

## SCHUYLKILL LEGAL RECORD

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### 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.

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#### FIRST PUBLICATION

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**CZEBIENIAK, HENRY J.**, deceased

Late of the Township of West Mahanoy, Schuylkill County, PA  
Executrix: Ethel Jean Walsh, 141 North Tenth Street, Frackville, PA 17931

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

**FRITZ, LYDIA**, deceased

Late of the Borough of Barnesville, Schuylkill County, PA

Administratrix: Nancy M. Fritz, 584 State Road, Barnesville, PA 18214

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

**JOYCE, JEAN M.**, deceased

Late of the Borough of Girardville, Schuylkill County, PA

Executrix: Carolyn C. Yackera, 514 E. Main Street, Girardville, PA 17935

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

**MARTIN, JAMES B. a/k/a JAMES BENJAMIN MARTIN**, deceased  
Late of Branch Township, Schuylkill County, PA

Executor: William J. Martin, 400 Laurel Blvd., Apt. 802, Pottsville, PA 17901

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

**WALBORN, JONATHAN I. a/k/a JONATHAN IRA WALBORN**, deceased

Late of West Brunswick Township, Schuylkill County, PA

Executors: Michael J. Walborn, 1746 Tanglewood Rd., Orwigsburg, PA 17961 and Cheryl B. Belman, 1434 Hampton Rd., Allentown, PA 18104

Attorney: William E. Kirwan, Esquire, 300 One Norwegian Plaza, Pottsville, PA 17901

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#### SECOND PUBLICATION

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**BEHLER, DONALD ELMER a/k/a DONALD E. BEHLER**, deceased

Late of the Borough of Deer Lake, Orwigsburg, Schuylkill County, PA

Administratrix: Darlene Behler, 206 Overlook Terrace, Deer Lake, Orwigsburg, PA 17961

Attorney: Thomas J. Pellish, Esquire, 304 North Centre Street, Pottsville, PA 17901

**COLES, WILLIAM RUSSEL, SR. a/k/a WILLIAM R. COLES, SR.**, deceased

Late of Reilly Twp., Schuylkill County, PA

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Executor: Ronald R. Coles c/o Jessica L. Wilson, Esq., 17 S. Second St., 6th Fl., Harrisburg, PA 17101  
Attorneys: Jessica L. Wilson, Skarlatos Zonarich LLC, 17 S. Second St., 6th Fl., Harrisburg, PA 17101

**GREGAS, NORMAN P.**, deceased  
Late of the Borough of Shenandoah, Schuylkill County, PA  
Executor: Fidelity Deposit & Discount Bank c/o James T. O'Brien, Vice President & Trust Officer, 252 Sunbury Street, Minersville, PA 17954  
Attorneys: John B. Lieberman, III, Esquire, Lieberman, Tamulonis & Hobbs, 111 East Market Street, P.O. Box 238, Pottsville, PA 17901-0238

**HARTMAN, IRENE C. a/k/a IRENE CATHERINE HARTMAN**, deceased  
Late of the Borough of New Ringgold, Schuylkill County, PA  
Executor: John E. Hartman, Jr., 434 West Market Street, Orwigsburg, PA 17961  
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976-0072

**SEIWELL, SCOTT F.**, deceased  
Late of Pottsville, Schuylkill County, PA  
Administrator: Mr. Trevor Seiwel, 1776 First Avenue, Pottsville, PA 17901  
Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

**WALL, NAOMI B.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executors: Harry Daniel Wall, 219 East 69th Street, Apartment 12D, New York, NY 10021 and Jay David Wall, 30 Hagaleel Street, Apartment 12, Ra'Anana, Israel 4325217

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

**WITKUS, MICHAEL J.**, deceased  
Late of 1395 Red Dale 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

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### THIRD PUBLICATION

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**GOEPPEL, MILDREDE E.**, deceased  
Late of the Township of West Penn, Schuylkill County, PA  
Executrix: Caroline Beck, 661 Golf Road, Tamaqua, PA 18252  
Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232

**GROUP, TYSON A.**, deceased  
Late of the Village of Joliett, Township of Porter, Schuylkill County, PA  
Administratrix: June Group, 645 Ruie Road, North Tonawanda, NY 14120

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

**GUERS, THERESA D. a/k/a THERESA GUERS**, deceased  
Late of the Township of West Mahanoy, Schuylkill County, PA

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Executrix: Barbara Guers, 2155 West Norwegian Street, Pottsville, PA 17901

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976-0072

**HOUSER, ELIZABETH B.**, deceased

Late of East Union Township, Schuylkill County, PA

Executor: Keith B. Houser, 6620 Elvas Lane, Chesterfield, VA 23838-8705

Attorney: Richard Feudale, Esquire, P.O. Box 227, Mount Carmel, PA 17851

**HOUSER, FAYE K. a/k/a FAYE O. HOUSER**, deceased

Late of Walker Township, Schuylkill County, PA

Executrix: Louise Davison, 67 River Road, Tamaqua, PA 18252

Attorneys: Anthony S. Odorizzi, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

**KARMOSKY, MILDRED H. a/k/a MILDRED KARMOSKY**, deceased

Late of Brockton, Schuylkill Township, Schuylkill County, PA  
Executor: Thomas J. Karmosky, Jr., 5540 Sunset Drive, Schnecks-ville, PA 18078

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250

**LEMKE, WINIFRED A.**, deceased  
Late of Branch Township, Schuylkill County, PA

Executrix: Susannah E. Lemke-Gula, 571 Gordon Nagle Trail, Pottsville, PA 17901

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

**LITWAK, SAMUEL P. a/k/a SAMUEL LITWAK**, deceased

Late of Ringtown Borough, Schuylkill County, PA

Administrator: Robert J. Litwak, 253 Barnhill Rd., Perkasie, PA 18944

Attorney: Thomas J. Pellish, Esquire, 225 North Main Street, Shenandoah, PA 17976

**McGARRY, CAITLIN E.**, deceased  
Late of Schuylkill Haven Borough, Schuylkill County, PA

Administrator: Robert E. McGarry, 51 Blossom Lane, Schuylkill Haven, PA 17972

Attorneys: Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

**MESSINA, DIME**, deceased

Late of the Township of West Brunswick, Schuylkill County, PA  
Executor: Jacob Schwartz, 7306 Cobble Stone Circle, Harrisburg, PA 17112

Attorney: Lora J. McDonald, Esquire, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

**MONTAG, FREDERICK J.**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: William J. Montag, 518 Harrison Street, Pottsville, PA 17901

Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

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**STARKEY, JOAN E.**, deceased  
Late of the Borough of Shenandoah, Schuylkill County, PA  
Executrix: Donna Starkey, 27 Maple Street, Shenandoah, PA 17976  
Attorney: Thomas K. Noonan, Esquire, 306 Mahantongo Street, Pottsville, PA 17901

**URBAN, JOANNE**, deceased  
Late of the Township of Cass, Schuylkill County, PA  
Executrix: Deborah Feliciano, 87 Vernon Way, Port Reading, NJ 07064  
Attorney: Ronald R. Pellish, Esquire, 809 W. Market St., Pottsville, PA 17901

**WAPINSKY, JOSEPH F., SR. a/k/a JOSEPH F. WAPINSKY**, deceased  
Late of the City of Pottsville, Schuylkill County, PA  
Executor: Daniel A. Wapinsky, 754 High Road, Ashland, PA 17921  
Attorney: William E. Kirwan, Esquire, 300 One Norwegian Plaza, Pottsville, PA 17901

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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 April 19, 2018, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the limited liability company is:

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

May 17

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**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, JUNE 15, 2018**  
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:

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**(SALE NO. 1)**  
Plaintiff: Ditech Financial LLC  
Defendant: Hollye A. Witkus  
Attorneys: McCabe, Weisberg & Conway, LLC, 123 South Broad Street, Suite 1400, Philadelphia, PA 19109, (215) 790-1010.  
Judgment Amount: \$32,467.10.  
Tax Parcel Number: 63-10-0110.000.  
Premises: 49 South Berne Street, Schuylkill Haven, Pennsylvania 17972.

**TO BE SOLD AS THE PROPERTY** of Hollye A. Witkus.  
No. S-1694-16

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**(SALE NO. 2)**  
Plaintiff: Riverview Bank s/b/m Union Bank and Trust Company.  
Defendants: Marie Neumann, single person, and Colin Dallimore, Jackie Greenwood and Ian Dallimore, successors in interest to Henry S. Dallimore, Deceased.

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Attorneys for Plaintiff: James P. Diehl, Esquire, (Attorney ID #25539), Williamson, Friedberg & Jones, LLC, Ten Westwood Road, P.O. Box 1190, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$40,692.46.

BEING Tax Parcel No.: 68-33-0047.

PROPERTY KNOWN AS: 1405 West Market Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Marie Neumann, single person, and Colin Dallimore, Jackie Greenwood, and Ian Dallimore, Successors in interest to Henry S. Dallimore, Deceased.

No. S-1865-2017

**(SALE NO. 3)**

Plaintiffs: Richard C. Ross and Victoria Ross, h/w.

Defendant: Jeffrey L. Tasto.

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

Judgment Amount: \$66,014.19.

PROPERTY BEING KNOWN AS: 1001-1007 W. Market Street, Pottsville, Schuylkill County, Pennsylvania 17901 (Tax Parcel Nos. 68-34-0118.000 and 68-34-0119.000).

TO BE SOLD AS THE PROPERTY of Jeffrey L. Tasto.

No. S-1713-2017

**(SALE NO. 4)**

Plaintiff: Branch Banking and Trust Company, successor in interest to Susquehanna Bank.

Defendants: Robert R. Barr and Ronald M. Barr, Co-Executors of the Estate of Miles R. Barr, deceased.

Attorney for Plaintiff: Richard Brent Somach, Esquire, (610) 391-1800.

Judgment Amount: \$49,749.71.

Tax Parcel No.: 14-07-0064.000.

Property known as: 2596 W. Main St., Spring Glen, PA 17978.

TO BE SOLD AS THE PROPERTY of Robert R. Barr and Ronald M. Barr, Co-Executors of the Estate of Miles R. Barr, deceased.

No. S-1312-2017

**(SALE NO. 5)**

Plaintiff: Peggy L. Kennedy.

Defendant: Richard M. Post.

Attorneys for Plaintiff: J.T. Herber, Esq., (Attorney ID #92866), Williamson, Friedberg & Jones, LLC, Ten Westwood Road, P.O. Box 1190, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$280,743.96.

TOGETHER with the two story frame dwelling house thereon erected. BEING UPI NO.: 30-06-0029.

Property known as: 100 Brandonville Road, Ringtown, PA 17967

TO BE SOLD AS THE PROPERTY of Richard M. Post.

No. S-1025-2017

**(SALE NO. 6)**

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.: 27-09-0001.010.

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

SCHUYLKILL LEGAL RECORD

**(SALE NO. 7)**

Plaintiff: LSF9 Master Participation Trust.

Defendants: Linda McCormick a/k/a Linda Fogle, Individually and as believed Heir and/or Administrator to the Estate of Earl McCormick, III; Unknown Heirs and/or Administrators of the Estate of Earl McCormick, III; Brandon McCormick, as believed Heir and/or Administrator to the Estate of Earl McCormick, III; Courtney McCormick, as believed Heir and/or Administrator to the Estate of Earl McCormick, III.

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

Judgment Amount: \$89,350.53.

Parcel No.: 49-02-0147.000.

Property known as: 19 South Kennedy Drive, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Earl McCormick, III, no marital status shown.

No. S-789-2017

**(SALE NO. 8)**

Plaintiff: Wells Fargo Bank, NA.

Defendant: Christopher A. Livinghouse.

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

Judgment Amount: \$157,851.04.

Parcel No.: 56-03-0005.000.

Property known as: 110 Station Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Christopher A. Livinghouse.

No. S-1981-2016

**(SALE NO. 9)**

Plaintiff: First National Bank of PA.

Defendant: Linda M. McHugh.

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

Judgment Amount: \$26,793.82.

Parcel No.: 15-12-0020.000.

Property known as: 26 Grove Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Linda M. McHugh.

No. S-413-2017

**(SALE NO. 10)**

Plaintiff: Wells Fargo Bank, NA.

Defendants: Tracie L. Keefer a/k/a Tracie Keefer; Michael Keefer.

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

Judgment Amount: \$128,653.71.

Parcel No.: 33-12-60(9).

Property known as: 32 Wild Cherry Road, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Michael Keefer and Tracie L. Keefer, his wife.

No. S-345-2017

**(SALE NO. 11)**

Plaintiff: Pennymac Loan Services, LLC.

Defendant(s): Joseph Kopinetz and Robyn Kopinetz a/k/a Robyn Kopenitz.

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

Judgment Amount: \$71,497.79.

Tax Parcel No.: 58-05-0157.000.

Property known as: 9 Cherry Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Joseph Kopinetz and Robyn Kopinetz a/k/a Robyn Kopenitz.

No. S-1787-17

## SCHUYLKILL LEGAL RECORD

### (SALE NO. 12)

Plaintiff: Nationstar Mortgage LLC.

Defendant(s): Susan Sampson.

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

Judgment Amount: \$13,217.03.

Tax Parcel No.: 64-07-0213.000.

Property known as: 304 W. New York Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Susan Sampson.

No. S-820-17

### (SALE NO. 13)

Plaintiff: Nationstar Mortgage LLC.

Defendant(s): Carl R. Miller, III a/k/a Carl Miller.

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

Judgment Amount: \$26,231.70.

Tax Parcel No.: 02-15-0068.000.

Property known as: 212 Market Street, Cumbola, PA 17930.

TO BE SOLD AS THE PROPERTY of Carl R. Miller, III a/k/a Carl Miller.

No. S-509-17

### (SALE NO. 14)

Plaintiff: Branch Banking and Trust Company.

Defendant: Kayla Stanton a/k/a Kayla L. Stanton.

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

Judgment Amount: \$15,339.08.

Tax Parcel Number: 04-15-0059.001.

Premises: 461 West Main Street, Girardville, Pennsylvania 17935.

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

No. S-2123-16

### (SALE NO. 15)

Plaintiff: Tamaqua Area School District.

Defendant: Maria Picone.

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

Judgment Amount: \$1,668.44.

Tax Parcel No.: 65-11-0010.001.

Property known as: 403 Gay Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Maria Picone.

Nos. J-2931-2016, J-2227-2016

### (SALE NO. 16)

Plaintiff: Towd Point Mortgage Trust 2015-4, U.S. Bank National Association as Indenture Trustee.

Defendant(s): Conrad L. Bossler a/k/a Conrad Bossler and Kathy L. Bossler a/k/a Kathy Bossler.

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

Judgment Amount: \$124,657.56.

Tax Parcel No.: 13-16-0097.000.

Property known as: 1405 W. Main Street, Valley View, PA 17983.

TO BE SOLD AS THE PROPERTY of Conrad L. Bossler a/k/a Conrad Bossler and Kathy L. Bossler a/k/a Kathy Bossler.

No. S-1699-17

### (SALE NO. 17)

Plaintiff: M&T Bank a/k/a Manufacturer's and Traders Trust Company.

## SCHUYLKILL LEGAL RECORD

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Defendants: The Unknown Heirs of Jack D. Sidler Deceased and Kevin Sidler Solely in His Capacity as Heir of Jack D. Sidler, Deceased.

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: \$31,081.27.

Tax Parcel No.: 68-32-0109.000.

Property known as: 1614 West End Avenue, Pottsville, PA 17901.

TO BE SOLD AS PROPERTY of the Unknown Heirs of Jack D. Sidler Deceased and KEVIN SIDLER Solely in His Capacity as Heir of Jack D. Sidler, Deceased.

No. S-1398-17

### **(SALE NO. 18)**

Plaintiff: M&T Bank.

Defendant: Ryan W. Coxe.

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: \$34,338.52.

Tax Parcel No.: 16-18-0037.000.

Property known as: 167 Roosevelt Drive, Mahanoy City a/k/a Morea, PA 17948.

TO BE SOLD AS THE PROPERTY of Ryan W. Coxe.

No. S-260-2017

### **(SALE NO. 19)**

Plaintiff: Bayview Loan Servicing, LLC.

Defendant: Matthew H. Schoepf a/k/a Matthew H. Schoepf a/k/a Matthew Schoepf.

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: \$31,618.45.

Tax Parcel No.: 19-12-119.

Property known as: 19 East Apple Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPERTY of Matthew H Schoepf a/k/a Matthew H. Schoepf a/k/a Matthew Schoepf.

No. S-1568-17

### **(SALE NO. 20)**

Plaintiff: M&T Bank.

Defendant(s): The Known and Unknown Heir(s), Administrator(s), Executor(s), and Devisee(s) of the Estate of Ruth Alberta Dreher, Deceased.

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

Judgment Amount: \$25,621.78.

Tax Parcel No.: 43-3-257.

Property known as: 59 Nice Street North, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of the Known and Unknown Heir(s), Administrator(s), Executor(s) and Devisee(s) of the Estate of Ruth Alberta Dreher, Deceased.

No. S-1774-17

### **(SALE NO. 21)**

Plaintiff: Ocwen Loan Servicing, LLC.

Defendant(s): Jason A. Galan.

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

Judgment Amount: \$142,843.24.

Tax Parcel No.: 41-07-0145.016.

Property known as: 16 Marsha Drive, Cressona, PA 17929.



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TO BE SOLD AS THE PROPERTY of Jason A. Galan.  
No. S-1737-2017

**(SALE NO. 22)**

Plaintiff: WVMF III, Trust B.  
Defendants: Heather D. Kenderine  
a/k/a Heather D. Erdock and Bruce L.  
Kenderine.

Attorneys for Plaintiff: Edward J.  
McKee, Esquire, Stern & Eisenberg,  
PC, 1581 Main Street, Suite 200, War-  
rington, PA 18976.

Judgment Amount: \$148,234.30.  
Tax Parcel No.: 34-4-25.

Property known as: 187 N. Route  
183 a/k/a 187 Route 183 a/k/a Route  
183, Friedensburg, PA 17933.

TO BE SOLD AS THE PROP-  
ERTY of Bruce L. Kenderine and  
Heather D. Kenderine.  
No. S-780-17

**(SALE NO. 23)**

Plaintiff: CU Members Mortgage,  
Colonial Savings F A.

Defendant: John J. Ruchinski, Jr.  
Plaintiff Attorney: Bradley J. Os-  
borne, Esq., 115 West Avenue, Suite  
104, Jenkintown, PA 19046.

Premises A:  
Parcel No.: 36-10-19(4).  
Premises B:  
Parcel Nos.: 36-10-19.

Property known as: 35 Village  
Road, Lost Creek, PA.  
No. S-1709-2016

**(SALE NO. 24)**

Plaintiff: Deutsche Bank National  
Trust Company, Ameriquest Mort-  
gage Securities Inc., Asset Backed  
Pass Through Certificate.

Plaintiff Attorney: Jessica N. Ma-  
nis, Esq., 1581 Main Street, Ste. 200,  
Warrington, PA 18976.

Tax Parcel No.: 28-06-0052.004.  
Property known as: 71 Jefferson  
Lane a/k/a 71 West Jefferson Lane,  
Auburn, PA 17922.

TO BE SOLD AS THE PROP-  
ERTY of Stanley F. Frompovicz, Jr.  
a/k/a Stanley F. Frompovicz a/k/a  
Stanley Frompovicz and Valeriya V.  
Frompovicz.

No. S-1524-2017

**(SALE NO. 25)**

Plaintiff: LSF9 Master Participa-  
tion Trust.

Defendants: Earl P. Miller and  
Sharon A. Miller.

Attorney for Plaintiff: Kevin J.  
Cummings, Esquire, PA I.D. 209660.  
Phone Number: (412) 434-7955.  
Judgment: \$104,355.96.

Tax Parcel No.: 38-2-145.1.  
Property known as: 1934 Market  
Street, Ashland, PA 17921.

TO BE SOLD AS THE PROP-  
ERTY of Earl P. Miller and Sharon  
A. Miller.

No. S-1758-2017

**(SALE NO. 26)**

Plaintiff: Kondaur Capital Corpo-  
ration as Separate Trustee of Matawin  
Ventures Trust Series 2014-4.

Defendants: Barbara J. Krise and  
Thomas J. Habowski.

Attorneys for Plaintiff: Stephen M.  
Hladik, Esquire, Hladik, Onorato &  
Federman, LLP, 298 Wissahickon  
Avenue, North Wales, PA 19454,  
(215) 855-9521.

Judgment Amount: \$41,145.60.  
Tax Parcel No.: 38-6-336.

TO BE SOLD AS THE PROP-  
ERTY of Thomas J. Habowski and  
Barbara J. Krise.

No. S-904-2016

SCHUYLKILL LEGAL RECORD

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**(SALE NO. 27)**

Plaintiff: U.S. Bank National Association.

Defendants: Lisa A. Weikel, Stephen R. Weikel a/k/a Stephen R. Weikel, Sr.

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

Judgment Amount: \$57,164.28.

Being known as: 188-190 Lavelle Road a/k/a 188 Lavelle Road, Lavelle (Butler Township), PA 17943.

Property ID No.: 4-21-30.

No. S-1674-2017

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**(SALE NO. 28)**

Plaintiff: HSBC Bank USA, National Association.

Defendants: John A. Forgotch, Amy Jones.

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

Judgment Amount: \$ 41,288.28.

Being known as: 110 N. Lehigh Street f/k/a 108-110 Lehigh Street, Tamaqua, PA 18252.

Property ID No.: 65-11-0293.000.

No. S-892-2017

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**(SALE NO. 29)**

Plaintiff: Tamaqua Area School District.

Defendant: Linda P. Zimmerman, Administratrix.

Attorney for Plaintiff: David D. Dugan, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,499.04.

Tax Parcel No.: 37-15-0075.001.

Property known as: 120 Walnut Lane, West Penn Township, Pennsylvania, 18211.

TO BE SOLD AS THE PROPERTY of Linda P. Zimmerman, Administratrix.

Nos. J-0361-2017, J-4168-2016

**(SALE NO. 30)**

Plaintiff: Tamaqua Area School District.

Defendant: Donna L. Fecenko.

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

Judgment Amount: \$2,263.43.

Tax Parcel No.: 65-13-0162.

Property known as: 21 Greenwood Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Donna L. Fecenko.

Nos. J-1599-2015, J-4688-2014

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**(SALE NO. 31)**

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

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

Judgment: \$34,866.52.

Tax Parcel No.: 57-3-72.

Property known as: 412 East Bacon Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Sandi L. Dreher and Paul R. Sisko.

No. S-1435-17

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**(SALE NO. 32)**

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

Defendant: Christopher M. Reed.

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

Judgment Amount: \$48,106.02.

Tax Parcel: 58-07-0209.000.

Property known as: 26 Mifflin Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Defendant Christopher M. Reed.

No. S-1208-17

SCHUYLKILL LEGAL RECORD

**(SALE NO. 33)**

Plaintiff: LSF10 Master Participa-  
tion Trust.

Defendants: Joseph Gelches and  
Natalie A. Wasser.

Attorneys: McCabe, Weisberg &  
Conway, LLC, 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 PROP-  
ERTY of Joseph Gelches and Natalie  
A. Wasser.

No. S-1599-16

**(SALE NO. 34)**

Plaintiff: Saint Clair Area School  
District.

Defendant: Eric M. Chaplick.

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

Judgment Amount: \$1,313.37.

Tax Parcel No.: 62-03-0507.

Property known as: 217 S. Morris  
Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROP-  
ERTY of Eric M. Chaplick.

Nos. J-5165-2014, J-4560-2014

**(SALE NO. 35)**

Plaintiff: Panther Valley School  
District.

Defendant: Jared Travis Day.

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

Judgment Amount: \$1,585.51.

Tax Parcel No.: 40-03-0175.

Property known as: 264 E. High  
Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROP-  
ERTY of Jared Travis Day.

Nos. J-3163-2013, J-2583-2013

**(SALE NO. 36)**

Plaintiff: State Farm Bank, F.S.B.

Defendants: Ernest Haddad a/k/a  
Ernest A. Haddad, Holly Haddad a/k/a  
Holly A. Haddad a/k/a Holly Baker  
Haddad.

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: \$184,759.11.

Tax Parcel No.: 68-52-0024.000.

Premises known as: 115 S. 26th  
Street a/k/a 115 S. Twenty-Sixth,  
Pottsville, PA 17901-3120.

TO BE SOLD AS THE PROP-  
ERTY of Ernest Haddad a/k/a Ernest  
A. Haddad, Holly Haddad a/k/a Holly  
A. Haddad a/k/a Holly Baker Haddad.

No. S-1701-17

**(SALE NO. 37)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Joseph D. Paulus.

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: \$35,289.86.

Tax Parcel No.: 40-02-0534.000.

Premises known as: 43 East How-  
ard Street a/k/a 43 East Howard Ave.,  
Coaldale, PA 18218-1518.

TO BE SOLD AS THE PROP-  
ERTY of Joseph D. Paulus.

No. S-805-17

**(SALE NO. 38)**

Plaintiff: JPMorgan Chase Bank,  
National Association Successor by  
Merger to Chase Home Finance LLC.

## SCHUYLKILL LEGAL RECORD

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Defendants: David B. Seresky a/k/a David Seresky, Lisa A. Seresky a/k/a Lisa Seresky.

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: \$117,233.17.

Tax Parcel No.: 61-04-0046.001.

Premises known as: 198 East Main Street, Ringtown, PA 17967-9707.

TO BE SOLD AS THE PROPERTY of David B. Seresky a/k/a David Seresky, Lisa A. Seresky a/k/a Lisa Seresky.

No. S-687-17

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### (SALE NO. 39)

Plaintiff: Wells Fargo Bank, N.A.  
Defendant: Caryl A. Johnson.

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: \$60,758.74.

Tax Parcel No.: 15-11-0058.000.

Premises known as: 5 Fourth Street, Kelayres, PA 18231.

TO BE SOLD AS THE PROPERTY of Caryl A. Johnson.

No. S-1605-17

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### (SALE NO. 40)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Jason J. Knoll, in His Capacity as Administrator and Heir of the Estate of Tracy J. Knoll a/k/a Tracy Jo Knoll, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Tracy J. Knoll a/k/a Tracy Jo Knoll, Deceased.

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: \$100,049.08.

Tax Parcel No.: 21-25-0147.000.

Premises known as: 308 Towpath Lane, Pine Grove, PA 17963-9796.

No. S-1994-17

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### (SALE NO. 41)

Plaintiff: Santander Bank, N.A.

Defendants: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Faye Coulter a/k/a Faye Marie Coulter, Deceased.

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: \$42,695.84.

Tax Parcel No.: 04-30-0053.000.

Premises known as: 366 Main Street, Lavelle, PA 17943.

No. S-735-17

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### (SALE NO. 42)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Lori Carroll, in Her Capacity as Administratrix and Heir of the Estate of Elizabeth Frantz a/k/a Elizabeth Ann Frantz a/k/a Elizabeth A. Frantz, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elizabeth Frantz a/k/a Elizabeth Ann Frantz a/k/a Elizabeth A. Frantz, Deceased.

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

## SCHUYLKILL LEGAL RECORD

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Judgment Amount: \$32,426.43.  
Tax Parcel No.: 63-07-0185.000.  
Premises known as: 101-103 East Liberty Street a/k/a 101 E. Liberty Street, Schuylkill Haven, PA 17972.  
No. S-1390-17

### (SALE NO. 44)

Plaintiff: Santander Bank, N.A.  
Defendant: Jason M. Ashfield.  
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: \$62,086.77.  
Tax Parcel Nos.: 06-09-0079.000, 06-09-0137.005.

Premises known as: 155 Maple Street, Delano, PA 18220.

TO BE SOLD AS THE PROP-  
ERTY of Jason M. Ashfield.  
No. S-1304-17

### (SALE NO. 45)

Plaintiff: Shenandoah Valley School District.

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

Judgment Amount: \$3,521.20.  
Tax Parcel No.: 64-07-0363.  
Property known as: 318 W. Atlan-tic Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROP-  
ERTY of Mary Ann Kirk.  
Nos. J-1521-2014, J-3242-2009

### (SALE NO. 46)

Plaintiff: The Gratz Bank, For-merly Liberty Savings Bank, F.S.B.  
Defendant: Brian S. Buchinski.  
Attorney for Plaintiff: Joseph C. Michetti, Jr., Esquire, (570) 797-8651.  
Judgment Amount: \$16,451.36.

Tax Parcel Nos.: 68-19-0201.001 and 68-19-0124.000.

Property known as: 802 and 803, Fairview Street, Pottsville, PA 17901.  
TO BE SOLD AS THE PROP-  
ERTY of Brian S. Buchinski.  
No. S-2261-2017

### (SALE NO. 47)

Plaintiff: M&T Bank.  
Defendant: Dustin Gernert.  
Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, BNY Inde-pendence Center, 701 Market Street, Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$49,230.27.  
Tax Parcel No.: 55-06-0042.000.  
Property known as: 321 Hughes Street, New Ringgold, PA 17960.

TO BE SOLD AS THE PROP-  
ERTY of Dustin Gernert.  
No. S-1311-17

### (SALE NO. 48)

Plaintiff: Bayview Loan Servicing, LLC.

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

Judgment Amount: \$127,530.95.  
Tax Parcel No.: 34-26-1005.  
Property known as: 1005 Horse-man Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROP-  
ERTY of Dianne G. Frey.  
No. S-1493-17

### (SALE NO. 49)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Zainab Ali-Saleh a/k/a Zainab Ali Saleh.

## SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$79,778.55.

Tax Parcel No.: 63-10-5.

Property known as: 504 W. Columbia Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Zainab Ali-Saleh a/k/a Zainab Ali Saleh.

No. S-2072-2013

### (SALE NO. 50)

Plaintiff: Tamaqua Area School District.

Defendants: Charles M. Hill, Tina Marie Wray.

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

Judgment Amount: \$1,775.86.

Tax Parcel No.: 65-29-0030.

Property known as: 736 E. Broad Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Charles M. Hill, Tina Marie Wray.

Nos. J-3448-2014, J-3523-2010

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

March 14, 2018

Sheriff Sale list available online at [www.co.schuylkill.pa.us](http://www.co.schuylkill.pa.us).

May 3, 10, 17

### JUDGMENTS

The name of the judgment debtor appears first, followed by the name of the judgment creditor and the amount of judgment.

SCHERRER, JESSEE LEE to SCHUYLKILL COUNTY ADULT PROBAT \$965.94

SCHERRER, JESSEE LEE to SCHUYLKILL COUNTY ADULT PROBAT \$1,258.50

STESSALAVAGE, JARED THOMAS to SCHUYLKILL COUNTY ADULT PROBAT \$2,026.36

TAVARES, DAVID JOSEPH to SCHUYLKILL COUNTY ADULT PROBAT \$994.50

TAVARES, DAVID to SCHUYLKILL COUNTY ADULT PROBAT \$1,802.00

TORRES, KELLY ANN to SCHUYLKILL COUNTY ADULT PROBAT \$834.00

TORRES, KELLY ANN to SCHUYLKILL COUNTY ADULT PROBAT \$575.50

WATERS, IAN MICHAEL to SCHUYLKILL COUNTY ADULT PROBAT \$867.00

WILLIAMS, KELLY ANN to SCHUYLKILL COUNTY ADULT PROBAT \$529.00

WILLIAMS, KELLY ANN to SCHUYLKILL COUNTY ADULT PROBAT \$408.50

OLT SR, RICHARD A to JONESTOWN BANK & TRUST CO

KIMMELS METALLURGICAL PRODUCTS to FULTON BANK NA \$9,660,439.42

HEFFELFINGER, DEANN L to COALDALE BOROUGH \$842.46

KOVACH, ANDREW, KOVACH, HELEN to SHENADOAH VALLEY SCHOOL DISTR \$898.82