

## 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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**HANEY, CATHERINE C.**, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Administratrix: Susan G. Haney, 108 North Fifth Street, Minersville, PA 17954

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

**MINOR, FRANKLIN J.**, deceased

Late of Kline Township, Schuylkill County, PA

Executor: Daniel L. Minor, Jr.  
Attorneys: James A. Schneider, Esquire and William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

**PRANSCAVAGE, MICHAEL A.**, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Administratrix: Mary Ann Monderewicz, 706 Lytle Street, Minersville, PA 17954

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

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#### SECOND PUBLICATION

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**BUBER, LEON J.**, deceased

Late of the Township of Wayne, Schuylkill County, PA

Executor: Barry L. Zimmerman, 1732 Sweet Arrow Lake Road, Pottsville, PA 17901

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

**FETTERMAN, RONALD C.**, deceased

Late of Ashland, Schuylkill County, PA

Executor: Michael Holowaty, 598 Airport Road, Ashland, PA 17921

Attorneys: Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, PA 17851

**GRUBE, RUTH H. a/k/a RUTH GRUBE**, deceased

Late of Rush Township, Schuylkill County, PA

Executor: Wayne A. Grube, 72 Church Rd., Barnesville, PA 18214

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

**KOVACH, ELEANOR O.**, deceased

Late of Brockton, Schuylkill County, PA

Executrix: Donna Kovach c/o Elizabeth Kapo, Esquire, 2123 Pinehurst Road, Bethlehem, PA 18018

## SCHUYLKILL LEGAL RECORD

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Attorney: Elizabeth Kapo, Esquire,  
2123 Pinehurst Road, Bethlehem,  
PA 18018

**KRULL, DORIS M.,** deceased  
Late of Saint Clair, Schuylkill  
County, PA

Administratrix: Marilyn Sophie c/o  
Samuel R. Kasick, Esquire, 523 W.  
Linden St., Allentown, PA 18101-  
1415

Attorney: Samuel R. Kasick, Es-  
quire, 523 W. Linden St., Allen-  
town, PA 18101-1415

**LENGEL, JOHN H. a/k/a JOHN  
LENGEL,** deceased

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

Executrix: Leah Lengel, 260 W.  
Broad Street, Dallastown, PA  
17313

Attorney: Shelby G. Hostetter,  
Esquire, 75 Memorial Drive,  
Schuylkill Haven, PA 17972

**LINK, MARY ANN K.,** deceased  
Late of Lost Creek, Schuylkill  
County, PA

Executrices: Lorianne Link, 495  
Mt. Olive Blvd., P.O. Box 19, Lost  
Creek, PA 17946 and Mary Jo  
Link, 495 Mt. Olive Blvd., P.O.  
Box 24, Lost Creek, PA 17946

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

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### THIRD PUBLICATION

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**BAIOCCO, MARY A.,** deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA

Executor: Vincent J. Baiocco, 708  
West Race Street, Pottsville, PA  
17901

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

**BAKER, CHARLES MILLER  
a/k/a CHARLES M. BAKER,**  
deceased

Late of Orwigsburg Borough,  
Schuylkill County, PA

Executor: Peter Charles Baker c/o  
Mary R. LaSota, Esq., 116 E. Court  
St., Doylestown, PA 18901

Attorneys: Mary R. LaSota, High  
Swartz LLP, 116 E. Court St.,  
Doylestown, PA 18901

**BEACH, KENNETH R.,** deceased  
Late of the Township of Branch,  
Schuylkill County, PA

Co-Executrices: Cheryl Schultz,  
111 Sweet Arrow Lake Rd., Pine  
Grove, PA 17963 and Debra  
Skripko, P.O. Box 276, Llewellyn,  
PA 17944

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

**BIXLER, ELEANOR F.,** deceased  
Late of Hegins Township, Schuyl-  
kill County, PA

Administrator CTA: William A.  
Bixler, 60 Snyder Road, Hegins,  
PA 17938

Attorneys: James P. Diehl, Esquire,  
Williamson, Friedberg & Jones,  
LLC, 10 Westwood Road, Potts-  
ville, PA 17901

**DEVINE, JOSEPH RONALD a/k/a  
J. RONALD DEVINE a/k/a  
RON DEVINE,** deceased

Late of Donaldson, Frailey Town-  
ship, Schuylkill County, PA

Executrix: Ilene L. Devine, 110  
East Centre Street, Donaldson, PA  
17981

Attorneys: John R. Kantner, Es-  
quire, Fanelli, Evans & Patel, P.C.,  
No. 1 Mahantongo Street, Potts-  
ville, PA 17901

SCHUYLKILL LEGAL RECORD

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**GURSKY, MARTIN DAVID a/k/a MARTIN GURSKY**, deceased  
Late of the Borough of St. Clair,  
Schuylkill County, PA  
Administrator: John Gursky, 79  
Mahanoy Avenue, Tamaqua, PA  
18252  
Attorney: Maryann Conway, Esq.,  
1825 West Market Street, Suite 2,  
P.O. Box 1231, Pottsville, PA  
17901

**HERB, BRENDA a/k/a BRENDA L. HERB**, deceased  
Late of the Township of Eldred,  
Schuylkill County, PA  
Executor: George E. Bressler, 208  
East Center Street, Donaldson, PA  
17981  
Attorney: Anthony James Urban,  
Esquire, 474 North Centre Street,  
P.O. Box 890, Pottsville, PA  
17901-0890

**HIKES, EMILY MAE**, deceased  
Late of the Borough of Pine Grove,  
Schuylkill County, PA  
Administrator: Darren B. Hikes,  
170 S. Tulpehocken Street, Pine  
Grove, PA 17963  
Attorneys: Richard J. Wiest, Es-  
quire, Williamson, Friedberg &  
Jones, LLC, 10 Westwood Road,  
Pottsville, PA 17901

**KELLY, MARY E. a/k/a MARY KELLY**, deceased  
Late of the Township of North  
Manheim, Schuylkill County, PA  
Executor: Francis C. Woodward,  
157 Malones Road, Ashland, PA  
17921  
Attorney: Leo Breznik, Esquire,  
Attorney-At-Law, 32 E. Centre St.,  
P.O. Box 567, Shenandoah, PA  
17976-0567

**MURPHY, THOMAS J.**, deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA

Executrix: Debra K. Natitus, 161  
Harris Hill Road, Shavertown, PA  
18708

Attorney: Christopher J. Crawford,  
Esquire, Riverside Commons, 575  
Pierce Street, Suite 303, Kingston,  
PA 18704

**STEFANEK, CHARLES J.**, de-  
ceased

Late of the Township of Schuylkill,  
Schuylkill County, PA

Co-Executrices: Kathleen Zellner,  
232 Carbon Street, Lehighton, PA  
18235 and Patricia Llewellyn, 234  
N. Sixth Street, Lehighton, PA  
18235

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

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IN THE COURT OF COMMON  
PLEAS OF LANCASTER  
COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION  
NOTICE OF TERMINATION  
OF PARENTAL RIGHTS  
HEARING AND NOTICE  
REQUIRED BY ACT 101 OF 2010,  
23 Pa. C.S. §§2733(c)

IN RE: Adoption of P.J.H. a/k/a  
P.J.W., FEMALE MINOR CHILD  
DATE OF BIRTH: 10/27/2017  
BORN TO: Keli Annmarie Heffner  
NO. 2017-02500  
To: UNKNOWN BIOLOGICAL  
FATHER

A Petition has been filed asking the  
Court to put an end to all rights you  
have or might have concerning the  
above-mentioned child. The Court has  
set a hearing to consider ending your  
rights to the child. That hearing will  
be held on September 27, 2018, at

SCHUYLKILL LEGAL RECORD

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10:00 o'clock a.m. in Courtroom No. 1 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania. If you could be the parent of the above-mentioned child, you are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to the child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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.

Court Administrator  
Court Administrator's Office  
Lancaster County Courthouse  
50 North Duke Street  
Lancaster, PA 17602  
Telephone Number  
(717) 299-8041

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication with your child following an adoption.

YOUNG & YOUNG  
44 South Main Street  
Manheim, PA 17545

Sept. 6, 13

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IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER

Plaintiff

vs.

Tyler Salaki, as believed Heir and/or Administrator to the Estate of William A. Salaki; Unknown Heirs and/or Administrators of the Estate of William A. Salaki

Defendants

NO.: S-472-2018

TO: Unknown Heirs and/or Administrators of the Estate of William A. Salaki

You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-472-2018, seeking to foreclose the mortgage secured by the real estate located at 1418 Long Run Road, Friedensburg, PA 17933.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 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 NOTICE TO YOUR LAWYER AT

SCHUYLKILL LEGAL RECORD

ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW TO  
FIND OUT WHERE YOU CAN GET  
LEGAL HELP.

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

Sept. 13

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE FOR NRZ  
PASS-THROUGH TRUST V  
Plaintiff

vs.

JEFFREY A. NAJUNAS  
Defendant

NO. S-747-18

NOTICE

To: JEFFREY A. NAJUNAS

You are hereby notified that on  
April 25, 2018, Plaintiff, U.S. BANK  
NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY,  
BUT SOLELY AS TRUSTEE FOR  
NRZ PASS-THROUGH TRUST V,  
filed a Mortgage Foreclosure Com-  
plaint endorsed with a Notice to Def-  
end, against you in the Court of  
Common Pleas of SCHUYLKILL  
County, Pennsylvania, docketed to  
No. S-747-18. Wherein Plaintiff seeks  
to foreclose on the mortgage secured  
on your property located at 236

NORTH JARDIN STREET,  
SHENANDOAH, PA 17976-1643  
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 re-  
lief requested by the plaintiff. You  
may lose money or property or other  
rights important to you.

YOU SHOULD TAKE THIS NO-  
TICE 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

Sept. 13

SCHUYLKILL LEGAL RECORD

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE  
LSF9 MASTER  
PARTICIPATION TRUST

Plaintiff

v.

EVA MORGANS, CYRIL  
MORGANS, JR., RANDY  
RUMBEL, JERRY RUMBEL, AS  
KNOWN HEIRS OF PHYLLIS  
MORGANS RUMBEL a/k/a  
PHYLLIS MORGANS AND ALL  
UNKNOWN HEIRS OF PHYLLIS  
MORGANS RUMBEL a/k/a  
PHYLLIS MORGANS

Defendants

NO: S-1478-2017

Notice of Sheriff's Sale of Real  
Estate on December 14, 2018, at 10:00  
a.m. in Schuylkill County Courthouse,  
Sheriff's Office, Second and Laurel  
Boulevard, Pottsville, PA 17901.

ALL THE RIGHT, TITLE, IN-  
TEREST AND CLAIM OF EVA  
MORGANS, CYRIL MORGANS,  
JR., RANDY RUMBEL, JERRY  
RUMBEL AS KNOWN HEIRS OF  
PHYLLIS MORGANS RUMBEL  
a/k/a PHYLLIS MORGANS AND  
ALL UNKNOWN HEIRS OF PHYL-  
LIS MORGANS RUMBEL a/k/a  
PHYLLIS MORGANS OF, IN AND  
TO:

ALL THE FOLLOWING DE-  
SCRIBED REAL ESTATE SITU-  
ATED IN THE TOWNSHIP OF  
DELANO, COUNTY OF SCHUYL-  
KILL, COMMONWEALTH OF  
PENNSYLVANIA.

HAVING ERECTED THEREON  
A DWELLING KNOWN AND  
NUMBERED AS 89 HAZEL  
STREET, DELANO, PA 18220.

DEED BOOK 1318, PAGE 306,  
PARCEL NUMBER 06-09-0064.00.

LSF9 Master Participation Trust v.  
Eva Morgans, Cyril Morgans, Jr.,  
Randy Rumbel, Jerry Rumbel As  
Known Heirs of Phyllis Morgans  
Rumbel a/k/a Phyllis Morgans and All  
Unknown Heirs of Phyllis Morgans  
Rumbel a/k/a Phyllis Morgans, at  
Execution Number S-1478-2017 in  
the amount \$23,948.32.

Schedule of Distribution will be  
filed by the Sheriff on the date speci-  
fied by the Sheriff no later than thirty  
(30) days from sale date. Distributions  
will be made in accordance with the  
schedule unless exceptions are filed  
within ten (10) days of the filing of the  
schedule.

BENJAMIN N. HOEN, ESQUIRE  
WELTMAN, WEINBERG &  
REIS CO., L.P.A.

436 7th Ave.  
Ste. 2500  
Pittsburgh, PA 15219  
(412) 434-7955

Sept. 13

IN THE COURT OF  
COMMON PLEAS OF  
SCHUYLKILL COUNTY  
ORPHANS' COURT DIVISION  
CITATION  
SCHUYLKILL COUNTY, SS  
THE COMMONWEALTH OF  
PENNSYLVANIA  
FILE NO. A63-294-18

TO: Alyssa Marie Brennan a/k/a  
Alyssa Marie Ditzel natural moth-  
er of C.J.D.

GREETINGS:

At the instance of Schuylkill  
County Children and Youth Services  
petitioner, you and each of you are  
hereby cited to file in the office of the  
Register of Wills—Clerk of the Or-  
phans' Court—in the Courthouse, at

## SCHUYLKILL LEGAL RECORD

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Pottsville, Schuylkill County aforesaid, on or before, Tuesday, September 25, 2018, a complete answer under oath to the averments of the petition, copy of which is hereby attached, filed by Karen E. Rismiller, Esquire, Attorney for the Petitioner(s) and to show cause why your parental rights should not be terminated and a Decree of Involuntary Termination of Parental Rights granted and generally do and abide all orders of the Said Court in the premises. And herein fail not at your peril.

Citation Returnable and Hearing to be held Tuesday, September 25, 2018, at 9:00 a.m., Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania 17901-2520.

WITNESS the Honorable WIL-LIAME E. BALDWIN, President Judge of our said Court, at Pottsville, Pennsylvania, the 16th day of August, 2018.

*/s/Theresa Santai Gaffney*  
Clerk of the Orphans' Court of  
Schuylkill County, Pennsylvania

### PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

Counsel of Record: Karen E. Rismiller, Esquire—for Petitioner.

#### PRELIMINARY DECREE

AND NOW, this 16th day of August, 2018, at 9:40 a.m., upon consideration of the Petition for Involuntary Termination of Parental Rights of the Natural Mother and Petitioner's Motion to Serve the Natural Mother by Publication, it is hereby ORDERED that the Motion for Publication is GRANTED, and a Citation is issued to Alyssa Marie Brennan a/k/a Alyssa Marie Ditzel, natural mother of C.J.D., to show cause why her parental rights should not be terminated and a Decree

of Involuntary Termination of Parental Rights granted.

Citation Returnable and Hearing to be held Tuesday, September 25, 2018 at 9:00 a.m., in Courtroom No. 4, Schuylkill County Courthouse<sup>1</sup>, Pottsville, Pennsylvania.

A copy of the petition, citation and at least ten (10) days notice of the hearing shall be given to Alyssa Marie Brennan a/k/a Alyssa Marie Ditzel, the natural mother, by publication in the Republican Herald and Schuylkill Legal Record. A copy of the notice shall also be given to the persons and in the manner designated by 23 Pa.C.S.A. §2513(b).

BY THE COURT,  
*/s/Baldwin, P.J.*

<sup>1</sup> Cellular phones are not permitted to be used in the courtroom.

#### NOTICE OF HEARING

A petition has been filed asking the Court to put an end to all rights you have to your child, C.J.D. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Tuesday, September 25, 2018, at 9:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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.



SCHUYLKILL LEGAL RECORD

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Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375

NOTICE OF LANGUAGE RIGHTS

languageaccesscoordinator@  
co.schuylkill.pa.us or (570) 628-1334

English: You have the right to an interpreter at no cost to you. To request an interpreter, please inform court staff using the contact information provided at the top of this notice.

Spanish/Español: Usted tiene derecho a un intérprete libre de costo. Para solicitar un intérprete favor de informárselo al personal judicial utilizando la información provista en la parte superior de este aviso.

NOTICE PURSUANT TO  
ACT 101 OF 2010

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact Schuylkill County Children & Youth Services at (570) 628-1050 or 1-800-722-8341, or your attorney, if you have one.

Sept. 13

IN THE COURT OF  
COMMON PLEAS OF  
SCHUYLKILL COUNTY  
ORPHANS' COURT DIVISION  
CITATION  
SCHUYLKILL COUNTY, SS  
THE COMMONWEALTH OF  
PENNSYLVANIA  
FILE NO. A63-294-18

TO: Joseph Charles Ditzel natural  
father of C.J.D.

GREETINGS:

At the instance of Schuylkill County Children and Youth Services petitioner, you and each of you are hereby cited to file in the office of the Register of Wills—Clerk of the Orphans' Court—in the Courthouse, at Pottsville, Schuylkill County aforesaid, on or before, Tuesday, September 25, 2018, a complete answer under oath to the averments of the petition, copy of which is hereby attached, filed by Karen E. Rismiller, Esquire, Attorney for the Petitioner(s) and to show cause why your parental rights should not be terminated and a Decree of Involuntary Termination of Parental Rights granted and generally do and abide all orders of the Said Court in the premises. And herein fail not at your peril.

Citation Returnable and Hearing to be held Tuesday, September 25, 2018, at 9:00 a.m., Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania 17901-2520

WITNESS the Honorable WIL-  
LIAME BALDWIN, President Judge  
of our said Court, at Pottsville, Penn-  
sylvania, the 17th day of August,  
2018.

/s/Theresa Santai Gaffney  
Clerk of the Orphans' Court of  
Schuylkill County, Pennsylvania



SCHUYLKILL LEGAL RECORD

PETITION FOR INVOLUNTARY  
TERMINATION OF  
PARENTAL RIGHTS

Counsel of Record: Karen E. Ris-  
miller, Esquire—for Petitioner.

PRELIMINARY DECREE

AND NOW, this 17th day of Au-  
gust, 2018, at 9:40 a.m., upon consid-  
eration of the Petition for Involuntary  
Termination of Parental Rights of the  
Natural Father and Petitioner’s Mo-  
tion to Serve the Natural Father by  
Publication, it is hereby ORDERED  
that the Motion for Publication is  
GRANTED, and a Citation is issued  
to Joseph Charles Ditzel, natural father  
of C.J.D., to show cause why his pa-  
rental rights should not be terminated  
and a Decree of Involuntary Termina-  
tion of Parental Rights granted.

Citation Returnable and Hearing to  
be held Tuesday, September 25, 2018,  
at 9:00 a.m., in Courtroom No. 4,  
Schuylkill County Courthouse<sup>1</sup>, Potts-  
ville, Pennsylvania.

A copy of the petition, citation and  
at least ten (10) days notice of the  
hearing shall be given to Joseph  
Charles Ditzel, the natural father, by  
publication in the Republican Herald  
and Schuylkill Legal Record. A copy  
of the notice shall also be given to the  
persons and in the manner designated  
by 23 Pa.C.SA §2513(b).

BY THE COURT,  
/s/Baldwin, P.J.

<sup>1</sup> Cellular phones are not permitted  
to be used in the courtroom.

NOTICE OF HEARING

A petition has been filed asking the  
Court to put an end to all rights you  
have to your child, C.J.D. The Court  
has set a hearing to consider ending  
your rights to your child. That hearing

will be held in Courtroom No. 4,  
Schuylkill County Courthouse, Potts-  
ville, Pennsylvania, on Tuesday,  
September 25, 2018, at 9:00 a.m.

You are warned that even if you  
fail to appear at the scheduled hearing,  
the hearing will go on without you and  
your rights to your child may be  
ended by the Court without your being  
present. You have a right to be repre-  
sented at the hearing by a lawyer. You  
should take this paper to your lawyer  
at once. If you do not have a lawyer  
or cannot afford one, go to or tele-  
phone the office set forth below to find  
out where you can get legal help.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375

NOTICE OF LANGUAGE RIGHTS

languageaccesscoordinator@  
co.schuylkill.pa.us or (570) 628-1334

English: You have the right to an  
interpreter at no cost to you. To re-  
quest an interpreter, please inform  
court staff using the contact infor-  
mation provided at the top of this notice.

Spanish/Español: Usted tiene  
derecho a un intérprete libre de costo.  
Para solicitar un intérprete favor de  
informárselo al personal judicial uti-  
lizando la información provista en la  
parte superior de este aviso.

NOTICE PURSUANT TO  
ACT 101 OF 2010

This is to inform you of an impor-  
tant option that may be available to  
you under Pennsylvania law. Act 101  
of 2010 allows for an enforceable  
voluntary agreement for continuing  
contact or communication following  
an adoption between an adoptive par-

SCHUYLKILL LEGAL RECORD

ent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact Schuylkill County Children & Youth Services at (570) 628-1050 or 1-800-722-8341, or your attorney, if you have one.

Sept. 13

IN THE COURT OF  
COMMON PLEAS OF  
SCHUYLKILL COUNTY  
ORPHANS' COURT DIVISION  
CITATION

SCHUYLKILL COUNTY, SS  
THE COMMONWEALTH OF  
PENNSYLVANIA  
FILE NO. A63-296-18

TO: Alyssa Marie Brennan a/k/a  
Alyssa Marie Ditzel natural mother  
of A.S-M.B.

GREETINGS:

At the instance of Schuylkill County Children and Youth Services petitioner, you and each of you are hereby cited to file in the office of the Register of Wills—Clerk of the Orphans' Court—in the Courthouse, at Pottsville, Schuylkill County aforesaid, on or before, Tuesday, September 25, 2018, a complete answer under oath to the averments of the petition, copy of which is hereby attached, filed by Karen E. Rismiller, Esquire, Attorney for the Petitioner(s) and to show cause why your parental rights should not be terminated and a Decree of Involuntary Termination of Parental Rights granted and generally do and abide all orders of the Said Court in the premises. And herein fail not at your peril.

Citation Returnable and Hearing to be held Tuesday, September 25, 2018, at 9:00 a.m., Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania 17901-2520.

WITNESS the Honorable WIL- LIAM E. BALDWIN, President Judge of our said Court, at Pottsville, Pennsylvania, the 16th day of August, 2018.

/s/Theresa Santai Gaffney  
Clerk of the Orphans' Court of  
Schuylkill County, Pennsylvania

PETITION FOR INVOLUNTARY  
TERMINATION OF  
PARENTAL RIGHTS

Counsel of Record: Karen E. Ris- miller, Esquire—for Petitioner.

PRELIMINARY DECREE

AND NOW, this 16th day of Au- gust, 2018, at 9:20 a.m., upon consid- eration of the Petition for Involuntary Termination of Parental Rights of the Natural Mother and Petitioner's Mo- tion to Serve the Natural Mother by Publication, it is hereby ORDERED that the Motion for Publication is GRANTED, and a Citation is issued to Alyssa Marie Brennan a/k/a Alyssa Marie Ditzel, natural mother of A.S- M.B., to show cause why her parental rights should not be terminated and a Decree of Involuntary Termination of Parental Rights granted.

Citation Returnable and Hearing to be held Tuesday, September 25, 2018, at 9:00 a.m., in Courtroom No. 4, Schuylkill County Courthouse<sup>1</sup>, Potts- ville, Pennsylvania.

A copy of the petition, citation and at least ten (10) days notice of the hearing shall be given to Alyssa Marie Brennan a/k/a Alyssa Marie Ditzel, the natural mother, by publication in the Republican Herald and Schuylkill Legal Record. A copy of the notice

## SCHUYLKILL LEGAL RECORD

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shall also be given to the persons and in the manner designated by 23 Pa.C.S.A. §2513(b).

BY THE COURT,  
/s/Baldwin, P.J.

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<sup>1</sup> Cellular phones are not permitted to be used in the courtroom.

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### NOTICE OF HEARING

A petition has been filed asking the Court to put an end to all rights you have to your child, A.S-M.B. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Tuesday, September 25, 2018, at 9:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375

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### NOTICE OF LANGUAGE RIGHTS

languageaccesscoordinator@  
co.schuylkill.pa.us or (570) 628-1334

English: You have the right to an interpreter at no cost to you. To request an interpreter, please inform court staff using the contact information provided at the top of this notice.

Spanish/Español: Usted tiene derecho a un intérprete libre de costo. Para solicitar un intérprete favor de informárselo al personal judicial utilizando la información provista en la parte superior de este aviso.

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### NOTICE PURSUANT TO ACT 101 OF 2010

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact Schuylkill County Children & Youth Services at (570) 628-1050 or 1-800-722-8341, or your attorney, if you have one.

Sept. 13

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COURT OF COMMON PLEAS  
OF SCHUYLKILL COUNTY  
ORPHANS' COURT DIVISION  
PETITION TO  
CONFIRM CONSENT  
In Re: O.L.D., a Minor  
NO. A63-295-18

Counsel of Record: Karen E.  
Rismiller, Esquire—for Petitioner.  
PRELIMINARY DECREE  
AND NOW, this 16th day of August, 2018, at 9:35 a.m., upon consideration of a Petition to Confirm Consent of Adoption by Natural Father, and Petitioner's Motion to Serve the

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SCHUYLKILL LEGAL RECORD

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Natural Father by Publication filed thereto, it is hereby ORDERED that the Motion for Publication is GRANTED, and a Rule is issued upon Joseph Charles Ditzel, the natural father, to show cause why his consent to the adoption of O.L.D. should not be confirmed and his parental rights be forever terminated.

RULE RETURNABLE AND HEARING to be held Tuesday, September 25, 2018, at 9:00 a.m. in Courtroom No. 4, Schuylkill County Courthouse<sup>1</sup>, Pottsville, Pennsylvania.

At least ten (10) days notice of the hearing shall be given to Joseph Charles Ditzel, the natural father, by publication in Republican Herald and Schuylkill Legal Record. Notice shall be in the form designated by 23 Pa. C.S.A. §2504(b).

BY THE COURT,  
/s/Baldwin, P.J.

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<sup>1</sup> Cellular phones are not permitted to be used in the courtroom.

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NOTICE OF HEARING

A petition has been filed asking the Court to put an end to all rights you have to your child, O.L.D. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Tuesday, September 25, 2018, at 9:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or tele-

phone the office set forth below to find out where you can get legal help.

Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
1-800-692-7375

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NOTICE OF LANGUAGE RIGHTS

languageaccesscoordinator@  
co.schuylkill.pa.us or (570) 628-1334

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Sept. 13

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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, OCTOBER 5, 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:

**(SALE NO. 2)**

Plaintiff: The Gratz Bank.

Defendants: Edward K. Bensinger and Catherine M. Bensinger, husband and wife.

Attorney for Plaintiff: Joseph C. Michetti, Jr., Esquire, (570) 797-8651.

Judgment Amount: \$113,114.55 on the First Mortgage and \$44,933.35 on the Second Mortgage.

SCHUYLKILL LEGAL RECORD

Tax Parcel No.: 63-05-0070.002.  
Property known as: 604 Hillcroft  
Avenue, Schuylkill Haven, PA 17972.  
TO BE SOLD AS THE PROP-  
ERTY of Edward K. Bensinger and  
Catherine M. Bensinger.

No. S-1520-2017

**(SALE NO. 4)**

Plaintiff: The Gratz Bank.  
Defendants: Jeffrey S. Moyer and  
Karen D. Moyer, husband and wife.  
Attorney for Plaintiff: Joseph C.  
Michetti, Jr., Esquire, (570) 797-8651.  
Judgment Amount: \$105,362.27.  
Tax Parcel No.: 34-17-1.3.

Property known as: 1079 Summer  
Hill Road, Auburn, PA 17922.  
TO BE SOLD AS THE PROP-  
ERTY of Jeffrey S. Moyer and Karen  
D. Moyer.

No. S-543-2018

**(SALE NO. 5)**

Plaintiff: Hazleton Area Habitat for  
Humanity, Inc.  
Defendants: Craig Kovac and  
Sharon A. Kovac.  
Attorneys for Plaintiff: Kevin M.  
Walsh, Jr., Esquire, Donald G. Karpow-  
ich, Attorney-at-Law, P.C., 85  
Drasher Road, Drums, PA 18222,  
(570) 788-6647.

Judgment Amount: \$38,360.95.  
Tax Parcel ID No.: 49-02-  
0203.000.

Property known as: 30 North  
Cleveland Street, McAdoo, Pennsyl-  
vania 18237.

TO BE SOLD AS THE PROP-  
ERTY of Craig Kovac and Sharon A.  
Kovac at the suit of Hazleton Area  
Habitat for Humanity, Inc.

No. S-1377-2016

**(SALE NO. 6)**

Plaintiff: Fulton Bank, N.A. s/b/m  
Lebanon Valley Farmers Bank.

Defendants: Jeremy R. Stager and  
Jolene N. Stager.

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

Judgment Amount: \$190,568.00.  
Tax Parcel No.: 21-10-174.108.

TO BE SOLD AS PROPERTY  
of Jeremy R. Stager and Jolene N.  
Stager.

No. S-1890-17

**(SALE NO. 8)**

Plaintiff: Wells Fargo Bank, NA  
s/b/m Wachovia Bank, National As-  
sociation.

Defendants: Carey Ann Sikora;  
Herman J. Gawley, Jr.; Mary Patricia  
Folweiler.

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

Judgment Amount: \$22,259.62.  
Parcel No.: 62-02-0493.000.

Property known as: 226 North Mill  
Street, Saint Clair, PA 17970.

No. S-1720-2017

**(SALE NO. 9)**

Plaintiff: Ditech Financial LLC.

Defendant: Susan Sampson.

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: \$14,059.85.  
Tax Parcel No.: 64-07-0210.000.

Premises known as: 306 West New  
York Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROP-  
ERTY of Susan Sampson.

No. S-592-18

**(SALE NO. 10)**

Plaintiff: Wells Fargo USA Hold-  
ings, Inc. Successor by Merger to

## SCHUYLKILL LEGAL RECORD

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Wells Fargo Financial Pennsylvania, Inc.

Defendants: Gary L. Miller, Rita M. Miller.

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: \$63,638.15.

Tax Parcel No.: 37-11-0019.000.

Premises known as: 1059 Clam-  
town Road, Tamaqua, PA 18252-  
5455.

TO BE SOLD AS THE PROP-  
ERTY of Gary L. Miller, Rita M.  
Miller.

No. S-1993-17

### **(SALE NO. 11)**

Plaintiff: Branch Banking and  
Trust Company Successor by Merger  
to National Penn Successor by Merg-  
er to Keystone Nazareth Bank & Trust  
Company Successor by Merger to  
First Federal Bank.

Defendant: Patricia J. Kessock.

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: \$10,105.83.

Tax Parcel No.: 62-03-0441.000.

Premises known as: 306 South  
Nicholas Street a/k/a 306 S. Nichols  
Street, Saint Clair, PA 17970-1349.

TO BE SOLD AS THE PROP-  
ERTY of Patricia J. Kessock.

No. S-274-18

### **(SALE NO. 12)**

Plaintiff: Bank of America, N.A.,  
Successor by Merger to BAC Home  
Loans Servicing LP, fka Countrywide  
Home Loans Servicing LP c/o Penny-  
mac Loan Services, LLC.

Defendant(s): Kenneth E. Smith.

Attorneys for Plaintiff: Powers,  
Kirm & Associates, LLC, Eight Ne-  
shaminy Interplex, Suite 215, Trevo-  
se, PA 19053, (215) 942-2090.

Judgment Amount: \$86,534.60.

Tax Parcel No.: 63-06-0723.000.

Property known as: 318 Parkway,  
Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROP-  
ERTY of Kenneth E. Smith.

No. S-1253-17

### **(SALE NO. 13)**

Plaintiff: J.P. Morgan Acquisition  
Corp.

Defendant: Rhett C. Baker, solely  
as Executor of the Estate of Robert S.  
Baker, deceased.

Attorneys for Plaintiff: Richard M.  
Squire & Associates, LLC, (215) 886-  
8790.

Judgment Amount: \$128,823.30.

Tax Parcel No.: 25-17-0054.000.

Property known as: 18 Messer-  
schmidt Street, Barnesville, PA 18214.

No. S-2079-2017

### **(SALE NO. 14)**

Plaintiff: MTGLQ Investors, L.P.  
Defendant(s): Keri L. Cavenas,  
Known Heir and Administratrix for  
the Estate of Raymond A. Cavenas,  
Deceased and Unknown heirs, succes-  
sors, assigns and all persons, firms, or  
associations claiming right, title or  
interest from or under Raymond A.  
Cavenas, Deceased.

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

Judgment Amount: \$39,300.33.

Tax Parcel No.: 48-04-0162.000.

Property known as: 404 East Cen-  
tre Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROP-  
ERTY of Keri L. Cavenas, Known

SCHUYLKILL LEGAL RECORD

Heir and Administratrix for the Estate of Raymond A. Cavenas, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Raymond A. Cavenas, Deceased.

No. S-1913-16

**(SALE NO. 16)**

Plaintiff: Pingora Loan Servicing, LLC.

Defendant: Jaclyn R. Kalieta.

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: \$166,928.94.

Tax Parcel No.: 34-22-0207.000.

Premises known as: 207 Hatchet Cove, Auburn, PA 17922-9528.

TO BE SOLD AS THE PROP-ERTY of Jaclyn R. Kalieta.

No. S-2243-2017

**(SALE NO. 18)**

Plaintiff: U.S. Bank National Association, As Trustee, Successor in Interest to Bank of America, National Association, As Trustee, Successor by Merger to LaSalle Bank, National Association As Trustee for EMC Mortgage Loan Trust 2001-A, Mortgage Pass-Through Certificates, Series 2001-A.

Defendants: Bernard J. Horgash, Mary Ann Mallets and Andrew J. Mallets.

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: \$76,174.51.

Tax Parcel No.: 49-04-0064.001.

Property known as: 11 North Madison Avenue, Mcadoo, PA 18237.

TO BE SOLD AS THE PROP-ERTY of Bernard J. Horgash, Mary Ann Mallets and Andrew J. Mallets.

No. S-412-16

**(SALE NO. 19)**

Plaintiff: Shenandoah Valley School District.

Defendant: Stephen F. Oravitz.

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

Judgment Amount: \$3,336.63.

Tax Parcel No.: 64-05-0376.

Property known as: 40 Jardin Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROP-ERTY of Stephen F. Oravitz.

Nos. J-4169-2015, J-2934-2015

**(SALE NO. 20)**

Plaintiff: Tamaqua Area School District.

Defendants: Larry D. Moyer, Karen E. Moyer.

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

Judgment Amount: \$2,485.65.

Tax Parcel No.: 37-10-0018.

Property known as: 54 Andreas Road, West Penn Township, Pennsylvania 17960.

TO BE SOLD AS THE PROP-ERTY of Larry D. Moyer, Karen E. Moyer.

Nos. J-4166-2015, J-2006-2015

**(SALE NO. 21)**

Plaintiff: Girardville Area Municipal Authority.



SCHUYLKILL LEGAL RECORD

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Defendant: Elizabeth M. Koropchak.

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

Judgment Amount: \$3,653.41.

Tax Parcel No.: 45-06-0054.

Property known as: 136 B Street, Girardville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Elizabeth M. Koropchak.

Nos. J-4948-2016, J-3483-2016

**(SALE NO. 22)**

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

Defendants: Keith Eickman, Courtney Eickman.

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: \$120,744.13.

Tax Parcel No.: 68-29-0053.000.

Premises known as: 532 Jefferson Street, Pottsville, PA 17901-3732.

TO BE SOLD AS THE PROPERTY of Keith Eickman, Courtney Eickman.

No. S-1464-17

**(SALE NO. 23)**

Plaintiff: Citibank, N.A., Not in Its Individual Capacity, But Solely As Trustee of NRZ Pass-Through Trust VI.

Defendant: Keith A. Zimmerman.

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: \$16,737.61.

Tax Parcel No.: 68070071.

Premises known as: 397 Front Street, Pottsville, PA 17901-1250.

TO BE SOLD AS THE PROPERTY of Keith A. Zimmerman.

No. S-233-18

**(SALE NO. 24)**

Plaintiff: Bank of America, N.A.

Defendant: Lori Youse-Deibert.

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

Judgment Amount: \$47,443.17.

Tax Parcel Number: 67-04-0188.000.

Premises: 40 Spring Street, Tremont, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of Lori Youse-Deibert.

No. S-690-17

**(SALE NO. 25)**

Plaintiff: Live Well Financial Inc.

Defendants: Andrew J. Valosin, Jr., Co-Executor of the Estate of Elaine A. Reichelderfer and Marilyn Valosin, Co-Executor of the Estate of Elaine A. Reichelderfer.

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

Judgment Amount: \$113,802.93.

Tax Parcel Number: Tax Map #56-06-0003.000.

Premises: 415 North Warren Street, Orwigsburg, Pennsylvania 17961.

No. S-184-18

**(SALE NO. 27)**

Plaintiff: Tamaqua Area School District.

Defendant: Hometown Square, L.L.C.

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

## SCHUYLKILL LEGAL RECORD

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Judgment Amount: \$5,010.37.  
Tax Parcel No.: 25-22-0042.  
Property known as: 220 Claremont Avenue, Rush Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Hometown Square, L.L.C.  
No. J-2089-2017

### (SALE NO. 28)

Plaintiff: Tamaqua Area School District.

Defendants: Roger I. Faust, Susan J. Faust.

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

Judgment Amount: \$3,136.16.  
Tax Parcel No.: 37-05-0006.  
Property known as: 408 Dairy Road, West Penn Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Roger I. Faust, Susan J. Faust.

Nos. J-3447-2014, J-2235-2014

### (SALE NO. 29)

Plaintiff: Tamaqua Area School District.

Defendants: Robert Amentler, Tara Schlorf.

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

Judgment Amount: \$2,873.19.  
Tax Parcel No.: 65-19-0012.  
Property known as: 244 Penn Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Robert Amentler, Tara Schlorf.

Nos. J-5028-2015, J-4235-2008

### (SALE NO. 30)

Plaintiff: Carrington Mortgage Services, LLC.

Defendants: Sarah M. Fetterolf, Suzy Fetterolf and Paul Fetterolf.

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

Judgment Amount: \$56,257.49.  
Tax Parcel No.: 01-15-0071.000.  
Property known as: 22 King Fisher Drive, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Sarah M. Fetterolf, Suzy Fetterolf and Paul Fetterolf.

No. S-200-18

### (SALE NO. 31)

Plaintiff: Bank of America, N.A.  
Defendants: Michael J. Doerr and Angela L. Doerr a/k/a Angela Doerr.

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

Judgment Amount: \$85,362.64.  
Tax Parcel No.: 40-03-0207.000.  
Property known as: 160 East Street, Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Michael J. Doerr and Angela L. Doerr a/k/a Angela Doerr.

No. S-305-2018

### (SALE NO. 32)

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

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

Judgment Amount: \$29,944.17.  
Tax Parcel #: 52-02-0246.000.  
Property known as: 418-420 Pleasant Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Defendant Kevin J. Fessler.

No. S-2013-17

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 33)**

Plaintiff: Pennsylvania Housing Finance Agency.

Defendant: David Rector.

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

Judgment Amount: \$34,689.32.

Tax Parcel #: 43-04-0522.000.

Property known as: 211 S. Broad Mountain Avenue, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Defendant David Rector.

No. S-2012-17

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**(SALE NO. 34)**

Plaintiff: Pennsylvania Housing Finance Agency.

Defendant: Vanessa Wade.

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

Judgment Amount: \$117,075.17.

Tax Parcel: 68-50-0005.000.

Property known as: 790 Cressona Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Defendant Vanessa Wade aka Vanessa M. Wade.

No. S-750-17

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**(SALE NO. 35)**

Plaintiff: Midfirst Bank

Defendants: Luke A. Heald and Lesley N. Heald.

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

Judgment Amount: \$64,901.98.

Tax Parcel: 22-15-0091.000.

Property known as: 108-110 Yohe Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Defendants Luke A. Heald and Lesley N. Heald.

No. S-2293-17

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**(SALE NO. 36)**

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Terry J. Aregood, Sandra F. Aregood.

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: \$78,904.97.

Tax Parcel No.: 42-03-0098.000.

Premises known as: 309 Pine Boulevard, Orwigsburg, PA 17961-9604.

TO BE SOLD AS THE PROPERTY of Terry J. Aregood, Sandra F. Aregood.

No. S-642-18

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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

July 11, 2018

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

Aug. 30; Sept. 6, 13

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**REGISTER OF WILLS**

Letters on Estates

The name of the deceased appears first, followed by the residence, name of executor or administrator, estimated amount of personalty and realty and name of attorney.

VIOLET S. HERB; Eldred Township; Linda D. Heim, Executrix; PP: None; RE: \$30,000; Joseph C. Michetti, Jr., Esquire

RUTH E. SEILER; Schuylkill Haven; Gino O. DiNicola, Administrator; PP: None; RE: \$200,000; Harry A. Rubright, Esquire