

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

BARRY, DOROTHY J., deceased

Late of the Borough of Tremont, Schuylkill County, PA

Executrix: Sally A. Lamm, 206 Beckley Street, Wernersville, PA 19565

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

BORIS, HELEN D., deceased

Late of St. Clair, Schuylkill County, PA

Executor: Walter J. Boris, 434 Chairville Road, Southampton, NJ 08088

Attorneys: James P. Wallbillich, Esquire, Law Office of James P. Wallbillich, LLC, 330 W. Market Street, Suite 2, Pottsville, PA 17901

CASLOW, CONRAD F., JR., deceased

Late of the Township of Wayne, Schuylkill County, PA

Executrix: Debra Stollar, 276 Frieden Manor, Schuylkill Haven, PA 17972

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

FREEMAN, ANNETTA P., deceased

Late of Pine Grove Borough, Schuylkill County, PA

Executrices: Diane S. Krammes, 329 Tow Path Lane, Pine Grove, PA 17963 and Sally A. Modesto, 71 Bethel Road, Pine Grove, PA 17963

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

HERRING, DEVIN MICHAEL, deceased

Late of Tremont Borough, Schuylkill County, PA

Administratrix: Melissa Herring, 334 West Laurel Street, Tremont, PA 17981

Attorneys: Kari E. Panza, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

KALIHER, THEODORE, SR. a/k/a THEODORE KALIHER, deceased

Late of West Mahanoy Township, Schuylkill County, PA

Executrix: Christine Gregory, 22306 Tees Terrace, Ashburn, VA 20148

Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

LIPTON, NORMA, deceased

Late of Pottsville, Schuylkill County, PA

Personal Representatives: Ian Lipton and Robert Lipton

SCHUYLKILL LEGAL RECORD

Attorney: Kevin J. Dempsey, Esquire, 114-116 North Abington Road, Clarks Green, PA 18411

LUCKENBILL, ARDETH I., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Glenn H. Luckenbill, 226 Deerfield Drive, Pottsville, PA 17901

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

QUINTER, BRADD ROBERT a/k/a BRADD R. QUINTER, deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Administratrix: Dolores J. Quinter, 100 McKinley Street, Schuylkill Haven, PA 17972

Attorney: Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

SCHNECK, EUGENE S., JR., deceased

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

Administrator: Eugene S. Schneck, Sr., 147 Stanhope Road, Pine Grove, PA 17963

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

SECOND PUBLICATION

ADLEY, GERALDINE L., deceased
Late of Tower City Borough, Schuylkill County, PA

Executor: David C. Rhoades, 5561 State Route 209, Lykens, PA 17048

Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP,

4245 State Route 209, Elizabethville, PA 17023

BISKUPICS, JOAN a/k/a JOAN A. BISKUPICS, deceased

Late of the Borough of McAdoo, Schuylkill County, PA

Administrator: Frank Biskupics c/o Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

Attorney: Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201, (570) 501-3790

BOWMAN, CLAIRE L., deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

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

BRENSINGER, MARY H., deceased

Late of 2 Woodbridge Road, Orwigsburg, Schuylkill County, PA

Executor: Christopher Witkus, 128 Hepner Road, Hamburg, PA 19526

Attorneys: Russell E. Farbiarz, Esq., Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

DADERKO, STEVE, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Stephen J. Daderko, 144 Great Oaks Drive, Nesquehoning, PA 18240

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

MALEY, ROBERT E., deceased

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

Executor: Keith E. Maley, 436 Quiggley Circle, Harrisburg, PA 17112

SCHUYLKILL LEGAL RECORD

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

PLUCKER, LOIS, deceased
Late of the Borough of Deer Lake, Schuylkill County, PA
Executors: Susan K. Moyer and David W. Plucker, 1297 Sch. Mt. Rd., Schuylkill Haven, PA 17972
Attorney: Harry A. Rubright, Esquire, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

THIRD PUBLICATION

CHISTAKOFF, JAMES G., deceased
Late of the Township of Branch, Schuylkill County, PA
Executrix: Desiree Smith, 72 Black Diamond Road, Pottsville, PA 17901
Attorneys: Paul J. Datte, Esquire, Cerullo, Datte & Burke, P.C., 450 West Market Street, P.O. Box 450, Pottsville, PA 17901

HAAS, ROBERT L., deceased
Late of the Township of Eldred, Schuylkill County, PA
Executor: Kevin Haas, 990 Vista Road, Pitman, PA 17964
Attorneys: James P. Diehl, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

REED, NANCY K., deceased
Late of the Township of Frailey, Schuylkill County, PA
Executor: Robert L. Reed, Jr., 15 East Main Street, Tremont, PA 17981
Attorney: William C. Reiley, Esquire, Garfield Square, 510 West

Market Street, Pottsville, PA 17901

RICE, NANCY LOUISE a/k/a NANCY L. RICE, deceased
Late of Pitman Township, Schuylkill County, PA
Executor: Alfred Groff, 4 Edie Drive, Denver, PA 17517
Attorneys: Michael S. Bechtold, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, P.O. Box 49, Lebanon, PA 17042

SEIGFRIED, JANE L., deceased
Late of the Township of North Manheim, Schuylkill County, PA
Executor: Robert A. Wildermuth, 66 Middlesex Avenue Extension, Portland, CT 06480
Attorneys: James E. Crossen, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

SPOTTS, JAY ROBERT a/k/a BOB SPOTTS, deceased
Late of Wayne Township, Schuylkill County, PA
Executrix: Elizabeth A. Spotts, 51 Church Road, Schuylkill Haven, PA 17972
Attorneys: John R. Kantner, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

IN THE COURT OF
COMMON PLEAS OF
BERKS COUNTY
ORPHANS' COURT DIVISION
PRIVATE SALE OF

REAL ESTATE
IN RE: ESTATE OF DWAYNE E.
STUPP, Decedent
NO. 0617-1862

To: the heirs, legatees, devisees, next of kin, and all other persons interested in said estate

SCHUYLKILL LEGAL RECORD

NOTICE IS HEREBY GIVEN that Debra Rarick and Brenda Archer, Personal Representatives of the Wayne E. Stupp Estate, have filed in the office of the Clerk of said Court their petition praying for an order of sale of the real estate of said decedent, consisting of a fractional share of the property located upon the West Side of Pleasant Valley Road, Schuylkill County, Pennsylvania, being UPI No.: 25-05-0147.00, via private sale to Debra Rarick, Brenda Archer, Stephen Stupp and Sandra Schneck for the sum of \$3,466.67, for the reasons set forth in the petition. If no exceptions are filed thereto, if a higher sale offer is made, or if objections are made to granting the same, the Court will be asked to take action upon the petition on March 4, 2019 at the Berks County Courthouse, Reading, Pennsylvania.

J.T. HERBER, III, ESQUIRE
Attorney ID No.: 92866
Attorney for Petitioners
Feb. 21, 28; Mar. 7

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania Department of State in Harrisburg, Pennsylvania for the following domestic nonprofit corporation:

BLUE MOUNTAIN YOUTH
FOOTBALL ASSOCIATION
under the provisions of the Pennsylvania Non-profit Corporation Law of 1988.

JAMES E. CROSSEN, III,
ESQUIRE
Attorney I.D. No. 70578
WILLIAMSON, FRIEDBERG &
JONES, LLC

Ten Westwood Road
Pottsville, PA 17901
(570) 622-5933

Mar. 7

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
E.J.G., a Minor
NOTICE OF NAME CHANGE
Petitioner, Casey Newhard, filed a
Petition for Change of Name on February 8, 2019, to change the minor child's name to E.J.N. A Hearing on the Petition is scheduled for Thursday, March 28, 2019, at 11:00 a.m. in Courtroom No. 7 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

KAREN E. RISMILLER,
ESQUIRE
Attorney I.D. No. 56041
LAW OFFICES OF
KAREN E. RISMILLER
Attorneys for Petitioner

The Landmark Building
115 South Centre Street
Pottsville, PA 17901
(570) 628-2333

Mar. 7

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Pine Grove Manufactured Homes, Inc., a Pennsylvania corporation having its registered office at R.D. #1 Route 443, Pine Grove, Pennsylvania 17963, has adopted a resolution to dissolve the Corporation and that the Board of Directors has settled the affairs of the Corporation so the corporate existence shall be ended by the issuance of Articles of Dissolution by the Department of State of the Commonwealth of Pennsylvania under the provisions of Chapter 19, Subchapter F, Section 1977 and the Business Corporation Law of 1988, Act of

SCHUYLKILL LEGAL RECORD

December 21, 1988 as amended (P.L.1444, No. 177).

NORRIS, McLAUGHLIN, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101
Telephone: (610) 391-1800

Mar. 7

The name of the limited liability company is:

3AP JERSEY REALTY, LLC
Sudhir R. Patel, Esquire
Fanelli, Evans & Patel, P.C.
No. 1 Mahantongo Street
Pottsville, PA 17901
(570) 622-2455

Mar. 7

LEGAL NOTICE
MOUNTAIN WATER
AUTHORITY OF JOLIETT

NOTICE IS HEREBY GIVEN that the Mountain Water Authority of Joliett, pursuant to the Municipal Authorities Act as amended 53 Pa. C.S.A. Section 5605, intends to file Articles of Amendment to its Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania on March 21, 2019. The proposed amendment consists of the following:

“The Members of the Board of the Mountain Water Authority of Joliett shall consist of nine (9) members, with six (6) members to be appointed by the Township of Porter and three (3) members to be appointed by the Township of Tremont.”

Mountain Water Authority of Joliett

Mar. 7

NOTICE OF ORGANIZATION
LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on or about February 5, 2019, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

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, APRIL 12, 2019

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. 1)

Plaintiff: Fulton Bank, N.A.

Defendants: Russell R. White and Richard R. White.

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

Judgment Amount: \$173,883.12.

Tax Parcel Nos.: 38-3-136 and 38-3-135.

Said Premises being known as: 801 and 803 Centre Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS PROPERTY of Russell R. White and Richard R. White.

No. J-5887-18

(SALE NO. 2)

Plaintiff: NS162 LLC.

Defendant: Debra A. McGowan.

SCHUYLKILL LEGAL RECORD

Attorneys for Plaintiff: Richard Brent Somach, Esquire, Attorney ID #19521, Norris McLaughlin, P.A., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101, (610) 391-1800, (610) 391-1805 (fax).

Judgment Amount: \$56,072.80.

Property being known as: 110 West Bacon Street, Borough of Palo Alto, County of Schuylkill, Pottsville, PA 17901 (Tax Parcel No. 57-05-0131.000).

TO BE SOLD AS THE PROPERTY of Debra A. McGowan

No. S-631-18

(SALE NO. 3)

Plaintiff: Tamaqua Area School District.

Defendants: Ollie J. McDonald, Administrator, Loretta A. Beasley, Administratrix.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,685.38.

Tax Parcel No.: 65-08-0013.

Property known as: 410 E. Elm Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ollie J. McDonald, Administrator, Loretta A. Beasley, Administratrix.

No. J-5542-2017

(SALE NO. 4)

Plaintiff: Panther Valley School District.

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

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,857.13.

Tax Parcel No.: 40-03-0187.

Property known as: 230 E. Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Randy S. Frick, Paula J. Bower.

No. J-5247-2017

(SALE NO. 6)

Plaintiff: FA-SCD SNF Investors I LLC.

Defendants: RE Pottsville, LCC & Tandem Mezz B, LLC.

Attorneys for Plaintiff: Clifford Sacalis, Ballard Spahr, LLP, (215) 665-8500, sacaliss@ballardspahr.com.

Judgment: \$119,234,547.49.

Description of improvements: Commercial property with skilled nursing facility containing approximately 18.6 acres.

Street Address: Commonly described as "Luther Ridge at Seiders Hill, Schuylkill County, Pennsylvania," located at 160 Red Horse Road, Pottsville, Schuylkill County, PA 17901.

Tax Parcel Numbers: 18-24-117; and 18-24-118.

No. S-1538-2018

(SALE NO. 7)

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

Defendant: Melissa M. Winand.

Attorney for Plaintiff: Cristina L. Connor, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$84,545.55.

Parcel No.: 52-02-0948.000.

Property known as: 461 Sunbury Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Melissa M. Winand.

No. S-44-2018

SCHUYLKILL LEGAL RECORD

(SALE NO. 8)

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

Defendant: Leandra J. Uberti a/k/a Leandra Uberti.

Attorneys for Plaintiff: Cristina L. Connor, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$46,568.88.

Parcel No.: 68-26-0109.001.

Property known as: 907 West Laurel Street a/k/a 907 Laurel Boulevard, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Leandra J. Uberti a/k/a Leandra Uberti.

No. S-1561-2017

(SALE NO. 9)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Edward J. Tarantelli; Diane L. Tarantelli.

Attorneys for Plaintiff: Cristina L. Connor, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$24,963.54.

Parcel No.: 04-28-0021.000.

Property known as: Road 1 Box 611 a/k/a 142 Main Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Diane L. Tarantelli and Edward J. Tarantelli, husband and wife.

No. S-1247-2018

(SALE NO. 10)

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company.

Defendants: Barbara M. Wirth; Quentin Wirth.

Attorneys for Plaintiff: RAS Citron, LLC, 133 Gaither Drive, Suite F,

Mount Laurel, NJ 08054, (855) 225-6906.

Judgment: \$114,061.60.

Tax Parcel No.: 28-25-1992.

Property known as: 1992 Moccasin Drive, Auburn (Township of South Manheim), PA 17922.

TO BE SOLD AS THE PROPERTY of Barbara M. Wirth; Quentin Wirth.

No. S-1500-2018

(SALE NO. 11)

Plaintiff: U.S. Bank National Association, As Trustee for the Registered Holder of Asset Backed Securities Corporation Home Equity Loan Trust, Series 2005-HE1 Asset Backed Pass-Through Certificates, Series 2005-HE1.

Defendants: Jennifer Kavanaugh; Joseph Kavanaugh.

Attorneys for Plaintiff: RAS Citron, LLC, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054.

Judgment: \$171,390.42.

Tax Parcel No.: 5-16-39.

Property known as 671 Forest Lane a/k/a 671 Forrest Lane, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Kavanaugh; Joseph Kavanaugh.

No. S-462-2018

(SALE NO. 12)

Plaintiff: HSBC Bank USA, National Association, As Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C.

Defendants: Edward J. McKeown, III; Tina M. McKeown.

Attorneys for Plaintiff: RAS Citron, LLC, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054.

Judgment: \$72,735.57.

SCHUYLKILL LEGAL RECORD

Tax Parcel No.: 57-04-0148.000.
Property known as: 518 West Savory Street, Pottsville (Borough of Palo Alto), PA 17901.

TO BE SOLD AS THE PROPERTY of Edward J. McKeown, III; Tina M. McKeown.

No. S-970-2017

(SALE NO. 13)

Plaintiff: Pottsville Area School District.

Defendants: David Legutko, Julie Legutko.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406 (484) 690-9300.

Judgment Amount: \$1,705.72.

Tax Parcel No.: 59-02-0103.

Property known as: 505 Third Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of David Legutko, Julie Legutko.

No. J-3993-2017

(SALE NO. 14)

Plaintiff: Pottsville Area School District.

Defendant: Lonny K. Hosler.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,586.10.

Tax Parcel No.: 68-36-0028.

Property known as: 225 Pierce Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Lonny K. Hosler.

No. J-3984-2017

(SALE NO. 15)

Plaintiff: Pottsville Area School District.

Defendant: Anna Mae Seroka.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,486.02.

Tax Parcel No.: 68-12-0031.

Property known as: 222 Railroad Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Anna Mae Seroka.

No. J-5577-2017

(SALE NO. 16)

Plaintiff: Pottsville Area School District.

Defendant: Richard A. Boyer.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,018.30.

Tax Parcel No.: 68-32-0105.

Property known as: 1613 Cherry Street, Pottsville, Pennsylvania.

No. J-5539-2017

(SALE NO. 18)

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York As Trustee for the Certificatsholders of the CWABS, Asset-Backed Certificates Trust 2006-19.

Defendant: Dolores Lloyd and Lisa McShane-Lloyd.

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

Judgment Amount: \$188,531.51.

Tax Parcel No.: 25-1-10.

Property known as: 424 Ben Titus Road, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Dolores Lloyd and Lisa McShane-Lloyd.

No. S-973-17

SCHUYLKILL LEGAL RECORD

(SALE NO. 19)

Plaintiff: Bayview Loan Servicing, LLC.

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

Judgment Amount: \$25,505.78.

TOGETHER with a two and one-half (2 1/2) story frame dwelling thereon erected.

Tax Parcel No.: 52-05-0559.000.

Property known as: 445 South 3rd Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of Anthony Rossi a/k/a Anthony J. Rossi, Deceased, Emmanuel Rossi Solely in His Capacity as Heir of Anthony Rossi a/k/a Anthony J. Rossi, Deceased, Eugene Rossi Solely in His Capacity as Heir of Anthony Rossi a/k/a Anthony J. Rossi, Deceased and Laurie Ruch Solely in Her Capacity as Heir of Anthony Rossi a/k/a Anthony J. Rossi, Deceased.

No. S-328-18

(SALE NO. 20)

Plaintiff: M&T Bank.

Defendants: Ivy J. Dietrich and Ronald J. Dietrich.

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

Judgment Amount: \$183,987.63.

Tax Parcel No.: 33-12-0068.010.

Property known as: 389 Dad Burnhams Road, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Ivy J. Dietrich and Ronald J. Dietrich.

No. S-1143-18

(SALE NO. 21)

Plaintiff: M&T Bank.

Defendants: Gerald C. Griffin and Christine M. Griffin.

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

Judgment Amount: \$424,354.72.

Tax Parcel No.: 30-08-0031-003.

Property known as: 289 Ringtown Boulevard, Ringtown, PA 17967.

TO BE SOLD AS THE PROPERTY of Gerald C. Griffin and Christine M. Griffin.

No. S-1751-16

(SALE NO. 22)

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

Defendants: Judith Piccolo, Arne J. Sutton and Heather Lee Sutton a/k/a Heather Sutton.

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

Judgment Amount: \$44,499.03.

Tax Parcel No.: 19-14-714.

Property known as: 714 Aspen Drive, Zion Grove, PA 17985.

TO BE SOLD AS THE PROPERTY of Judith Piccolo, Arne J. Sutton and Heather Lee Sutton a/k/a Heather Sutton.

No. S-534-18

(SALE NO. 23)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant: Ralph I. Miller.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$124,080.46.

Tax Parcel No.: 34-03-0024.000.

Property known as: 335 Hidden Valley Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Ralph I. Miller.

No. S-812-18

(SALE NO. 24)

Plaintiff: Atlantica, LLC.

Defendant: David Socko a/k/a David M. Socko.

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

Judgment Amount: \$48,803.50.

Tax Parcel No.: 67-4-317.

Property known as: 74 Branch Street, Tremont, PA 17981.

No. S-899-18

(SALE NO. 25)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: John M. Lutchen.

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

Judgment Amount: \$61,889.97.

Tax Parcel No.: 08 06 0014.000.

Property known as: 11 Pike Street, Pottsville, PA 17901.

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

No. S-729-18

(SALE NO. 26)

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

Defendant: Kevin K. Hoover.

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

Judgment Amount: \$117,313.47.

Tax Parcel No.: 22-17-0111.000.

Property known as: 600 West Grand Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Kevin K. Hoover.

No. S-443-2018

(SALE NO. 27)

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

Defendants: Joshua J. Laub, Gina N. Dalmas.

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

Judgment Amount: \$52,839.00.

Tax Parcel No.: 65-18-0002.000.

Premises known as: 422 Arlington Street, Tamaqua, PA 18252-2104.

TO BE SOLD AS THE PROPERTY of Joshua J. Laub, Gina N. Dalmas.

No. S-1272-18

(SALE NO. 28)

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

Defendant: Nigel H. Duke.

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

Judgment Amount: \$79,616.20.

Tax Parcel No.: 17-07-0129.000.

Premises known as: 206 Arnots Street a/k/a 206 Arnot Street, St. Clair, PA 17970.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Nigel H. Duke.

No. S-561-18

(SALE NO. 29)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant: Allison M. Drey.

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

Judgment Amount: \$85,162.99.

Tax Parcel No.: 56-05-0156.000.

Premises known as: 322 West Mifflin Street, Orwigsburg, PA 17961-1818.

TO BE SOLD AS THE PROPERTY of Allison M. Drey.

No. S-2367-17

(SALE NO. 30)

Plaintiff: M&T Bank.

Defendant: Marycarol Severa.

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

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. 31)

Plaintiff: Arvest Central Mortgage Company.

Defendant(s): All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Mary Ellen Miller, deceased.

Attorneys for Plaintiff: Daniel Jones, Esquire, Stern & Eisenberg PC,

1581 Main Street, Ste. 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$102,649.96.

Tax Parcel No.: 42-03-0104.001.

Property known as: 321 Pine Boulevard, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Mary Ellen Miller (now deceased).

No. S-692-18

(SALE NO. 32)

Plaintiff: Pennsylvania Housing Finance Agency.

Defendant(s): Brett E. Reppert.

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

Judgment Amount: \$37,385.78.

Tax Parcel: 65-11-0031.000.

Property known as: 257 Brown Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Defendant(s) Brett E. Reppert.

No. S-989-18

(SALE NO. 33)

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.

Tax Parcel ID#: 52-01-0015.000.

Being a vacant parcel of land located adjacent to: 615 Sunbury Street, Minersville, PA 17954.

Tax Parcel IDs: 52-01-0015.001 and 52-1-15.

Being the same premises which Dr. John Kozura et al. by Deed dated March 17, 2011 and recorded April 4, 2011 in Schuylkill County Record Book 2400 Page 179, granted and conveyed unto Richard Fisher.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Richard Fisher.
No. S-939-2014

(SALE NO. 34)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Bienvenid Abreu, Leonardo Cruz.

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

Judgment Amount: \$13,346.11.

Tax Parcel No.: 64-07-0421.000.

Premises known as: 420 Cherry
Street a/k/a 420 W. Cherry, Shenan-
doah, PA 17976.

TO BE SOLD AS THE PROP-
ERTY of Bienvenid Abreu, Leonardo
Cruz.

No. S-419-2018

(SALE NO. 35)

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

Defendant: James L. Hall, Jr. a/k/a
James L. Hall.

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

Judgment Amount: \$43,764.88.

Tax Parcel No.: 30-06-0057.000.

Premises known as: 297 Patterson-
ville Road, Ringtown, PA 17967-
9765.

TO BE SOLD AS THE PROP-
ERTY of James L. Hall, Jr. a/k/a
James L. Hall.

No. S-713-18

(SALE NO. 36)

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

Defendant: Mary Welikonich.

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

Judgment Amount: \$11,089.74.

Tax Parcel No.: 43-03-0215.000.

Premises known as: 400 West
Spring Street, Frackville, PA 17931-
1120.

TO BE SOLD AS THE PROP-
ERTY of Mary Welikonich.

No. S-1332-18

(SALE NO. 37)

Plaintiff: Wells Fargo Bank, N.A.
Successor by Merger to Wachovia
Bank, N.A.

Defendant: Lori Weikel.

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

Judgment Amount: \$22,822.71.

Tax Parcel No.: 48-04-0393.000.

Premises known as: 412 East Ma-
hanoy Street, Mahanoy City, PA
17948-2809.

TO BE SOLD AS THE PROP-
ERTY of Lori Weikel.

No. S-1300-2018

(SALE NO. 38)

Plaintiff: LSF10 Master Participa-
tion Trust.

Defendant: Phillip J. Gintz a/k/a
Phillip James Gintz.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$49,189.38.
Tax Parcel No.: 49-02-0105.001.
Premises known as: 20 West Washington Street a/k/a 20 West Washington, Mcadoo, PA 18237-1408.

TO BE SOLD AS THE PROPERTY of Phillip J. Gintz a/k/a Phillip James Gintz.

No. S-841-18

(SALE NO. 39)

Plaintiff: Pennymac Loan Services, LLC.

Defendant: Laura A. Kellett a/k/a Laura Kellett.

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

Judgment Amount: \$117,292.19.

Tax Parcel No.: 68-25-0003.000.

Premises known as: 1240 Mount Hope Avenue, Pottsville, PA 17901-1407.

TO BE SOLD AS THE PROPERTY of Laura A. Kellett a/k/a Laura Kellett.

No. S-874-18

(SALE NO. 40)

Plaintiff: Pennymac Loan Services, LLC.

Defendant: Jean M. Mihalick.

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

Judgment Amount: \$95,802.59.

Tax Map No.: 15-11-0206.000.

Title to said premises vested in Jean M. Mihalick, by Deed from Lisa Skotek, Dated 01/26/2016, Recorded 02/08/2016, in Book 2554, Page 2692.

Tax Parcel No.: 15-11 -0206.000.

Premises known as: 20 North James Street a/k/a 20 James Street, Kelayres, PA 18231.

TO BE SOLD AS THE PROPERTY of Jean M. Mihalick.

No. S-277-18

(SALE NO. 41)

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, One Penn Center Plaza, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$79,262.24.

Tax Parcel Nos.: 49-02-0408.000, 49-02-0409.000.

Premises known as: 223 East Jackson Street, Mcadoo, PA 18237-2301.

TO BE SOLD AS THE PROPERTY of Michael J. Carrelli, Jr., Jacqueline Carrelli.

No. S-686-16

(SALE NO. 42)

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Kayla L. Dinger a/k/a Kayla Zimmerman.

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

Judgment Amount: \$64,833.25.

Tax Parcel No.: 58-05-0175.000.

Premises known as: 6 Fairview Street a/k/a 0 Fairview Street, Pine Grove, PA 17963-1106.

TO BE SOLD AS THE PROPERTY of Kayla L. Dinger a/k/a Kayla Zimmerman.

No. S-1165-18

SCHUYLKILL LEGAL RECORD

(SALE NO. 43)

Plaintiff: Wells Fargo Bank, NA.
Defendant: Peter Kostingo.

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

Judgment Amount: \$141,806.35.

Tax Parcel No.: 36-11-0020.000.

Premises known as: 145 North Wylam Street, Frackville, PA 17931-1514.

TO BE SOLD AS THE PROPERTY of Peter Kostingo.

No. S-174-18

(SALE NO. 44)

Plaintiff: U.S. Bank National Association, Not in Its Individual Capacity, But Solely as Trustee for NRZ Pass-Through Trust V.

Defendant: Jeffrey A. Najunas a/k/a Jeffrey Najunas.

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

Judgment Amount: \$41,083.38.

The land referred to in this Commitment is described as follows:

Tax Parcel No.: 64-05-0001.000.

Premises known as: 236 North Jardin Street, Shenandoah, PA 17976-1643.

TO BE SOLD AS THE PROPERTY of Jeffrey A. Najunas.

No. S-747-18

(SALE NO. 45)

Plaintiff: Federal National Mortgage Association ("Fannie Mae").

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

Judgment: \$27,161.00.

Tax Parcel No.: 64-05-0411.000.

Property known as: 18 East Lloyd Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Paul D. James, Sr.

No. S-2319-17

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

January 9, 2019

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

Feb. 28; Mar. 7, 14

SUITS

All suits filed in the Prothonotary's Office are not required by law to be marked Assumpsit or Trespass, they are filed as Complaints.

CAVALRY SPV I LLC, CAPITAL ONE BANK (USA) NA vs. LURWICK, JR, WILLIAM J

CAVALRY SPV I LLC, CITIBANK NA vs. SNINSKI, ANGELA M
CAVALRY SPV I LLC, SYNCHRONY BANK vs. ROSELAND, PAUL

CAVALRY SPV I LLC, CAPITAL ONE BANK (USA) NA vs. READINGER, SCOTT

CAVALRY SPV I LLC, CAPITAL ONE BANK (USA) NA vs. SOSNA, DEBORAH

UNION HOME MORTGAGE CORP vs. KIYABU, JOY, KIYABU, BURT J

SCHUYLKILL LEGAL RECORD

CAVALRY SPV I LLC, COMENITY CAPITAL BANK vs. BELMONTE, VERONICA
CAVALRY SPV I LLC, CAPITAL ONE BANK (USA) NA vs. RITSICK, DAVID
CAVALRY SPV I LLC, CAPITAL ONE BANK (USA) NA vs. FLANAGAN, JAMES J
DISCOVER BANK vs. FLANAGAN, JUDY A
SELBY JR, JOHN M vs. PA DEPT OF TRANS
BAVER, KATHLEEN, BAVER, BRIAN vs. PEIFFER, MARY FRANCES, WHITENIGHT, ELIZABETH
GEISSINGER, JR, SAMUEL WIL-LARD vs. EASTERN ASPHALT REICHERT, SCOTT W, ONE 2008 DODGE DAKOTA QUAD CAB vs.
WILMINGTON SAVINGS FUND SOCIET, MATAWIN VENTURES TRUST SERIES vs. MANBECK, MILDRED M
CAVALRY SPV I LLC, CITIBANK NA vs. DALTON, KIMBERLY
CAVALRY SPV I LLC, CITIBANK NA vs. AHN, KATELYNN N
CAVALRY SPV I LLC, CITIBANK NA vs. MUHAW, BONNIE
WILLIAMS, ERIC R vs. MAGEE, MICHELLE PLATT, DR. SHIP-TOSKI, BRIAN, KOWALSKI, JASON, NEWTON, ANDREW, CORRECT CARE SOLUTIONS
ROMAN CATHOLIC DIOCESE OF ALLE vs.
WOLFGANG, JAMES, WOLF-GANG, JANET vs. UMHOLTZ, SHERRI, DORNEY, JOSHUA
TROTMAN, KAYLA vs. NOVOT-NAK, GARRETT
PORTFOLIO RECOVERY ASSOCI-ATES vs. BABINETZ, BER-NARD V
GOEPFERT, VANESSA M vs. PA DEPT OF TRANS
KEITER, MELISSA vs. KLINE, JOE, REYNOLDS, EMILY
BRENNAN, JOHN, BRENNAN, SUSAN vs. ALLSTATE INSUR-ANCE COMPANY
PORTFOLIO RECOVERY ASSOCI-ATES vs. SZALKU, JEFFREY F
BROOKS, MARK D, BROOKS, CINDY L vs. EAN HOLDINGS LLC, CARCARA INC
JORDAN/TODD vs.
CAVALRY SPV I LLC, SYNCHRO-NY BANK vs. SMITH, JEFFREY
CAVALRY SPV I LLC, CITIBANK NA vs. MORGAN, JENNIFER
CAVALRY SPV I LLC, CITIBANK NA vs. KIEVMAN, DANIEL G
CAVALRY SPV I LLC, CITIBANK NA vs. HUTCHINS, REGAN M.
TORRES, STEPHANIE vs. JAMES, FRANCIS
CAVALRY SPV I LLC, CITIBANK NA vs. HARWI, PAUL R.
COMMERICAL FUNDING GROUP LLC, THE, WELLS FARGO BANK NA vs. SPRING ROCK LAND COMPANY I, SPRING ROCK LAND COMPANY INC
LSF9 MASTER PARTICIPATION TRUS vs. HOSSLER, JEFFREY W, HOSSLER, ERIN M
REAM, MARY, STAHLER, RON-ALD vs. MILES, III, VICTOR E
KRAJEWSKI, CATHERINE, KRA-JEWSKI, CONRAD vs. DBU INC, H&R BLOCK, BRIGHT SKY LLC