. Moor a/k/a Stephanie A. Helt, Michael C. Helt, Jr.

No. S-242-16

(SALE NO. 47)

Plaintiff: Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank.

Defendant: Quintin B. Sukop.

Attorneys for Plaintiff: Phelan Hal-linan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$110,315.83.

Tax Parcel No.: 19-13-0323.000.

Premises known as: 323 South Whiteface Circle a/k/a 323 WHITE-FACE CIRCLE, Zion Grove, PA 17985.

TO BE SOLD AS THE PROP-ERTY of Quintin B. Sukop.

No. S-2031-16

(SALE NO. 48)

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Joseph J. Ganunis, Jr.

Attorneys for Plaintiff: Phelan Hal-linan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$37,585.18.

Tax Parcel No.: 02-14-0037.000.

Premises known as: 32 Main Street, New Philadelphia, PA 17959-1305.

TO BE SOLD AS THE PROP-ERTY of Joseph J. Ganunis, Jr.

No. S-717-2016

(SALE NO. 49)

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Matthew J. Daniels.

SCHUYLKILL LEGAL RECORD

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617
JFK Boulevard, Suite 1400, One Penn
Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$52,867.57.

Tax Parcel Nos.: 68-35-0230.000,
68-35-0232.000, 68-35-0233.000.

Premises known as: 617 Pierce
Street, Pottsville, PA 17901-3431.

TO BE SOLD AS THE PROP-
ERTY of Matthew J. Daniels.

No. S-1865-16

(SALE NO. 50)

Plaintiff: U.S. Bank National As-
sociation, As Trustee for the Pennsyl-
vania Housing Finance Agency.

Defendant(s): Marci L. Page and
Adam R. Page.

Attorney for Plaintiff: Leon P.
Haller, Esquire, (717) 234-4178.

Judgment Amount: \$33,424.65.

Tax Parcel: 58-09-0045.000.

Property known as: 14 Canal
Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROP-
ERTY of Defendant(s) Marci L. Page
and Adam R. Page.

No. S-2132-16

(SALE NO. 51)

Plaintiff: JPMorgan Chase Bank,
N.A.

Defendant: Candace Bassininsky.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617
JFK Boulevard, Suite 1400, One Penn
Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$53,507.93.

Tax Parcel No.: 52-02-0015.000.

Premises known as: 233 Stadium
Street, Minersville, PA 17954-1234.

TO BE SOLD AS THE PROP-
ERTY of Candace Bassininsky.

No. S-60-17

(SALE NO. 52)

Plaintiff: Federal National Mort-
gage Association ("Fannie Mae").

Attorneys for Plaintiff: Martha E.
Von Rosenstiel, P.C., (610) 328-2887.

Judgment: \$64,562.40.

Tax Parcel No.: 52-02-0627.000.

Property known as: 118 Front
Street aka 118 North Front Street,
Minersville, PA 17954.

TO BE SOLD AS THE PROP-
ERTY of Melissa Lafferty.

No. S-1941-16

(SALE NO. 53)

Plaintiff: Federal National Mort-
gage Association ("Fannie Mae").

Attorneys for Plaintiff: Martha E.
Von Rosenstiel, P.C., (610) 328-2887.

Judgment: \$34,524.25.

Tax Parcel No.: 38-07-0038.000.

Property known as: 933 Brock
Street, Ashland, PA 17921.

TO BE SOLD AS THE PROP-
ERTY of Marianne Carl a/k/a Mari-
anne Jarzenbovicz.

No. S-1852-2016

(SALE NO. 54)

Plaintiff: Branch Banking and
Trust Company, successor to Susque-
hanna Bank f/k/a Susquehanna Patriot
Bank.

Defendants: Christos A. Argiros,
Vasilios Argiros.

Attorney for Plaintiff: Charles N.
Shurr, Esquire, (610) 670-2552.

Judgment Amount: \$461,008.47,
together with interest at the variable
Wall Street Journal Prime Rate plus
2.00% per annum (currently 6.0% per
annum; \$68.26 per diem) and late
charges from March 27, 2017 forward,
attorneys' fees, and collection costs.

TRACT NO. 1

Known as 7 Cedar Street, Tama-
qua, Pennsylvania.

SCHUYLKILL LEGAL RECORD

Parcel ID #65-16-323.
TRACT NO. 2
KNOWN AS 39 South Centre Street, Tamaqua, Pennsylvania—(The Tamaqua Diner).

Parcel ID: #65-16-323(1)
Property known as: 39 South Centre Street a/k/a 39 South Center Street, Tamaqua, Pennsylvania 18252 and 7 Cedar Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Christos A. Argiros and Vasilios Argiros.

No. S-648-017

(SALE NO. 55)

Plaintiff: Saint Clair Area School District.

Defendant: Donna Fecenko.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,463.06.
Tax Parcel No.: 62-05-0074.
Property known as: 328 S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Donna Fecenko.

Nos. J-0103-2015, J-4959-2014

(SALE NO. 56)

Plaintiff: Tamaqua Area School District.

Defendant: Ravideep, L.L.C.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$6,684.76.
Tax Parcel No.: 25-12-0030.
Property known as: 730 Claremont Avenue, Rush Township, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Ravideep, LLC.

Nos. J-2359-2015, J-1841 -2015

(SALE NO. 57)

Plaintiff: Panther Valley School District.

Defendant: Anthony Reighard.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, P.O. Box 391, Norristown, PA 19404, (484) 690-9300.

Judgment Amount: \$1,829.57.
Tax Parcel No.: 40-06-0137.
Property known as: 140 W. High Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Anthony Reighard.

Nos. J-4702-2015, J-4252-2015

(SALE NO. 58)

Plaintiff: Saint Clair Area School District.

Defendant: Nancy J. Brahler.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,431.33.
Tax Parcel No.: 62-02-0237.
Property known as: 136 S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Nancy J. Brahler.

Nos. J-0153-2015, J-2538-2014

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 are filed thereto within ten (10) days thereafter.

JOSEPH G. GROODY
Sheriff of Schuylkill County
Dated at Pottsville, PA
May 24, 2017
Sheriff Sale list available online at
www.co.schuylkill.pa.us.

July 6, 13, 20