

## 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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**LEHMAN, EUGENE R., SR.**, deceased

Late of Pine Grove Township, Schuylkill County, PA

Executors: Eugene R. Lehman, Jr., 34 Pine Tree Drive, Pine Grove, PA 17963 and Keith Lehman, 500 School Street, Pine Grove, PA 17963

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

**STERN, CONSTANCE R.**, deceased

Late of South Manheim Township, Schuylkill County, PA

Executor: Christopher Odenwelder c/o James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

Attorney: James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

**WILSON, JOSHUA HAROLD, JR.**

a/k/a **JOSHUA H. WILSON, JR.**

a/k/a **JOSHUA H. WILSON**

a/k/a **JOSHUA WILSON**, deceased

Late of South Manheim Township, Schuylkill County, PA

Administrator: Josef W. Oggier, III, 6209 Bayberry Avenue, Manheim, PA 17545

Attorneys: Stephanie E. Murphy, Esquire, McQuaide Blasko, Inc., 1249 Cocoa Avenue, Suite 210, Hershey, PA 17033

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#### SECOND PUBLICATION

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**CHWASTIAK, PETER H.** a/k/a

**PETER HARRY CHWASTIAK**,

deceased

Late of 1816 Third Avenue, City of Pottsville, Schuylkill County, PA

Executor: Peter H. Chwastiak, II c/o Brian F. Boland, Esq., Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610

Attorneys: Brian F. Boland, Esq., Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610

**McGOVERN, PATRICIA A.**, deceased

Late of Schuylkill Haven Borough, Schuylkill County, PA

Administratrix C.T.A.: Mary D. Trumbo, 202 Main Street, Landingville, PA 17972

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

**NESTER, RUTH M.** a/k/a **RUTH**

**NESTER** a/k/a **RUTH MAE**

**NESTER**, deceased

Late of the Township of Rush, Schuylkill County, PA

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Executrix: Lucy M. Murphy, C.P.A., 231 West Broad Street, Tamaqua, PA 18252

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

**VISALLI, ROSARIO J.**, deceased  
Late of Pottsville, Schuylkill County, PA

Executor: Joseph Visalli, P.O. Box 291, Minersville, PA 17954

Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

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### THIRD PUBLICATION

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**FEKETE, ROSE ANN**, deceased  
Late of Pottsville, Schuylkill County, PA

Administratrix: Michelle Lagasse, 500 East Market Street, Pottsville, PA 17901

Attorneys: John R. Kantner, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

**KINTZEL, MONROE A.**, deceased  
Late of the Borough of Tremont, Schuylkill County, PA

Executrices: Brenda Beuchler, 198 Mountain Road, Pine Grove, PA 17963 and Debra Joseph, 235 Pleasant Valley Road, Apt. B, Pine Grove, PA 17963

Attorneys: Joseph G. Zerbe, Esquire, Derenzo & Zerbe, 111 East Market Street, Pottsville, PA 17901

**McGEE, CATHERINE T. a/k/a CATTIE McGEE**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executrix: Kathleen A. McGee, 123 Pike Street, Port Carbon, PA 17965

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

**NICKELS, THOMAS JOSEPH**, deceased  
Late of Orwigsburg, Schuylkill County, PA

Executors: Lynn E. Nickels and Louis Denton c/o Law Office of Hank J. Clarke, P.O. Box 106, Pottsville, PA 17901

Attorneys: Law Office of Hank J. Clarke, P.O. Box 106, Pottsville, PA 17901

**POLLACK, STELLA MARIE**, deceased

Late of Mary D, Schuylkill Township, Schuylkill County, PA

Administrator: Edward J. Pollack, 77 Back Street, Mary D, PA 17952  
Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901

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### NOTICE

The annual meeting of the policyholders of The Ashland Mutual Fire Insurance Company of Pennsylvania will be held at 4:00 p.m. on Tuesday, January 15, 2019, at Strouse and Strouse Law Office, 816 Center Street, Ashland, PA 17921.

Dec. 13, 20, 27

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COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Saint Clair Area School District  
vs.

Grumpy, L.L.C.  
NO. J-2591-2017

Notice is given that the above was named as defendant in a civil action

SCHUYLKILL LEGAL RECORD

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by plaintiff to recover 2016 real estate taxes for property located at 2 Industrial Park Road, E. Norwegian Twp., PA, Tax Parcel No. 08-02-0019.030. A Writ of Scire Facias for \$5,648.04 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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.

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

PORTNOFF LAW  
ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 13, 20, 27

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IN THE COURT OF  
COMMON PLEAS, SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
Wells Fargo Bank, N.A.

Plaintiff

vs.

Unknown heirs, successors,  
assigns and all persons, firms or  
associations claiming right, title or  
interest from or under Edgar  
Harding, Deceased

Defendants

DOCKET NO.: S-196-18

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY PURSUANT  
TO PENNSYLVANIA RULE OF  
CIVIL PROCEDURE 3129

TO: Unknown heirs, successors, as-  
signs and all persons, firms or as-  
sociations claiming right, title or  
interest from or under Edgar Hard-  
ing, Deceased, 22 West Spruce  
Street, Mahanoy City, PA 17948  
TAKE NOTICE:

That the Sheriff's Sale of Real  
Property (Real Estate) will be held at  
the Schuylkill County Sheriff's Of-  
fice, at the Schuylkill County Court-  
house, 401 North Second Street,  
Pottsville, PA 17901 on February 15,  
2019 at 10:00 A.M. prevailing local  
time.

THE PROPERTY TO BE SOLD  
is delineated in detail in a legal de-  
scription consisting of a statement of  
the measured boundaries of the prop-  
erty, together with a brief mention of  
the buildings and any other major  
improvements erected on the land.

The LOCATION of your property  
to be sold is: 22 West Spruce Street,  
Mahanoy City, PA 17948.

The JUDGMENT under or pursu-  
ant to which your property is being  
sold is docketed to: No. S-196-18.

THE NAME(S) OF THE OWN-  
ER(S) OR REPUTED OWNER(S)  
OF THIS PROPERTY ARE: Un-  
known heirs, successors, assigns and  
all persons, firms or associations  
claiming right, title or interest from or  
under Edgar Harding, Deceased.

## SCHUYLKILL LEGAL RECORD

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A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Schuylkill County, at the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

THE LEGAL RIGHTS YOU  
MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Schuylkill County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Schuylkill County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Schuylkill County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901, before presentation of the petition to the Court.

JUSTIN F. KOBESKI, ESQUIRE  
(200392)

MANLEY DEAS  
KOCHALSKI LLC  
Attorneys for Plaintiff

P.O. Box 165028  
Columbus, OH 43216-5028  
Telephone: (614) 222-4921  
Fax: (614) 220-5613  
E-mail: [kabonner@manleydeas.com](mailto:kabonner@manleydeas.com)

VIA Special Service (Posting—  
PPS), Special Service (Certified  
Mail), Special Service (Regular Mail),  
Special Service (Publication) and  
Special Service (Publication)

Dec. 27

SCHUYLKILL LEGAL RECORD

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
NOTICE OF SHERIFF'S SALE  
U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE FOR NRZ  
PASS-THROUGH TRUST V

vs.

JEFFREY A. NAJUNAS  
NO. S-747-18

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

NOTICE TO: JEFFREY A. NAJUNAS a/k/a JEFFREY NAJUNAS  
Being Premises: 236 NORTH  
JARDIN STREET, SHENANDOAH,  
PA 17976-1643.

Being in SHENANDOAH BOR-  
OUGH, County of SCHUYLKILL,  
Commonwealth of Pennsylvania, 64-  
05-0001.000.

Improvements consist of residen-  
tial property.

Sold as the property of JEFFREY  
A. NAJUNAS.

Your house (real estate) at 236  
NORTH JARDIN STREET, SHEN-  
ANDOAH, PA 17976-1643 is sched-  
uled to be sold at the Sheriff's Sale on  
April 12, 2019 at 10:00 A.M., at the  
SCHUYLKILL County Courthouse,  
401 North 2nd Street, Pottsville, PA  
17901, to enforce the Court Judgment  
of \$41,083.38 obtained by, U.S.  
BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPAC-  
ITY, BUT SOLELY AS TRUSTEE  
FOR NRZ PASS-THROUGH TRUST  
V (the mortgagee), against the above  
premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff  
Dec. 27

COURT OF COMMON PLEAS OF  
SCHUYLKILL COUNTY  
ORPHANS' COURT DIVISION  
PRIVATE SALE OF  
REAL ESTATE

In the matter of the Estate of  
Bertha C. Loftus, Deceased  
To: the heirs, legatees, devisees, next  
of kin, and all other persons inter-  
ested in said estate

NOTICE IS HEREBY GIVEN  
that Kenneth A. Loftus, personal rep-  
resentative has filed in the Office of  
the Clerk of the said Court his petition  
praying for an order of sale of the real  
estate of said decedent situate at 130  
E. Market Street, Mahanoy City,  
Pennsylvania, at a private sale to Ken-  
neth A. Loftus for the sum of \$7,200.00  
for the purposes in the petition set  
forth. If no exceptions are filed  
thereto and no objections are made to  
granting the same, the Court will be  
asked to take action upon the petition  
on January 9, 2019, at 9:00 a.m. at the  
Schuylkill County Courthouse, Potts-  
ville, Pennsylvania.

THOMAS K. NOONAN,  
ESQUIRE  
Attorney for Petitioner  
Dec. 27

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.

KAMMCO vs. SMITH, ROBERT,  
BETZ, AMY  
MURPHY, WILLIAM vs. NEW-  
MAN, KAYLA  
BACHERT, BRUCE, BACHERT,  
JEANNIE vs. KOCH, CINDY  
FIRST NATIONAL BANK OF  
OMAHA vs. OUELLETTE,  
MACKENZIE A

## SCHUYLKILL LEGAL RECORD

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- COPE SR, MICHAEL vs. FAIR, JUSTYN, FAIR, NINA  
WELLS FARGO BANK N A vs. RAUCO, KRISTEN M, JUSINSKI, KRISTEN M  
ROTH, LORENE E, ROTH, ANDREW E vs. MAHANOEY AREA SCHOOL DISTRICT, SCHUYLKILL COUNTY BOARD OF ASS, SCHUYLKILL COUNTY COMMISSIONER, RYAN TOWNSHIP  
MULLINS, CODY vs. PARRY, KAITLYN M  
REGENCY FINANCE COMPANY vs. HEISER, JOLENE  
DISCOVER BANK vs. SCHNEIDER, TRACY  
JOHNSON, JANINE vs. PA DEPT OF TRANSPORTATION, HIWAY PAVING INC  
SANTANDER BANK NA vs. OSATCHUCK, JOHN R, OSATCHUCK, BETH A  
WEISER, MARY vs. WEISER, DAVID L  
PENNSYLVANIA STATE EMPLOYEE CR vs. DONTON, ASHLEY N  
ALLY FINANCIAL INC vs. ZEIN, ELEANOR M, ZEIN III, ALBERT J  
ALLY FINANCIAL INC vs. KUHN, KENNETH R  
ALLY FINANCIAL INC vs. GUIN-  
THER JR, LARRY F, GUIN-  
THER, SHERRY J  
ALLY FINANCIAL INC vs. REIGEL,  
CAROL J  
HENDLEY, TARRENCE vs. WET-  
ZEL, JOHN E, PA BOARD OF  
PROBATION AND PARO  
WHITING, RICARDO vs. PENN-  
SYLVANIA DEPARTMENT OF  
COR, MILLER, R, FRYER, DEB-  
ORAH RN, SCI MAHANOEY'S  
MEDICAL DEPARTME, WEX-  
FORD SERVICES  
SNYDER, GEORGE C vs. VILLAGE  
AUTO SALES AND SERVICE  
BELUSKO, STEPHEN vs. THOM-  
AS, PAULA, THOMAS, REGI-  
NARD  
KELLY, TAYLOR vs. SCHUYLKILL  
COUNTY TAX CLAIM BU,  
PUERTO, DANA C  
WELLS FARGO BANK N A vs.  
STERNER, KELLY, ANDES,  
KELLY, ANDES SR, MICHAEL  
RICHARDS, CARVEL B vs. PA  
DEPT OF TRANSPORTATION  
WELLS FARGO BANK N A, WA-  
CHOVIA BANK N A, FIRST  
UNION NATIONAL BANK vs.  
HUGHES, TRACY, BUCHAN-  
AN, GARY, BUCHANAN, MAD-  
ELINE, UNKNOWN HEIRS  
SUCCESSORS ASSIG  
RUSSELL, NICOLE, KING, FRED-  
RICK vs. GIROLAMI, MIKE  
RUSSELL, NICOLE, KING, FRED-  
RICK vs. DUBE, JOHN  
McDOWELL, DAVID vs. MANKIN,  
JENNIFER  
US BANK NATIONAL ASSOCIA-  
TION, STRUCTURED ASSET  
SECURITIES CO vs. EVANS,  
CHRISTINE, EVANS, JOHN H  
CAVALRY SPV I LLC, CITIBANK  
NA vs. SIMINITUS, ANTHONY  
C  
CAVALRY SPV I LLC, CAPITAL  
ONE BANK (USA) NA vs. LA-  
ZER, JOY A  
CAVALRY SPV I LLC, SYNCHRO-  
NY BANK/CARE CREDIT vs.  
GUERRIDO, NATALIE  
CAVALRY SPV I LLC, CITIBANK  
NA vs. IADICICCO, JOSEPH A  
CAVALRY SPV I LLC, COMENITY  
CAPITAL BANK vs. BEN-  
SINGER, CATHERINE M  
CAVALRY SPV I LLC, SYNCHRO-  
NY BANK vs. DALTON, KIM-  
BERLY