

SCHUYLKILL LEGAL RECORD

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

BUGDANAVAGE, ANDREW J.
a/k/a ANDREW BUGDANAV-
AGE, deceased

Late of the Borough of Tamaqua,
Schuylkill County, PA

Executrix: Nikki Hadesty, 37 La-
fayette Avenue, Tamaqua, PA
18252

Attorneys: Jeffrey P. Bowe, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

HOMA, WILLIAM S., deceased

Late of New Castle Township,
Schuylkill County, PA

Executrix: Anna Mae Boffenmyer,
1965 Howard Avenue, Pottsville,
PA 17901

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

HUDEK, ANTHONY J., deceased

Late of the Township of Cass,
Schuylkill County, PA

Executrix: Heather L. Philips, 2255
Wynonah Drive, Auburn, PA
17922

Attorneys: Robin L. Harley, Es-
quire, Zane Rossi Conville &
Harley, 38 St. John Street, P.O.
Box 96, Schuylkill Haven, PA
17972

JAEGER, MARGARET L. a/k/a
MARGARET D. JAEGER a/k/a
PEGGY JAEGER, deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executor: Paul Dimmerling, Jr.,
230 North 20th Street, Pottsville,
PA 17901

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

JAEGER, RALPH B., deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executor: Paul Dimmerling, Jr.,
230 North 20th Street, Pottsville,
PA 17901

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

LEWIS, JOHN a/k/a JOHN W.
LEWIS a/k/a SPARKY LEWIS,
deceased

Late of the Borough of Mahanoy
City, Schuylkill County, PA

Administrator: Alvin Lewis, 1952
South Law Street, Allentown, PA
18103

Attorney: Robert E. Matta, Es-
quire, 237 North White Street,
Shenandoah, PA 17976

RAUSCH, MARGARET M. a/k/a
MARGARET RAUSCH, de-
ceased

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

Executrix: Rebecca A. Carpenter,
106 Continental Drive, Harleys-
ville, PA 19438

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

SHIPTON, WILLIAM E., deceased
Late of Pottsville, Schuylkill County, PA

Executrix: Kathleen Cox Shipton, 1600 Mahantongo Street, Pottsville, PA 17901

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

SECOND PUBLICATION

GALVIN, DIANN M., deceased

Late of the Township of North Manheim, Schuylkill County, PA
Administrator: David P. Galvin, 225 Main Street, Pottsville, PA 17901

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

KROPP, DOROTHY S. a/k/a DOROTHY KROPP, deceased

Late of the Township of West Penn, Schuylkill County, PA
Executor: Herbert J. Kropp, 165 Orwigsburg Street, Tamaqua, PA 18252

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

NEAHMIA, BARBARA A., deceased

Late of the Borough of Ashland, Schuylkill County, PA

Administratrix CTA: Marsha Kruzich, 829 S. Broad Street, Lansdale, PA 19446

Attorney: Thomas B. Burkholder, Esq., 2619 Waldman Drive, Williamsport, PA 17701

POGIRSKI, ROSE MARIE C. a/k/a ROSE MARIE POGIRSKI, deceased

Late of the Township of Branch, Schuylkill County, PA

Executor: Michael J. Pogirski, 664 Harlley Drive, Angola Village, NY 14006

Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

SHEETO, DOLORES L., deceased

Late of the Borough of McAdoo, Schuylkill County, PA

Executors: Richard J. Sheetto, 312 East Grant Street, McAdoo, PA 18236 and Joseph P. Sheetto, Jr., 108 Mark Road, Hazleton, PA 18201

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

VALINCH, WILLIAM G., JR., deceased

Late of Tamaqua, Rush Township, Schuylkill County, PA

Executors: Joseph Linkevich and Joan F. Yacobenas c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250

WAGNER, BETTY J., deceased

Late of the Borough of McAdoo, Schuylkill County, PA

Executor: Darryl Wagner, 2940 School House Road, Dover, PA 17315

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YONOSKY, WALTER ROBERT, JR. a/k/a WALTER R. YONOSKY a/k/a WALTER R. YONOSKY, JR., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Eileen DeStefano, 14 Tall Oaks Drive, Pottsville, PA 17901

Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described property has been approved by the Schuylkill County Board of Commissioners at the January 22, 2020 public meeting, at the Courthouse, 401 North Second Street, Pottsville, PA 17901.

THE TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being June 22, 2020, any taxing district having any tax claims or tax judgments against the property to be sold, the owner, an interested party or a person interested in purchasing the property may, if not satisfied that the sale price approved by the Bureau is sufficient, petition the Court of Common Pleas of Schuylkill County to disapprove the said sale. **2.** If no objections to the sale are filed, the sale to the initial bidder will be final. **3.** The successful bidder will be required to pay all monies and costs within fifteen (15) days of the deadline for filing objections. **4.** The failure of any purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. **5.** Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of *CAVEAT EMPTOR*. In every case, the property is offered for sale by the Bureau **WITHOUT GUARANTY OR WARRANTY WHATSOEVER**, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. **6.** The property will be sold freed and cleared

THIRD PUBLICATION

EBLING, RUDY C., deceased

Late of Pottsville, Schuylkill County, PA

Executor: Clayton Ebling, 203 Uxbridge, Cherry Hill, NJ 08034

Attorney: Douglas C. Loviscky, Esquire, 1500 West College Avenue, State College, PA 16801

MONAGHAN, DOROTHY, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Pamela Leymeister, 1309 Mahantongo Street, Pottsville, PA 17901

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

WALCK, GERARD P., SR., deceased

Late of the Borough of McAdoo, Schuylkill County, PA

Executor: Gerard P. Walck, Jr., 41 North Logan Street, McAdoo, PA 18237

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

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of all real estate tax claims and tax judgments.

This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613(a) of Act No. 542, approved July 7, 1947, as amended.

Parcel No. 16-17-0095.000, Lot and Improvement, 320 Roosevelt Dr., Township of Mahanoy; Assessed Owners: Terry Miller and Suzanne Miller; Bid: \$1,687.93; **Parcel No. 36-02-0106.001**, Lot and Improvement, South Side of W. Center St., Township of West Mahanoy; Assessed Owner: Luke J. Timmons, Sr.; Bid: \$1,500.00; **Parcel No. 45-01-0007.000**, Lot and Improvement, 3 Railroad St., Borough of Girardville; Assessed Owners: Bernard J. O'Neill and Joan P. O'Neill; Bid: \$4,960.19; **Parcel No. 45-08-0097.000**, Lot and Improvement, 224 W. Railroad St., Borough of Girardville; Assessed Owner: Christina Fillipelli; Bid: \$2,036.18; **Parcel No. 48-05-0261.000**, Lot and Improvement, 538 E. Market St., Borough of Mahanoy City; Assessed Owner: William Rosario; Bid: \$1,339.24; **Parcel No. 62-03-0070.000**, Lot and Improvement, 31 N. Morris St., Borough of St. Clair; Assessed Owner: Green Tree 2008-HE1; Bid: \$1,097.42; **Parcel No. 64-02-0003.001**, Lot and Improvement, 1037 W. Coal St., Borough of Shenandoah; Assessed Owners: James A. O'Boyle and Theresa O'Boyle; Bid: \$1,563.00; **Parcel No. 64-08-0097.001**, Lot and Improvement, 111 S. White St., Borough of Shenandoah; Assessed Owner: Frank J. Kaylin; Bid: \$4,291.70; **Parcel No. 68-27-0401.000**, Lot and Improvement, 409 W. Norwegian St., City of Pottsville; Assessed Owner: Luis O. Colon; Bid: \$100.00.

Angela D. Toomey, Director
Schuylkill County Tax Claim Bureau
May 7

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 12, 2020

at 10:00 o'clock in the Forenoon, at the Courthouse in the City of Pottsville, Schuylkill County, Pennsylvania, the Following Described Real Estate to wit:

(SALE NO. 1)

Plaintiff: Lake Hauto Club.

Defendants: Joseph M. Porvaznik, II, individually, and Joseph M. Porvaznik, II and Susan Marie Porvaznik a/k/a Sister Susan Joseph Porvaznik, Executors and Personal Representatives of the Estate of Joseph M. Porvaznik a/k/a Joseph Porvaznik.

Attorney for Plaintiff: Joseph P. Troy, Esquire, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972, (570) 385-4511.

Judgment Amount: \$9,692.27.

Tax Parcel No.: 25-15-85.1.

Premises known as: 38 Pine Terrace, Nesquehoning, PA 18240.

TO BE SOLD AS THE PROPERTY of Joseph M. Porvaznik, II.

No. S-801-2017

(SALE NO. 2)

Plaintiff: Riverview Bank s/b/m Union Bank and Trust Company.

Defendants: Kathleen R. Gablick and Sandra J. Gablick.

Attorneys for Plaintiff: James P. Diehl, Esquire (Attorney ID #255399), Williamson, Friedberg & Jones, LLC Ten Westwood Road, (570) 622-5933.

Judgment Amount: \$16,410.21.

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Being UPI No.: 68-15-58.
TO BE SOLD AS THE PROPERTY of Kathleen R. Gablick, Defendant.

No. S-1712-19

(SALE NO. 3)

Plaintiff: Eagle Rock Community Association, Inc.

Defendant: Christopher J. Pittinger.

Attorney for Plaintiff: Dirk Berger, Esquire, Eagle Rock Resort Co., 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$4,300.00.

Tax Parcel No.: 09-18-119.

Property known as: Lot 119 Subdivision ER, Eagle Rock Resort, East Union Township.

TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.

No. S-1749-18

(SALE NO. 4)

Plaintiff: Riverview Bank.

Defendant: Carbonite Filter Corporation.

Attorneys for Plaintiff: Joseph P. Schalk, Esquire, Barley Snyder LLC, 213 Market St., 12th Fl., Harrisburg, PA 17101, (717) 399-1562.

Judgment Amount: \$134,956.87.

Tax Parcel No.: 06-05-0003.001.

Property known as: 96 Hazel Street, Borough of Delano, Delano Township, Schuylkill County, Pennsylvania.

TO BE SOLD AS PROPERTIES of Carbonite Filter Corporation.

No. J-6094-19

(SALE NO. 5)

Plaintiff: Fulton Bank, N.A.

Defendant: Matthew Klinger.

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

Judgment Amount: \$26,926.99.

Tax Parcel: 67-03-0076.

Said premises being known as: 325 West Main Street, Tremont, Pennsylvania 17981.

TO BE SOLD AS PROPERTY of Matthew Klinger.

No. S-1486-19

(SALE NO. 6)

Plaintiff: Fairway Consumer Discount Company.

Defendants: Thomas C. Rowlands and Joanne M. Rowlands, his wife.

Attorney for Plaintiff: David E. Schwager, Esquire, (570) 824-3511.

Judgment Amount: \$33,174.45 as of June 12, 2020.

The Tax Map Numbers for the above-described premises are: 32-1-69 and 32-1-70.

PREMISES improved with a single family frame dwelling more commonly known as 70 Whitetail Crossing, Tamaqua, Walker Township, Schuylkill County, Pennsylvania.

TOGETHER with all building and improvements thereon.

TO BE SOLD AS THE PROPERTY of Thomas C. Rowlands and Joanne M. Rowlands, his wife.

No. S-1402-16

(SALE NO. 7)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Ronald E. Kocher, Jr. a/k/a Ronald Kocher, Jr. a/k/a Ronald Kocher; Danielle E. Kocher a/k/a Danielle Kocher.

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

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Judgment Amount: \$104,323.06.
Parcel No.: 33-12-59(12).
Property known as: 23 Wild Chery
ry Road, Washington Township a/k/a
Schuylkill Haven, PA 17972.
TO BE SOLD AS THE PROPER-
TY of Ronald E. Kocher, Jr. and
Danielle E. Kocher, his wife.
No. S-1579-2019

(SALE NO. 8)

Plaintiff: MidFirst Bank.
Defendant: Janel R. Gaspar.
Attorneys for Plaintiff: Cristina L.
Connor, Manley Deas Kochalski LLC,
P.O. Box 165028, Columbus, OH
43216-5028.

Judgment Amount: \$52,957.56.
Parcel No.: 65-11-0097.000.

Property known as: 234 Clay
Street, Tamaqua, PA 18252.
TO BE SOLD AS THE PROPER-
TY of Janel R. Gaspar.
No. S-1864-2019

(SALE NO. 9)

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

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

Attorneys for Plaintiff: Hladik,
Onorato & Federman, LLP, 298 Wis-
sahickon Avenue, North Wales, PA
19454, (215) 855-9521.

Judgment Amount: \$191,247.45.
Tax Parcel Nos.: 66-1-65 and 66-1-
64.1.

Property known as: 204 East Col-
liery Avenue, Tower City, Borough of
Tower City, Schuylkill, PA 17980.

TO BE SOLD AS THE PROP-
ERTY of Theresa L. Buffington.
No. S-2219-2011

(SALE NO. 10)

Plaintiff: Eagle Rock Resort Co.,
L.L.C.

Defendant: Edmundo A. Mercado.
Attorneys for Plaintiff: Richard M.
Squire & Associates, LLC, One Jen-
kintown Station, Ste. 104, 115 West
Avenue, Jenkintown, PA 19046, (215)
886-8790.

Judgment: \$31,080.44.

Tax Parcel No.: 9-26-013.

Property known as: Lot 321, Sub-
division HF3, Eagle Rock Resort, East
Union Township, PA 17967.

TO BE SOLD AS THE PROPER-
TY of Edmundo A. Mercado.
No. J-2062-18

(SALE NO. 11)

Plaintiff: Eagle Rock Resort Co.,
L.L.C.

Defendant: Raquel C. De Vera
Bacagan.

Attorneys for Plaintiff: Richard M.
Squire & Associates, LLC, One Jen-
kintown Station, Ste. 104, 115 West
Avenue, Jenkintown, PA 19046, (215)
886-8790.

Judgment: \$39,720.59.

Tax Parcel No.: 09-26-0281.000.

Property known as: Lot 281 Sub-
division HF4, Eagle Rock Resort, East
Union Township, PA 17967.

TO BE SOLD AS THE PROPER-
TY of Raquel C. De Vera Bacagan.
No. J-3912-17

(SALE NO. 12)

Plaintiff: Eagle Rock Resort Co.,
L.L.C.

Defendants: Jose Espeleta, Jr. and
Elizabeth P. Espeleta.

Attorneys for Plaintiff: Richard M.
Squire & Associates, LLC, One Jen-
kintown Station, Ste. 104, 115 West
Avenue, Jenkintown, PA 19046, (215)
886-8790.

Judgment: \$25,091.22.

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Tax Parcel No.: 9-25-321.
Property known as: Lot 321, Sub-
division HF3, Eagle Rock Resort, East
Union Township, PA 17967.

**TO BE SOLD AS THE PROPER-
TY** of Jose Espeleta, Jr. and Elizabeth
P. Espeleta.

No. S-1564-20-16

(SALE NO. 13)

Plaintiff: Loancare, LLC.
Defendants: Jeffrey Tasto a/k/a
Jeffrey L. Tasto; Terri Tasto.
Attorneys for Plaintiff: RAS Cit-
ron, LLC, Robert Flacco, Esquire, ID
No. 325024.

Judgment Amount: \$201,564.65.
Tax ID Number(s): 56-8-16.

SOLD AS THE PROPERTY of
John L. Hester and Sandra L. Hester,
his wife and United States of America.

BEING KNOWN AS: 330 Eisen-
hower Drive, Orwigsburg, PA 17961.
PROPERTY ID: 56-8-16.

No. S-2153-2019

(SALE NO. 14)

Case Number: S-1295-2019.
Judgment Amount: \$89,824.61.
Attorneys for Plaintiff: RAS Cit-
ron, LLC, Robert Crawley, Esquire,
ID No. 319712.

Being known as: 346 North Coal
Street, Port Carbon, PA 17965.

Property ID: 59-2-286.

TO BE SOLD AS PROPERTY of
Michael Walsh, As Sole Owner.

No. S-1295-2019

(SALE NO. 15)

Plaintiff: Ditech Financial LLC.
Defendants: Ann Marie Hadesty;
David C. Hadesty.

Attorneys for Plaintiff: RAS Cit-
ron, LLC, Robert Crawley, Esquire,
ID No. 319712, (855) 225-6906.

Judgment Amount: \$26,104.72.

Tax Parcel Nos.: 65-7-117(1) and
65-7-117.

Property known as: 436 Pine Street
Tamaqua, PA 18252.

No. S-708-2019

(SALE NO. 16)

Plaintiff: Lakeview Loan Servic-
ing, LLC.

Defendant(s): Michael A. Brogan
and Amanda Derby.

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

Judgment Amount: \$70,712.44.

Tax Parcel No.: 40-02-0203.000.

Property known as: 141 West
Ruddle Street, Coaldale, PA 18218.

**TO BE SOLD AS THE PROP-
ERTY** of Michael A. Brogan and
Amanda Derby.

No. S-1279-19

(SALE NO. 17)

Plaintiff: Quicken Loans Inc.
Defendant(s): Raymond E. Pagen-
hardt.

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

Judgment Amount: \$124,942.35.

Tax Parcel No.: 34-23-0084.000.

Property Known As: 84 Comanche
Drive, Auburn, PA 17922.

**TO BE SOLD AS THE PROP-
ERTY** of Raymond E. Pagenhardt.

No. S-169-19

(SALE NO. 18)

Plaintiff: The Bank of New York
Mellon f/k/a The Bank of New York,
As Trustee for the Certificateholders
of the CWABS, Inc., Asset-Backed
Certificates Series 2005-13.

Defendant(s): Scott Reinhardt and
Valerie Reinhardt.

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

Judgment Amount: \$367,296.80.

Tax Parcel No.: 37-14-0061.016.

Property Known As: 177 Tower Road, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Scott Reinhardt and Valerie Reinhardt.

No. S-2097-2014

(SALE NO. 19)

Plaintiff: Midfirst Bank.

Defendant: Kyle L. Smith.

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

Judgment Amount: \$22,953.44.

Tax Parcel No.: 04-30-0094.000.

Property Known As: 12 Lenker Street, Lavelle, PA 17943.

TO BE SOLD AS THE PROPERTY of Kyle L. Smith.

No. S-1353-19

(SALE NO. 20)

Plaintiff: Santander Bank, N.A.

Defendant: Paul Dembinsky.

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: \$48,812.13.

Tax Parcel No.: 41-08-0022.000.

Premises known as: 97 Railroad Street, Cressona, PA 17929-1436.

TO BE SOLD AS THE PROPERTY of Paul Dembinsky.

No. S-1408-2019

(SALE NO. 21)

Plaintiff: LSF10 Master Participation Trust.

Defendant(s): Jill A. Musselman, Ralph L. Musselman and Judianne T. Wilson a/k/a Julianne T. Wilson.

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

Judgment Amount: \$261,307.21.

Tax Parcel Nos.: 22-19-0007.001 and 22-19-0007.000

Property Known As: 235 South Yohe Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Jill A. Musselman, Ralph L. Musselman and Judianne T. Wilson a/k/a Julianne T. Wilson.

No. S-1035-18

(SALE NO. 22)

Plaintiff: JS Equities, Inc. c/o Paragon Management Group, LLC.

Defendant: William R. Schilling, III.

Attorneys for Plaintiff: Dana S. Plon, Esquire, dplon@sirlinlaw.com. Identification No.: 80361, Sirlin Lesser & Benson, P.C., 123 South Broad Street, Suite 2100, Philadelphia, PA 19109, (215) 864-9700.

Judgment Amount: \$858,831.16, plus interest @ 6% from 9/17/19.

Tax Parcel Nos.: Tax Parcel / BRT 07-08-0071.000, 07-08-0072.000, 07-08-0073.000, 07-08-0074.000 and 07-08-0075.000.

Property known as: 41 Stoney Lane, New Ringgold, PA 17960, East Brunswick Township, Schuylkill County, Pennsylvania*.

TO BE SOLD AS THE PROPERTY of* William R. Schilling III, 877 Pine Valley Road, New Ringgold, PA 17960, Robert W. Schilling, 21 Tracy Drive, Doylestown, PA 18901.

*The sale is of the one half (1/2) interest in the property owned by William R. Schilling, III and not the entire property.

No. J-6262-2019

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(SALE NO. 23)

Plaintiff: PHH Mortgage Corporation.

Defendant(s): Kevin S. Buggy.

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

Judgment Amount: \$48,203.90.

Property known as: 30 Laurel Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Kevin S. Buggy.

No. S-1559-19

(SALE NO. 24)

Plaintiff: Quicken Loans Inc.

Defendants: Robinson DeLora a/k/a Robinson De Lora and Mayra Lora.

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

Judgment Amount: \$99,346.66.

Tax Parcel Nos.: 36-09-0019.000 and 36-09-0024.003.

Properties known as: 309 Virginia Avenue, Shenandoah, PA 17976, and Arizona Avenue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Mayra Lora and Robinson DeLora (a/k/a Robinson De Lora).

No. S-1931-2018

(SALE NO. 25)

Plaintiff: PHH Mortgage Corporation.

Defendant(s): Alexis Santiago Pena a/k/a Alexis Pena.

Attorneys for Plaintiff: Andrew J. Marley, Esquire, Stern & Eisenberg PC, 1581 Main Street, Ste. 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$56,909.05.

Parcel No.: 65-07-0026.000.

Being known as: 513 Washington Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Alexis Santiago Pena a/k/a Alexis Pena.

No. S-1418-2019

(SALE NO. 26)

Plaintiff: Revolve Capital Group, LLC.

Defendant(s): Jeffrey D. Cole a/k/a Jeffrey Cole.

Attorneys for Plaintiff: Andrew J. Marley, Esquire, Stern & Eisenberg PC, 1581 Main Street, Ste. 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$69,679.79.

Being known and numbered as: 88 Pottsville Street, Cressona, PA 17929.

Parcel No.: 41-05-0052.000.

TO BE SOLD AS THE PROPERTY of Jeffrey D. Cole a/k/a Jeffrey Cole.

No. S-769-2019

(SALE NO. 27)

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company.

Defendant(s): Arlene M. Blatt and Kate Lynn Blatt.

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

Judgment Amount: \$80,124.38.

Property known as: 343 Nichols Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Arlene M. Blatt and Kate Lynn Blatt.

No. S-1898-2019

(SALE NO. 28)

Plaintiff: Cilici, LLC.

Defendant(s): Lisa M. Rhoads.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$39,668.77.

Tax Parcel No.: 30-02-0009.008.

Property known as: 20 Rhoades Lane a/k/a 20 Rhoads Lane, Zion Grove, PA 17985.

TO BE SOLD AS THE PROPERTY of Lisa M. Rhoads.

No. S-559-18

(SALE NO. 29)

Plaintiff: Eagle Rock Resort Co.

Defendant: Luzviminda Buyog.

Attorney for Plaintiff: Dirk Berger, Esquire, Associate General Counsel, Eagle Rock Resort Co., 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$30,080.09.

Tax Parcel No: 9-25-174.

Property known as: Lot 174 of HF3 Subdivision, Eagle Rock Resort, East Union Township.

TO BE SOLD AS THE PROPERTY of Luzviminda Buyog.

No. S-1778-19

(SALE NO. 30)

Plaintiff: Residential Capital Partners Secured Loan Fund VII, LLC.

Defendant: D&B Realty, LLC.

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

Judgment Amount: \$158,606.42.

Tax Parcel Number: 68-7-46.

Premises: 0 Front and Spruce, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Carabello Enterprises, Inc.

No. S-1795-19

(SALE NO. 31)

Plaintiff: Pennsylvania Housing Finance Agency.

Defendant: Ryan Koch.

Attorneys for Plaintiff: Leon P. Haller, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102, (717) 234-4178.

Judgment Amount: \$84,918.58.

Tax Parcel: 68-05-0021.001.

Instrument #: 2018-00002508.

Property known as: 254 Wallace Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Defendant Ryan Koch.

No. S-1467-19

(SALE NO. 35)

Plaintiff: Finance of America Reverse LLC.

Defendant: Eugene W. Morrison, Executor of the Estate of Eugene P. Morrison.

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

Judgment Amount: \$158,833.94.

Tax Parcel Number: 25-23-0003.000.

Premises: 21 Wyoming Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Eugene W. Morrison, Executor of the Estate of Eugene P. Morrison.

No. S-974-2019

(SALE NO. 36)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Michael Yourey, Jennifer Q. Yourey.

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

Judgment Amount: \$162,368.61.
Tax Parcel No.: 03-10-0006.000.
Premises known as: 125 Llewellyn Road, Pottsville, PA 17901-9064.

TO BE SOLD AS THE PROPERTY of Michael Yourey, Jennifer Q. Yourey.

No. S-1627-2019

(SALE NO. 37)

Plaintiff: Wells Fargo Bank, N.A.
Defendants: Emily S. Reiner-Wank a/k/a Emily Sarah Reiner-Wank, Keith F. Wank.

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: \$117,247.52.

Tax Parcel No.: 68-58-0081.000.

Premises known as: 2109 Wood-
glen Road, Pottsville, PA 17901-1317.

TO BE SOLD AS THE PROPERTY of Emily S. Reiner-Wank a/k/a Emily Sarah Reiner-Wank, Keith F. Wank.

No. S-1268-17

(SALE NO. 38)

Plaintiff: HSBC Bank USA, National Association, as Trustee GSMPS Mortgage Loan Trust 2005-RPL.

Defendant: Felicia V. Kimmel.

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: \$19,169.10.

Tax Parcel No.: 67-03-0181.000.

Premises known as: 133 Laurel Street a/k/a 133 West Laurel Street, Tremont, PA 17981-1703.

TO BE SOLD AS THE PROPERTY of Felicia V. Kimmel.

No. S-1804-2019

(SALE NO. 39)

Plaintiff: Wells Fargo Bank, N.A.
Defendants: Beau Justin G. Kufro a/k/a Beau Justin Gerald Kufro a/k/a Beau J. Kufro, Amy Clayton.

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: \$51,743.08.

Tax Parcel No.: 63-03-0097.000.

Premises known as: 15 Center Avenue, Schuylkill Haven, PA 17972-1001.

TO BE SOLD AS THE PROPERTY of Beau Justin G. Kufro a/k/a Beau Justin Gerald Kufro a/k/a Beau J. Kufro, Amy Clayton.

No. S-652-2019

(SALE NO. 40)

Plaintiff: Nationstar Mortgage LLC d/b/a Mr.cooper As Successor by Merger to Pacific Union Financial, LLC.

Defendant(s): Lyndsey Miller and Nathan L. Miller.

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

Judgment Amount: \$205,257.13.

Tax Parcel No.: 37-20-0067.000.

Property Known As: 3219 Summer Valley Road, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Lyndsey Miller and Nathan L. Miller.

No. S-1594-19

(SALE NO. 41)

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

Defendants: Tracy L. Willinsky, Mark A. Willinsky.

SCHUYLKILL LEGAL RECORD

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: \$22,738.49.

Tax Parcel No.: 68-13-0022.000.

Premises known as: 703 North Centre Street a/k/a 703 Centre Street, Pottsville, PA 17901-1111.

TO BE SOLD AS THE PROPERTY of Tracy L. Willinsky, Mark A. Willinsky.

No. S-694-2019

(SALE NO. 42)

Plaintiff: Pennymac Loan Services, LLC.

Defendants: Mark A. Harris, Jr. a/k/a Mark Harris, Jr., Danielle M. Harris a/k/a Danielle Harris.

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: \$78,552.10.

Tax Parcel No.: 68-48-0010.000.

Premises known as: 114 South 20th Street a/k/a 114 South Twentieth Street, Pottsville, PA 17901-3203.

TO BE SOLD AS THE PROPERTY of Mark A. Harris, Jr. a/k/a Mark Harris, Jr., Danielle M. Harris a/k/a Danielle Harris.

No. S-1185-2019

(SALE NO. 43)

Plaintiff: Branch Banking and Trust Company Successor by Merger to National Penn Bank.

Defendants: John J. Boxer, Sandra K. Boxer.

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: \$20,510.87.

Tax Parcel No.: 64-04-0407.000.

Premises known as: 419 West Arlington Street, Shenandoah, PA 17976-1525.

TO BE SOLD AS THE PROPERTY of John J. Boxer, Sandra K. Boxer.

No. S-1210-2019

(SALE NO. 44)

Plaintiff: Branch Banking & Trust Company s/b/m National Penn Bank s/b/m Keystone Nazareth Bank & Trust Company s/b/m First Federal Bank.

Defendant: Jonas R. McCabe.

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: \$17,452.64.

Tax Parcel No.: 59-03-0138.000.

Premises known as: 81 Rose Avenue a/k/a 81 Rose Street, Port Carbon, PA 17965-1521.

TO BE SOLD AS THE PROPERTY of Jonas R. McCabe.

No. S-1617-2019

(SALE NO. 45)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Glen A. Paules, Melissa A. Paules.

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: \$44,992.51.

Tax Parcel No.: 32-13-0025.000.

Premises known as: RD #3, Box 261 a/k/a 63 River Road, Tamaqua, PA 18252-5400.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Glen A. Paules, Melissa A. Paules.

No. S-1616-2019

(SALE NO. 46)

Plaintiff: Wells Fargo Bank, N.A.
Defendant: April L. Glidewell.

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: \$51,398.93.

Tax Parcel No.: 52-02-0083.000.

Premises known as: 413 Carbon Street, Minersville, PA 17954-1207.

TO BE SOLD AS THE PROPERTY of April L. Glidewell.

No. S-2277-2019

(SALE NO. 47)

Plaintiff: Shenandoah Valley School District.

Defendant: Karen Williams.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,990.28.

Tax Parcel No.: 36-08-0161.

Property known as: 162 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Karen Williams.

No. J-5157-2014

(SALE NO. 48)

Plaintiff: Eagle Rock Community Association, Inc.

Defendants: William Barrasse and Theresa Barrasse.

Attorney for Plaintiff: Dirk Berger, Esquire, Eagle Rock Resort Co., 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$1,733.00.

Tax Parcel No.: 9-20-308.

Property known as: Lot 308 Subdivision WS, Eagle Rock Resort, East Union Township.

TO BE SOLD AS THE PROPERTY of William Barrasse and Theresa Barrasse.

No. S-1531-18

(SALE NO. 49)

Plaintiff: Coaldale Borough.

Defendant: Kimberley A. Arnold.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,347.98.

Tax Parcel No.: 40-02-0514.

Property known as: 122 E. Phillips Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Kimberley A. Arnold.

No. J-0753-2018

(SALE NO. 50)

Plaintiff: Pottsville Area School District.

Defendant: Jacqueline B. Robinson.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,912.38.

Tax Parcel No.: 68-32-0113.

Property known as: 1621-1623 Cherry Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jacqueline B. Robinson.

No. J-4143-2017

(SALE NO. 51)

Plaintiff: Shenandoah Valley School District.

Defendant: Ramon Moises.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon

SCHUYLKILL LEGAL RECORD

Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,278.90.

Tax Parcel No.: 64-04-0449.002.

Property known as: 532 W. Coal Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ramon Moises.

No. J-4947-2015

(SALE NO. 53)

Plaintiff: Pottsville Area School District.

Defendant: Angela M. Keller.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,198.12.

Tax Parcel No.: 68-26-0037.

Property known as: 904 Laurel Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Angela M. Keller.

No. J-5986-2017

(SALE NO. 54)

Plaintiff: St. Clair Area School District.

Defendant: Margaret A. Frantz.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,075.86.

Tax Parcel No.: 62-05-0083.

Property known as: 308 S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Margaret A. Frantz.

No. J-4662-2016

(SALE NO. 55)

Plaintiff: Shenandoah Valley School District.

Defendant: Karen Williams.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon

Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,877.09.

Tax Parcel No.: 36-08-0112.

Property known as: 95 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Karen Williams.

No. J-0369-2018

(SALE NO. 56)

Plaintiff: Pottsville Area School District.

Defendant: Donald C. Ditzler, Jr.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,806.97.

Tax Parcel No.: 68-21-0072.

Property known as: 526 Arch Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Donald C. Ditzler, Jr.

No. J-5461-2017

(SALE NO. 57)

Plaintiff: Eagle Rock Community Association, Inc.

Defendant: Christopher J. Pittinger.

Attorney for Plaintiff: Dirk Berger, Esquire, Eagle Rock Resort Co., 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$2,655.00.

Tax Parcel No.: 09-17-314.

Property known as: Lot 314 Subdivision ER, Eagle Rock Resort, East Union Township.

TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.

No. S-1750-18

(SALE NO. 58)

Plaintiff: Pennsylvania Housing Finance Agency.

SCHUYLKILL LEGAL RECORD

Defendants: Scott J. Litchko and Emily S. Ringo.

Attorneys for Plaintiff: Leon P. Haller, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102, (717) 234-4178.

Judgment Amount: \$84,010.30.

Tax Parcel: 52-02-0413.000.

Instrument #: 201700004267.

Property known as: 627 North 2nd Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Defendants Scott J. Litchko and Emily S. Ringo.

No. S-2134-18

(SALE NO. 59)

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

Defendant(s): Christopher Schaefer.

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

Judgment Amount: \$38,171.49.

Tax Parcel: 65-13-0300.000.

Property Known As: 408 Hazle Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Defendant(s) Christopher Schaefer.

No. S-1799-18

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 11, 2020

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

Apr. 30; May 7, 14

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.

BETTY REBECCA HUMMEL a/k/a BETTY R. HUMMEL a/k/a BETTY HUBLER a/k/a BETTY MOYER; Hegins; John Hubler, Executor; PP: \$5,000; RE: \$76,508.85; Brian Urban, Esquire

DEBORAH A. CIAPPA a/k/a DEBORAH CIAPPA; W. Penn Twp.; Emily B. Ciappa, Executrix; PP: \$1,000; RE: \$75,000; Jason M. Rapa, Esquire

ELEANOR WALKO; McAdoo; Joseph M. Walko, Executor; PP: \$100; RE: None; Joseph P. Semasek, Esquire

MILDRED J. SOMERS a/k/a MILDRED RIEGEL; Pine Grove Twp.; Joan Sattizahn, Executrix; PP: \$1,000; RE: \$50,000; David J. Rossi, Esquire

DAVID NICHOLAS SCHERR, SR. a/k/a DAVID N. SCHERR, SR. a/k/a DAVE SCHERR, SR. a/k/a DAVID SCHERR; Deer Lake; David N. Scherr, Jr., Executor; PP: \$10,000; RE: \$123,367.35; Joseph H. Jones, Jr., Esquire

CLYDE E. SATTIZAHN; Wayne Twp.; Kasey J. Gerber, Executrix; PP: \$27,000; RE: \$85,000; Eric M. Mika, Esquire

PEARL M. SCHAEFFER a/k/a PEARL MAE SCHAEFFER; Pine Grove Twp.; William C. Schaeffer, Executor; PP: \$15,000; RE: None; Matthew D. Rossi, Esquire

ESTHER T. SMITH; Pottsville; Annette Lisowski, Executrix; PP: \$1,000; RE: \$10,000; John B. Lieberman, III, Esquire