

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

DEWALD, EARL R., deceased
Late of North Manheim Township, Schuylkill County, PA
Administrator: Gale R. Dewald, 89 Haven Fair Lawn Drive, Pottsville, PA 17901
Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

DOWNEY, MARY CATHERINE
a/k/a MARY C. DOWNEY a/k/a KIKI DOWNEY, deceased
Late of the Borough of Frackville, Schuylkill County, PA
Administrator: Robert E. Buchanan, 3241 Jones Blvd., Easton, PA 18045
Attorney: Robert E. Matta, Esquire, 237 North White Street, Shenandoah, PA 17976

HENDRICKS, CHARLOTTE M.
a/k/a CHARLOTTE MARIE HENDRICKS a/k/a CHARLOTTE HENDRICKS, deceased
Late of East Brunswick Township, Schuylkill County, PA

Executrix: Tina M. Grube, 25 Robin Lane, P.O. Box 111, New Ringgold, PA 17960

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

KINTZEL, IRA N., deceased
Late of Pine Grove Township, Schuylkill County, PA
Executor: Stephen A. Kintzel, 18 Church Lane, Pine Grove, PA 17963
Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

KLEMAN, FRANCIS a/k/a FRANCIS J. KLEMAN, deceased
Late of the Borough of Ashland, Schuylkill County, PA
Administrator: James T. Kleman, 3134 Main Street, Locustdale, PA 17945

Attorney: Barbara L. Feudale, Esquire, 419 McKnight Street, P.O. Box 25, Gordon, PA 17936

KUDRICK, KATHRYN M., deceased
Late of the Borough of Girardville, Schuylkill County, PA
Administratrix: Sandra C. Fogel, 1036 Summit Hill Road, Ashland, PA 17921
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976-0072

KUFROVICH, GERTRUDE M. a/k/a GERTRUDE KUFROVICH, deceased
Late of Mahanoy City Borough, Schuylkill County, PA
Executor: Gerard Kufrovich
Attorneys: Richard J. Marusak, Esquire, Ustynoski & Marusak,

SCHUYLKILL LEGAL RECORD

- LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201
- MARCHIANO, MICHAEL**, deceased
Late of Hegins Township, Valley View, Schuylkill County, PA
Administrator: Philip Marchiano, 110 Clarion Drive, Douglassville, PA 19518
Attorneys: Lee F. Mauger, Esquire, Mauger & Meter, 240 King Street, P.O. Box 698, Pottstown, PA 19464
- McGUIRE, MARTHA A.**, deceased
Late of the Township of West Mahanoy, Schuylkill County, PA
Executor: Martin Christian, 73 Weston Place, Shenandoah, PA 17976
Attorney: Leo Breznik, Esquire, Attorney-At-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567
- MORGAN, RAYMOND M. a/k/a RAYMOND MORGAN**, deceased
Late of the Borough of Gordon, Schuylkill County, PA
Administrator: Dennis L. Morgan, 609 Hobart Street, P.O. Box 282, Gordon, PA 17936
Attorney: Barbara L. Feudale, Esquire, 419 McKnight Street, P.O. Box 25, Gordon, PA 17936
- REICHERT, BARRY LEE, SR. a/k/a BARRY L. REICHERT, SR.**, deceased
Late of the Borough of Pine Grove, Schuylkill County, PA
Administratrix: Ruby A. Reichert, 367 Chapel Drive, Pine Grove, PA 17963
Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehighton, PA 18235
- RHOADS, LAVERNE M.**, deceased
Late of Minersville Borough, Schuylkill County, PA
Executors: Gary J. Rhoads and Marian Rhoads, 155 Llewellyn Road, Pottsville, PA 17901
Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- WOZNISKI, MARIE WILMA a/k/a MARIE W. WOZNISKI**, deceased
Late of the Borough of Minersville, Schuylkill County, PA
Executor: Joseph R. Wozniski, 58 Bohundy Rd., Orwigsburg, PA 17961
Attorneys: Jeffrey P. Bowe, Esquire, Bowe, Lisella and Bowe, 109 West Broad Street, Tamaqua, PA 18252
-
- SECOND PUBLICATION**
- BRAZENEC, SUSAN M.**, deceased
Late of the Borough of Minersville, Schuylkill County, PA
Executrix: Barbara Ann Hudec, 35 Stone Row, P.O. Box 132, Branchdale, PA 17923
Attorneys: John R. Kantner, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901
- BURKLE, KLARA a/k/a KLARA K. BURKLE**, deceased
Late of Pine Grove Township, Schuylkill County, PA
Executor: Stephen A. Burkle, 246 Stanhope Road, Pine Grove, PA 17963
Attorneys: J.T. Herber, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901
- DeANGELO, RALPH E., SR. a/k/a RALPH E. DeANGELO a/k/a RALPH DeANGELO**, deceased
Late of the Borough of New Ringgold, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Nadine M. Bennett, 67 Reynolds Road, Tamaqua, PA 18252

Attorney: Michael S. Greek, Esq., 42 East Patterson Street, Lansford, PA 18232

HOSLER, PATRICIA A., deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Constance Shilko, 309 Race Street, Tamaqua, PA 18252

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

LATTANZI, DOROTHY J., deceased

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

Administratrix: Susan P. Doucette, 282 Archery Club Road, New Ringgold, PA 17960

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

PAINTER, SARA ANN a/k/a SARA A. PAINTER, deceased

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

Executrix: Cynthia Louise Painter Carney, 415 Russell Street, Ridley Park, PA 19078

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

RHOADS, MARY L., deceased

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

Executrix: Janey L. Wehry, 16 Wehry Road, Klingerstown, PA 17941

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

WAIZENEGGER, FLORENCE M., deceased

Late of the Borough of Palo Alto, Schuylkill County, PA

Executrix: Diane E. Newswanger, 53 Avenue D, Schuylkill Haven, PA 17972

Attorney: Harry A. Rubright, Esquire, 29 E. Main St., P.O. Box 706, Schuylkill Haven, PA 17972

WESSNER, KENNETH M., deceased

Late of the Township of East Brunswick, Schuylkill County, PA

Executor: Hal D. Beck, 3367 Olympic Drive, Green Cove Springs, FL 32043

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

THIRD PUBLICATION

BUTCAGE, JOHN S., deceased

Late of the Township of Branch, Schuylkill County, PA

Executrix: Lisa A. Paul, 4 Queen Street, Pottsville, PA 17901

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

FLIEGEL, DONNA FAY a/k/a DONNA F. FLIEGEL, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Mary Ann Kuczynski, 1422 E. Center Street, Mahanoy City, PA 17948

Attorney: Edward M. Brennan, Esquire, 306 Mahantongo Street, Pottsville, PA 17901

HOLOBETZ, JOHN, deceased

Late of the Township of North Manheim, Schuylkill County, PA

Administratrix: Mary Holobetz, 43 Gerald Avenue, Pottsville, PA 17901

SCHUYLKILL LEGAL RECORD

Attorneys: James E. Crossen, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

SARNO, PETER P., JR., deceased
Late of the Township of West Mahanoy, Schuylkill County, PA
Executor: John Oshman, 41 S. Line Street, Frackville, PA 17931

Attorneys: J. Robert Zane, Esquire, Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

SNYDER, DOROTHY L., deceased
Late of the Township of Wayne, Schuylkill County, PA

Executrix: Diane M. Snyder, 201 Schwartz Valley Road, Schuylkill Haven, PA 17972

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

SULLIVAN, MICHAEL F., JR.
a/k/a MICHAEL SULLIVAN, JR. a/k/a MURPH SULLIVAN,
deceased

Late of Shenandoah, Schuylkill County, PA

Executor: Michael Kelly, 241 East Mahanoy Avenue, Girardville, PA 17935

Attorney: Frank Bognet, Esq., 21 North Locust Street, P.O. Box 277, Hazleton, PA 18201-0277

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION
IN EJECTMENT
FEDERAL NATIONAL
MORTGAGE ASSOCIATION

Plaintiff

vs.

ANTHONY M. WILSON
or Occupants

Defendants

NO. S-1059-17

NOTICE

TO: ANTHONY M. WILSON or occupants

You are hereby notified that on June 6, 2017, Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION filed an Ejectment Complaint endorsed with Notice to Defend, against you in the Court of Common Pleas of SCHUYLKILL County, Pennsylvania, docketed at S-1059-17. Wherein Plaintiff seeks to Evict all occupants at the property 417 EAST MAIN STREET, HEGINS, PA 17938 whereupon your property was sold by the Sheriff of SCHUYLKILL County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or Judgment will be entered against you.

**This firm is a debt collector attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy and this debt was not reaffirmed, this correspondence is not and should not be construed to be an attempt to collect a debt, but only enforcement of a lien against property.

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 (20) days after this 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

SCHUYLKILL LEGAL RECORD

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. 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 Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Aug. 24

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
WELLS FARGO BANK, NA

Plaintiff

vs.

JOSEPH D. PAULUS

Defendant

NO. S-805-17

NOTICE

TO: JOSEPH D. PAULUS

You are hereby notified that on May 1, 2017, Plaintiff, WELLS FARGO BANK, NA, 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-805-17. Wherein Plaintiff seeks to foreclose on the mortgage

secured on your property located at 43 EAST HOWARD STREET a/k/a 43 EAST HOWARD AVE., COALDALE, PA 18218-1518 whereupon your property would be sold by the Sheriff of SCHUYLKILL County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

Notice to Defend:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

Aug. 24

SCHUYLKILL LEGAL RECORD

NOTICE OF DOMESTIC LIMITED LIABILITY COMPANY
NOTICE IS HEREBY GIVEN that Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization of a proposed Domestic Limited Liability Company to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988 (P.L. 1444, No. 177), as amended.

The name of the Domestic Limited Liability Company is:

GALLOWAY INVESTMENT PROPERTIES, LLC

The Certificate of Organization was filed on July 28, 2017.

The purposes for which it was organized are to have unlimited powers to engage in and do any lawful act concerning any and all lawful business for which a Domestic Limited Liability Company may be organized under the Pennsylvania Business Corporation Law.

MICHAEL S. GREEK, ESQUIRE
42 East Patterson Street
P.O. Box 19
Lansford, PA 18232

Aug. 24

**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 6, 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: Wells Fargo Bank, N.A.
Defendant: Jean Farnsworth.

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: \$58,196.07.

Tax Parcel No.: 36-12-0201.000.

Premises known as: 20 South Spencer Street, Frackville, PA 17931-1910.

TO BE SOLD AS THE PROPERTY of Jean Farnsworth.

No. S-1783-2016

(SALE NO. 2)

Plaintiff: Miners Bank, a division on Mid Penn Bank.

Defendant: Delmar D. Bixler.

Attorneys for Plaintiff: S. John Price, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280.

Judgment Amount: \$25,762.27.

Tax Parcel No.: 46-2-29.

Property known as: 508 McKnight Street, Gordon, PA 17936.

TO BE SOLD AS THE PROPERTY of Delmar D. Bixler and Susan M. Bixler, Deceased, which they acquired by deed dated 06/08/1987 and recorded in Schuylkill County Deed Book 1392, Page 990.

No. S-308-2017

(SALE NO. 3)

Plaintiff: Tamaqua Area School District.

Defendant: Markus A. Boyer.

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

Judgment Amount: \$2,150.33.

SCHUYLKILL LEGAL RECORD

Tax Parcel No.: 65-11-0344.
Property known as: 211 W. Broad Street, Tamaqua, Pennsylvania.
TO BE SOLD AS THE PROPERTY of Markus A. Boyer.
Nos. J-2771-2015, J-4637-2014

(SALE NO. 4)

Plaintiff: Panther Valley School District.
Defendants: William J. Ciccone, III, Lisa M. Davie.

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

Judgment Amount: \$2,158.66.
Tax Parcel No.: 40-02-0499.
Property known as: 220 Second Street, Coaldale, Pennsylvania 18218.
TO BE SOLD AS THE PROPERTY of William J. Ciccone, III, Lisa M. Davie.
Nos. J-4827-2014, J-2646-2014

(SALE NO. 5)

Plaintiff: Tamaqua Area School District.
Defendant: Sherry Lynn Thatcher.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$2,521.74.
CONTAINING 1.338 acres of woodland, excepting 0.079 acres in T-920.
Tax Parcel No.: 37-14-0061.006.
Property known as: 180 Tower Road, West Penn Township, Pennsylvania.
TO BE SOLD AS THE PROPERTY of Sherry Lynn Thatcher.
Nos. J-4102-2013, J-5211-2011

(SALE NO. 6)

Plaintiff: LSF9 Master Participation Trust.

Defendant: Clyde Bodkins.
Attorney for Plaintiff: Keri P. Ebeck, Esquire, PA I.D. 91298, Phone Number: (412) 434-7955.
Judgment: \$46,609.22.
Tax Parcel No.: 68 26 0362.00.
Property known as: 813 Vine Street, Pottsville, PA 17901.
TO BE SOLD AS THE PROPERTY of Clyde Bodkins.
No. S-7-2017

(SALE NO. 7)

Plaintiff: Quicken Loans Inc.
Defendant: Sean R. Deibert.
Attorneys for Plaintiff: Richard M. Squire & Associates, LLC, Richard M. Squire, Esq., Bradley J. Osborne, Esq., Sarah K. McCaffery, Esq., 115 West Avenue, Suite 104, Jenkintown, PA 19046, (215) 886-8790.
Judgment Amount: \$145,606.75.
Tax Parcel No.: 63-10-0079.000.
Property known and numbered as 96 McKinley Street, Schuylkill Haven, PA 17972.
TO BE SOLD AS THE PROPERTY of Sean R. Deibert.
No. S-1924-16

(SALE NO. 8)

Plaintiff: M&T Bank.
Defendants: Anthony V. Luscavage and Jennifer Luscavage.
Attorneys for Plaintiff: Edward J. McKee, Esquire, Stern & Eisenberg, PC, The Shops at Valley Square, 1581 Main Street, Suite 200, Warrington, PA 18976.
Judgment Amount: \$30,849.22.
Tax Parcel No.: 36-12-35.
Property known as: 243 S. Line Street, Frackville, PA 17931.
TO BE SOLD AS THE PROPERTY of Anthony V. Luscavage and Jennifer Luscavage.
No. S-337-17

SCHUYLKILL LEGAL RECORD

(SALE NO. 9)

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust.

Defendants: Joseph M. Buffington and Theresa L. Buffington a/k/a Theresa Buffington.

Attorney for Plaintiff: Daniel Muklewicz, (215) 855-9521.

Judgment Amount: \$191,247.45.

Tax Parcel Nos.: 66-1-65 and 66-1-64.1.

Property known as: 204 E. Colliery Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Joseph M. Buffington and Theresa L. Buffington a/k/a Theresa Buffington.

No. S-2219-2011

(SALE NO. 10)

Plaintiff: Sun Federal Credit Union.

Defendant: Sunrise Restorations, Inc.

Attorney for Plaintiff: Keri P. Ebeck, Esquire, PA I.D. 91298, Phone Number: (412) 434-7955.

Judgment: \$63,013.49.

Tax Parcel No.: 52-05-0269.000.

Property known as: 27 S. Delaware Avenue, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Sunrise Restorations, Inc.

No. S-815-15

(SALE NO. 11)

Plaintiff: Wells Fargo Bank, NA.

Defendant: William J. Miller.

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

Judgment Amount: \$100,105.58.

Tax Parcel No.: 25-03-0087.000.

Premises known as: 30 Ben Titus Road, Tamaqua, PA 18252-4819.

TO BE SOLD AS THE PROPERTY of William J. Miller.

No. S-1711-16

(SALE NO. 12)

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But As Trustee for Pretium Mortgage Acquisition Trust.

Defendant(s): Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Frederick G. Wagner, Deceased.

Attorneys for Plaintiff: Powers, Kirm & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, (215) 942-2090.

Judgment Amount: \$42,308.31.

Tax Parcel Nos.: 65-02-0031.000 and 65-07-0066.001.

Property known as: 509 Schuylkill Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Frederick G. Wagner, Deceased.

No. S-1609-16

(SALE NO. 13)

Plaintiff: James B. Nutter & Company.

Attorneys for Plaintiff: Powers, Kirm & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, (215) 942-2090.

Judgment Amount: \$73,722.49.

Tax Parcel No.: 67-4-0317.001.

Property known as: 68 Branch Street, Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of Ronald H. Betz, Deceased.

No. S-2108-16

SCHUYLKILL LEGAL RECORD

(SALE NO. 14)

Plaintiff: Federal National Mortgage Association (“Fannie Mae”).

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

Judgment: \$76,496.35.

Tax Parcel No.: 59-02-0179-000.

Property known as: 427 2nd Street, Port Carbon, PA 17965.

TO BE SOLD AS THE PROPERTY of Jessica A. Cook and Frederick E. Littlewood.

No. S-1226-16

(SALE NO. 15)

Plaintiff: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE3, Asset-Backed Pass-Through Certificates, Series 2006-WFHE3.

Defendant(s): Mark E. Matthews.

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

Judgment Amount: \$21,979.33.

Tax Parcel No.: 43-2-0037.

Property known as: 249 North Railroad Avenue, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Mark E. Matthews.

No. S-1191-15

(SALE NO. 16)

Plaintiff: Pretium Mortgage Acquisition Trust Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust.

Defendant: Rebecca S. Kuklis Gorman.

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: \$106,088.29.

Tax Parcel No.: 34-22-0203.000.

Premises known as: 203 Hatchet Cove a/k/a 203 Hatchet, Auburn, PA 17922-9528.

TO BE SOLD AS THE PROPERTY of Rebecca S. Kuklis Gorman.

No. S-2241-15

(SALE NO. 17)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Terri A. Moyer as Administratrix of the Estate of Suzanne O’Brien, Deceased.

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

Judgment Amount: \$38,439.13.

Tax Parcel No.: 68-40-90.

Property known as: 1929 West Market Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Terri A. Moyer as Administratrix of the Estate of Suzanne O’Brien, Deceased.

No. S-184-17

(SALE NO. 18)

Plaintiff: Nationstar Mortgage LLC.

Defendants: Felisha Saylor and Terry Seachrist.

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: \$54,830.38.

SCHUYLKILL LEGAL RECORD

BEING Tax Parcel Number: 53-1-11.

Property known as: 68 Main Street, Mount Carbon a/k/a Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Felisha Saylor and Terry Seachrist.

No. S-201-17

(SALE NO. 19)

Plaintiff: Ditech Financial LLC f/k/a Green Tree Servicing LLC.

Defendant: Heidi V. Cook a/k/a Heidi Cook.

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: \$35,702.38.

Tax Parcel Nos.: 52-5-472 & 52-5-473.

Property known as: 219 South Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Heidi V. Cook a/k/a Heidi Cook.

No. S-1873-16

(SALE NO. 20)

Plaintiff: PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division National City Bank.

Defendant: George M. Stoudt.

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: \$128,519.66.

Tax Parcel No.: 21-9-55.

Property known as: 60 Circle Drive, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of George M. Stoudt.

No. S-1726-15

(SALE NO. 21)

Plaintiff: Tamaqua Area School District.

Defendants: Dean E. Deem, Kim M. Deem.

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

Judgment Amount: \$2,558.58.

Tax Parcel No.: 37-14-0181.

Property known as: 98 Pine Hill Road, West Penn Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Dean E. Deem, Kim M. Deem.

Nos. J-3265-2014, J-2181-2014

(SALE NO. 22)

Plaintiff: Deutsche Bank National Trust Company, as Trustee for BCAPB LLC Trust 2007-AB1 Mortgage Pass-Through Certificates, Series 2007-AB1.

Defendant(s): Jamie E. Sheriff.

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

Judgment Amount: \$73,496.79.

Tax Parcel No.: 68-40-23.

Property known as: 120 N. 18th Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jamie E. Sheriff.

No. S-844-16

(SALE NO. 23)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Darin G. Bowman and Gale R. Bowman.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$112,956.22.
Tax Parcel No.: 22-19-84.
Property known as: 430 Dietrich Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Darin G. Bowman and Gale R. Bowman.

No. S-526-2017

(SALE NO. 24)

Plaintiff: Saint Clair Area School District.

Defendant: Karen A. Murphy.

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

Judgment Amount: \$1,736.74.

Tax Parcel No.: 62-02-0242.

Property known as: 129 S. Third Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Karen A. Murphy.

Nos. J-2162-2015, J-1722-2015

(SALE NO. 25)

Plaintiff: Saint Clair Area School District.

Defendants: Marc D. Lutzkanin, Kimberly D. Lutzkanin.

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

Judgment Amount: \$1,803.24.

Tax Parcel No.: 62-05-0243.

Property known as: 451 S. Mill Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROPERTY of Marc D. Lutzkanin, Kimberly D. Lutzkanin.

Nos. J-4180-2015, J-3436-2015

(SALE NO. 26)

Plaintiff: Saint Clair Area School District.

Defendant: Stanley Vidzicki.

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

Judgment Amount: \$1,337.41.

Tax Parcel No.: 02-08-0009.

Property known as: 193 Winfield Drive, Blythe Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Stanley Vidzicki.

Nos. J-2166-2015, J-1663-2015

(SALE NO. 27)

Plaintiff: Tamaqua Area School District.

Defendants: George R. Wolfe, Audrey J. Wolfe.

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

Judgment Amount: \$2,503.05.

Tax Parcel No.: 37-03-0015.002.

Property known as: 232 Millhead Road, West Penn Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of George R. Wolfe, Audrey J. Wolfe.

Nos. J-4589-2013, J-0712-2011

(SALE NO. 28)

Plaintiff: Gosham Mortgage REO, LLC.

Defendant(s): Gerald Kufrovich.

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

Judgment Amount: \$59,942.15.

Tax Parcel No.: 25-19-26.

Property known as: RR1 Box 1104 a/k/a 31 Hilltop Road, Barnesville, PA 18214.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Gerald Kufrovich.

No. S-1352-11

(SALE NO. 29)

Plaintiff: Ocwen Loan Servicing, LLC.

Defendant(s): Ernest Geiger a/k/a Ernest C. Geiger, IV a/k/a Earnest C. Geiger, IV.

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

Judgment Amount: \$284,379.05.

Tax Parcel No.: 58-7-12 (127).

Property known as: 204 Cherry Street, Pine Grove, PA 17963-1154.

TO BE SOLD AS THE PROPERTY of Ernest Geiger a/k/a Ernest C. Geiger, IV a/k/a Earnest C. Geiger, IV.

No. S-1204-2016

(SALE NO. 30)

Plaintiff: M&T Bank.

Defendant: Deborah J. Convery, Administratrix, C.T.A. of the Estate of Anthony J. Bubser, Deceased.

Attorneys for Plaintiff: Edward J. McKee, Esquire, Stern & Eisenberg, PC, The Shops at Valley Square, 1581 Main Street, Suite 200, Warrington, PA 18976.

Judgment Amount: \$80,884.17.

Tax Parcel No.: 68-53-27.

Property known as: 144 Mahantongo Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Deborah J. Convery, Administratrix, C.T.A. of the Estate of Anthony J. Bubser, Deceased.

No. S-185-17

(SALE NO. 31)

Plaintiff: Wells Fargo Bank, N.A.

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

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

Judgment Amount: \$154,281.52.

Parcel No.: 13-10-0047.011.

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

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

No. S-799-15

(SALE NO. 32)

Plaintiff: Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2006-9 Mortgage Pass-Through Certificates, Series 2006-9.

Defendants: Charles Jones a/k/a Charles Jones, Jr. a/k/a Charles I. Jones; Krista Jones a/k/a Krista A. Jones.

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

Judgment Amount: \$21,650.51.

Parcel No.: 68-14-0008.000.

Property known as: 307 Nichols Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Charles Jones a/k/a Charles Jones, Jr. a/k/a Charles I. Jones; Krista Jones a/k/a Krista A. Jones.

No. S-45-2017

(SALE NO. 33)

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3 AG.

Defendants: Joseph Minor, Sr.; Elizabeth F. Minor.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$4,184.73.
Parcel No.: 49-02-0390.000.

Property known as: Rear 216 East Grant Street, McAdoo, PA 18237 aka 214-216 RR E. Grant Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Joseph Minor, Sr. and Elizabeth F. Minor.

No. S-2199-2016

(SALE NO. 34)

Plaintiff: Tamaqua Area School District.

Defendant: Joseph G. Koperna.

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

Judgment Amount: \$4,233.27.
Tax Parcel No.: 25-25-0034.001.

Property known as: 8 Elizabeth Street, Rush Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Joseph G. Koperna.

Nos. J-3941-2013, J-2850-2011

(SALE NO. 35)

Plaintiff: Branch Banking and Trust Company.

Defendant: Joy Lynn Magdeburg.

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

Judgment Amount: \$18,452.25.
Tax Parcel Number: 38-06-0374.000.

Premises: 1206 Pine Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS THE PROPERTY of Joy Lynn Magdeburg.

No. S-101-17

(SALE NO. 36)

Plaintiff: Reverse Mortgage Solutions, Inc.

Defendant: Hildegard M. Happel.

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

Judgment Amount: \$105,111.16.

Tax Parcel Number: 28-22-1613.000.

Premises: 1613 Wynonah Drive, Auburn, Pennsylvania 17922.

TO BE SOLD AS THE PROPERTY of Hildegard M. Happel.

No. S-383-17

(SALE NO. 37)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Danielle B. Hertzog.

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

Judgment Amount: \$128,974.30.

Tax Parcel No.: 58-05-0148.000.

Property known as: 13 Fairview Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Danielle B. Hertzog.

No. S-209-2017

(SALE NO. 38)

Plaintiff: Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates.

Defendant: Terri Lynn.

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

Judgment Amount: \$341,610.21.

Tax Parcel No.: 34-11-0090 (18).

SCHUYLKILL LEGAL RECORD

Property known as: 35 Saint Josephs Way, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Terri Lynn.

No. S-508-2016

(SALE NO. 39)

Plaintiff: Santander Bank, N.A.

Defendants: Daniel M. Murray, Jr., Megan M. Murray.

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: \$36,592.96.

Tax Parcel No.: 02-14-0043.000.

Premises known as: 20 Main Street
a/k/a 20 Main, Kaska, PA 17959-
1302.

TO BE SOLD AS THE PROP-
ERTY of Daniel M. Murray, Jr.,
Megan M. Murray.

No. S-163-17

(SALE NO. 40)

Plaintiff: Wells Fargo Bank, Na-
tional Association as Trustee for Op-
tion One Mortgage Loan Trust 2007-
5, Asset-Backed Certificates, Series
2007-5.

Defendants: Diane Swire, Donald
Swire.

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: \$276,732.86.

Tax Parcel No.: 19-09-0028.003.

Premises known as: 18 Ferndale
Road, Zion Grove, PA 17985-9614.

TO BE SOLD AS THE PROP-
ERTY of Diane Swire, Donald Swire.

No. S-582-16

(SALE NO. 41)

Plaintiff: U.S. Bank National As-
sociation.

Defendants: Kathleen M. Hoyle,
Richard A. Hoyle.

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: \$211,556.63.

Tax Parcel Nos.: 28-19-2320.000,
28-19-2319.000.

Premises known as: 2319 Spear
Cove a/k/a 2319 Spear, Auburn, PA
17922.

TO BE SOLD AS THE PROP-
ERTY of Kathleen M. Hoyle, Richard
A. Hoyle.

No. S-2322-2015

(SALE NO. 42)

Plaintiff: Wells Fargo Bank, NA.

Defendants: Terry A. Barner,
Stephanie M. Barner.

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: \$173,764.56.

Tax Parcel No.: 37-28-107.

Premises known as: 79 Red Oak
Terrace, New Ringgold, PA 17960-
8927.

TO BE SOLD AS THE PROP-
ERTY of Terry A. Barner, Stephanie
M. Barner.

No. S-1900-16

(SALE NO. 43)

Plaintiff: Wells Fargo Bank, NA.

Defendants: Bonnie J. Weismiller,
Robert Weismiller.

Attorneys for Plaintiff: Phelan Hal-
linan Diamond & Jones, LLP, 1617
JFK Boulevard, Suite 1400, One Penn

SCHUYLKILL LEGAL RECORD

Center Plaza, Philadelphia, PA 19103,
(215) 563-7000.

Judgment Amount: \$114,480.31.

Tax Parcel No.: 59-02-0200.000.

Premises known as: 329 First
Street a/k/a 329 1st Street, Port Car-
bon, PA 17965-1637.

TO BE SOLD AS THE PROP-
ERTY of Bonnie J. Weismiller, Rob-
ert Weismiller.

No. S-1875-2016

(SALE NO. 44)

Plaintiff: Santander Bank, N.A.

Defendants: Ethel B. Unger, Burt
Melcher, the United States of Ameri-
ca c/o the United States Attorney for
the Middle District of PA.

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: \$64,360.71.

Tax Parcel No.: 34-19-0014.035.

Premises known as: 35 Blue Moun-
tain Heights a/k/a 35 Blue Mountain,
Schuylkill Haven, PA 17972-9465.

TO BE SOLD AS THE PROP-
ERTY of Ethel B. Unger, Burt
Melcher.

No. S-1345-2016

(SALE NO. 45)

Plaintiff: Ditech Financial LLC
f/k/a Green Tree Servicing LLC.

Defendant: Suzanne Litwhiler.

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: \$20,217.50.

Tax Parcel No.: 48-08-0607.000.

Premises known as: 101 S. Ca-
tawissa St., Mahanoy City, PA 17948.

TO BE SOLD AS THE PROP-
ERTY of Suzanne Litwhiler.

No. S-1622-16

(SALE NO. 46)

Plaintiff: Ditech Financial LLC.

Defendant: Robert D. Ditzler.

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: \$37,149.03.

Tax Parcel No.: 57-04-0056.000.

Premises known as: 14 Mary
Street, Palo Alto, PA 17901.

TO BE SOLD AS THE PROP-
ERTY of Robert D. Ditzler.

No. S-1670-2016

All Parties and claimants are
hereby notified that schedules of dis-
tribution 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

July 19, 2017

Sheriff Sale list available online at
www.co.schuylkill.pa.us.

Aug. 24, 31; Sept. 7

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears
first, followed by the residence, name
of executor or administrator, esti-
mated amount of personalty and re-
alty and name of attorney.

—————

KENNETH G. STEFFY; Auburn;

Gilbert Steffy and Curt Steffy, Co-
Executors; PE: \$29,000; RE:
\$39,000; Robin L. Harley, Esquire