

## 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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**ANSPACH, BETTY J. a/k/a BETTY JEAN ANSPACH**, deceased

Late of Pine Grove Township, Schuylkill County, PA

Executrix: Linda S. Imschweiler, 118 Needlewood Drive, Harrisburg, PA 17112

Attorneys: J.T. Herber, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**BUBECK, MARY JANE**, deceased

Late of the Township of North Manheim, Schuylkill County, PA  
Administrator: William E. Bubeck, 16 South Sillyman Street, Cresona, PA 17929

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

**FREEMAN, GEORGE S.**, deceased

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

Co-Executors: Lloyal A. Hain, 252 West Broad Street, Elizabethville, PA 17023 and Gary S. Freeman, 702 Laurel Lane, Lykens, PA 17048

Attorneys: Terrence J. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

**KOONS, MILDRED F.**, deceased  
Late of Orwigsburg, West Brunswick Township, Schuylkill County, PA

Administratrix: Marilyn J. Cichelli, 131 Almond Dr., Hershey, PA 17033

Attorney: A. Mark Winter, Esq., 310 W. Chocolate Ave., Hershey, PA 17033, (717) 533-4868

**KURTEK, ANNA M.**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administrators: Patricia A. Zakaris, 1007 Elm St., Pottsville, PA 17901, Walter E. Kurtek, P.O. Box 4079, Seltzer, PA 17974 and Stephen T. Kurtek, III

**RENNINGER, LEROY**, deceased

Late of 30 E. Donaldson Road, Reilly Township, Schuylkill County, PA

Executrix: Jean Bensinger, 737 Summer Valley Road, New Ringgold, PA 17960

Attorneys: Alexa S. Antanavage, Esq., Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

**RILEY, FAWN a/k/a FAWN E. RILEY**, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Michael J. Riley, 48 Hilltop Road, Barnesville, PA 18214

## SCHUYLKILL LEGAL RECORD

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- Attorney: William E. McDonald, Esquire, 113 West Ridge Street, P.O. Box 130, Lansford, PA 18232
- RYAN, JOHN a/k/a JOHN E. RYAN**, deceased  
Late of the Borough of Mahanoy City, Schuylkill County, PA  
Executor: Gary L. Ryan, 616 East Center Street, Mahanoy City, PA 17948  
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976-0072
- SCULLY, MARGARET L.**, deceased  
Late of the Borough of Ashland, Schuylkill County, PA  
Executrices: Eileen A. Scully Weikel, 29 Catawissa Road, Ashland, PA 17921 and Mary M. Scully Freed, 29 Second Avenue, P.O. Box 413, Lavelle, PA 17943  
Attorney: Keith J. Strouse, 816 Center Street, Ashland, PA 17921
- STEIBLER, JOSEPH DANIEL**, deceased  
Late of Kelayres, Schuylkill County, PA  
Executrix: Edwardine Steibler  
Attorney: Conrad A. Falvello, Esquire, The Falvello Law Firm, P.C., 314 Main Street, Suite A, Sugarloaf, PA 18249
- TEMCHATIN, JOHN M.**, deceased  
Late of the Borough of Tamaqua, Schuylkill County, PA  
Executor: Matthew Temchatin, 180 Buck Ridge Dr., Drums, PA 18222
- TENOSCHOK, ELIAS S.**, deceased  
Late of the Township of West Mahanoy, Schuylkill County, PA  
Executrix: Patricia A. Kania, 127 West Laurel Boulevard, Frackville, PA 17931
- Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921
- WEISS, GERALDINE A. a/k/a GERALDINE ANN WEISS**, deceased  
Late of the Borough of Auburn, Schuylkill County, PA  
Executors: Susan J. Rohn, 1965 Meadow Lane, Wyomissing, PA 19610 and Joseph L. Weiss, 2054 Market St., Auburn, PA 17922  
Attorneys: William E. Kirwan, Esq., P.C., 300 One Norwegian Plaza, Pottsville, PA 17901
- WUNDERLICH, VAUGHN**, deceased  
Late of the Borough of Tamaqua, Schuylkill County, PA  
Executor: Keith B. Wunderlich, 4 Shawn Avenue, Tamaqua, PA 18252  
Attorneys: Jeffrey P. Bowe, Esquire, Bowe, Lisella and Bowe, 109 West Broad Street, Tamaqua, PA 18252
- YEASTEDT, THERESA L.**, deceased  
Late of the Borough of Middleport, Schuylkill County, PA  
Co-Executors: Edward J. Vaz, 125 Oak Street, Middleport, PA 17953 and David B. Petrush, 90 Washington Street, Middleport, PA 17953  
Attorneys: William L. J. Burke, Esquire, Burke & Burke, P.O. Box 248, Shenandoah, PA 17976
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- SECOND PUBLICATION**
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- CAREY, CAROL a/k/a CAROL L. CAREY**, deceased  
Late of the Borough of McAdoo, Schuylkill County, PA  
Executrix: Jacqueline Darraugh, 338 East Third Street, Hazleton, PA 18201

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- Attorney: Frank Bognet, Esquire,  
P.O. Box 277, Hazleton, PA  
18201-0277
- COLEMAN, ANNABELLE E.**,  
deceased  
Late of the Township of Hegins,  
Schuylkill County, PA  
Administratrix: Peggy D. Wolf-  
gang, 620 Valley Road, Hegins,  
PA 17938  
Attorneys: Ashley M. Securda,  
Esquire, Williamson, Friedberg &  
Jones, LLC, 10 Westwood Road,  
P.O. Box 1190, Pottsville, PA  
17901
- DRANGINIS, ANNA MARIE**, de-  
ceased  
Late of Blythe Twp., Schuylkill  
County, PA  
Administratrix: Amy Rose Seig-  
fried, 580 Port Carbon, St. Clair  
Hwy., Pottsville, PA 17901  
Attorneys: Elizabeth B. Place,  
Skarlatos Zonarich LLC, 17 S. 2nd  
St., 6th Fl., Harrisburg, PA 17101
- GIBA, MICHAEL**, deceased  
Late of the Borough of Frackville,  
Schuylkill County, PA  
Executrix: Janet Masinick c/o  
Robert E. Matta, Esquire, 237  
North White Street, Shenandoah,  
PA 17976  
Attorney: Robert E. Matta, Es-  
quire, 237 North White Street,  
Shenandoah, PA 17976
- HUNTZINGER, JULIE K.**, de-  
ceased  
Late of the Borough of Tremont,  
Schuylkill County, PA  
Administrators: Brandy Wolff, 54  
East Line Street, Tremont, PA  
17981, Kelly Mattern, 61 East Line  
Street, Tremont, PA 17981 and  
Bobbi Fasnacht, 224 West Laurel  
Street, Tremont, PA 17981  
Attorneys: Frederick J. Fanelli,  
Esquire, Fanelli, Evans & Patel,  
P.C., No. 1 Mahantongo Street,  
Pottsville, PA 17901
- LYCOFF, EDWARD P.**, deceased  
Late of the Borough of Frackville,  
Schuylkill County, PA  
Executrix: Alisa Lycoff Hinton,  
3217 Greenville Loop Road, Wake  
Forest, NC 27587  
Attorney: Robert E. Matta, Es-  
quire, 237 North White Street,  
Shenandoah, PA 17976
- OPANEL, JOAN M.**, deceased  
Late of the Borough of Ringtown,  
Schuylkill County, PA  
Executor: Michael Tedesco, 309  
Florida Avenue, Shenandoah, PA  
17976  
Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072
- RENNINGER, HOWARD L.**, de-  
ceased  
Late of Pine Grove Borough,  
Schuylkill County, PA  
Executor: Edward Renninger, 117  
Waterfall Road, Pine Grove, PA  
17963  
Attorneys: Richard J. Wiest, Es-  
quire, Williamson, Friedberg &  
Jones, LLC, 10 Westwood Road,  
Pottsville, PA 17901
- SCHNEIDER, ESTHER A.**, de-  
ceased  
Late of the Borough of Orwigs-  
burg, Schuylkill County, PA  
Executors: Vicki L. Kunkel, P.O.  
Box 351, Orwigsburg, PA 17961,  
Kay E. Darzinikas, P.O. Box 45,  
Orwigsburg, PA 17961 and Troy  
C. Schneider, 804 North Warren  
Street, Orwigsburg, PA 17961  
Attorney: James G. Caravan, Es-  
quire, 102 East Main Street,  
Schuylkill Haven, PA 17972

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SCHUYLKILL LEGAL RECORD

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**SPOTTS, MARY LOUISE a/k/a MARY LOU SPOTTS a/k/a MARY L. SPOTTS**, deceased  
Late of the Borough of Minersville, Schuylkill County, PA  
Administrator: Earle D. Spotts, 263 Middle Street, Minersville, PA 17954  
Attorney: Maryann Conway, Esquire, 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

**STEVENSON, HAROLD a/k/a HAROLD R. STEVENSON**, deceased  
Late of the Borough of Minersville, Schuylkill County, PA  
Executrix: Rosa Lilley, 320 Pine Street, Minersville, PA 17954  
Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

**STOHN, CATHERINE M.**, deceased  
Late of Ashland Borough, Schuylkill County, PA  
Executrix: Karen A. Stohn, 308 S. Hoffman Blvd., Ashland, PA 17921  
Attorneys: Elizabeth B. Place, Skarlatos Zonarich LLC, 17 S. 2nd St., 6th Fl., Harrisburg, PA 17101

**YANKOSKY, ANNA**, deceased  
Late of St. Clair Borough, Schuylkill County, PA  
Executrix: Dr. Jean A. Yankosky, 10 Timber Road, Pottsville, PA 17901  
Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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**THIRD PUBLICATION**

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**GUERS, DANIEL W.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executors: Daniel C. Guers and Edward C. Guers, P.O. Box 513, Pottsville, PA 17901  
Attorneys: David H. Rattigan, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**PFLUGER, MARGARET B.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA  
Executors: Peter D. Pfluger, 450 Chapel Hill Cove, Fultondale, AL 35068 and John J. Pfluger, 519 W. Norwegian St., Pottsville, PA 17901  
Attorneys: J. Robert Zane, Esquire, Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**SCHREINER, KENNETH**, deceased  
Late of Kline Township, Schuylkill County, PA  
Executor: Frank J. Shuba, Jr., 6668 Penna. Rte. 873, Slatington, PA 18080  
Attorneys: Law Offices of Frank R. Cori, P.C., P.O. Box 222, Orwigsburg, PA 17961, (570) 366-6300

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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 28, 2016

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:

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 1)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendant: Lillian Boyle.

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: \$42,417.68.

Tax Parcel No.: 65-29-0005.000.

Premises known as: 717 East  
Broad Street, Tamaqua, PA 18252-  
2208.

TO BE SOLD AS THE PROP-  
ERTY of Lillian Boyle.

No. S-1654-15

**(SALE NO. 2)**

Plaintiff: CACL Federal Credit  
Union.

Defendant: Thomas J. Bettinger.

Attorneys for Plaintiff: Richard J.  
Wiest, Esquire, (Attorney ID #40495),  
Williamson, Friedberg & Jones, LLC,  
Ten Westwood Road, P.O. Box 1190,  
Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$6,495.84.

Being UPI: #20-12-0035

Property known as: 210 Chestnut  
Street, Marlin, PA 17951.

TO BE SOLD AS THE PROP-  
ERTY of Thomas J. Bettinger.

No. S-634-2016

**(SALE NO. 3)**

Plaintiff: Miners Bank, a division  
on Mid Penn Bank.

Defendant: Paul D. Hillibush.

Attorneys for Plaintiff: S. John  
Price, Jr., Esquire, Lipkin, Marshall,  
Bohorad & Thornburg, PC, 1940 West  
Norwegian Street, P.O. Box 1280,  
Pottsville, PA 17901-7280.

Judgment Amount: \$21,327.41.

Tax Parcel No.: 48-06-0075.000.

Property known as: 1306 E. Center  
Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROP-  
ERTY of Paul D. Hillibush which he  
acquired by Deed dated 09/20/2012  
and Recorded in Schuylkill County  
Official Record Book 2448, Page  
2803.

No. S-1530-2015

**(SALE NO. 4)**

Plaintiff: New Tripoli Bank f/k/a  
The New Tripoli National Bank.

Defendants: Jeffrey L. Houser and  
Dolores J. Houser, husband and wife.

Attorney for Plaintiff: Marc Kran-  
son, Esquire, (610)432-0720.

Judgment Amount: \$147,499.24.

Tax Parcel No.: 37-14-0032.000.

Property known as: 322 Mush Dahl  
Road, New Ringgold, West Penn  
Township, Schuylkill County, Penn-  
sylvania 17960.

TO BE SOLD AS THE PROP-  
ERTY of Jeffrey L. Houser and Do-  
lores J. Houser, husband and wife.

No. S-922-2010

**(SALE NO. 5)**

Plaintiff: Eagle Rock Community  
Association, Inc.

Defendant: Linda J. Tisdale.

Attorney for Plaintiff: Lorine An-  
gelo Ogurkis, Eagle Rock Resort, 1  
Country Club Drive, Hazle Twp., PA  
18202, Ph. (570) 384-1377, Fax (570)  
384-1379.

Judgment Amount: \$5,803.00.

Tax Parcel No.: 9-19-375.

Property known as: Lot 375 of ER  
Subdivision.

TO BE SOLD AS THE PROP-  
ERTY of Linda J. Tisdale.

No. S-1059-15

**(SALE NO. 6)**

Plaintiff: Eagle Rock Resort Co.,  
LLC.

Defendant: Ester M. Klug.

## SCHUYLKILL LEGAL RECORD

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Attorney for Plaintiff: Lorine Angelo Ogurkis, Eagle Rock Resort, 1 Country Club Drive, HazleTwp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$36,746.71.

Tax Parcel No.: 9-25-268.

Property known as: Lot 268 of HF3 Subdivision.

TO BE SOLD AS THE PROPERTY of Ester M. Klug.

No. S-804-15

### **(SALE NO. 7)**

Plaintiff: Eagle Rock Resort Co., LLC.

Defendants: Donald Bassenden and Jehan I. Pino.

Attorney for Plaintiff: Lorine Angelo Ogurkis, Eagle Rock Resort, 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$37,985.47.

Tax Parcel No.: 9-25-196.

Property known as: Lot 196 of HF3 Subdivision.

TO BE SOLD AS THE PROPERTY of Donald Bassenden and Jehan I. Pino.

No. S-2099-15

### **(SALE NO. 8)**

Plaintiff: Rama Petroleum, LLC.

Attorneys for Plaintiff: Comitza Law Firm, LLC, Kristopher J. Januzzi, (570) 829-1111.

Judgment: \$499,082.28.

Tax Parcel Nos.: Parcel A—Being UPI 15-4-31(1) and Part of UPI 49-3-106(1). Parcel B—Being UPI 15-5-7(1).

Property known as: 699 South Kennedy Drive, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Etihad Enterprises, Inc., Individually and d/b/a Quick Stop Mini-Mart.

No. J-689-12

### **(SALE NO. 9)**

Plaintiff: Porter-Tower Joint Municipal Authority.

Defendant: James Harman.

Attorneys for Plaintiff: Gretchen Sterns, Esquire of Law Office of Gretchen Coles Sterns, LLC, P.O. Box 345, Pottsville, PA 17901 (570) 624-7040.

Judgment Amount: \$4,322.22.

Tax Parcel No.: 66-01-0114.000.

Property known as: 7 E. Grand Avenue, Tower City, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of James Harman.

No. J-3844-15

### **(SALE NO. 10)**

Plaintiff: Porter-Tower Joint Municipal Authority.

Defendant: Twila M. Eyster.

Attorneys for Plaintiff: Gretchen Sterns, Esquire of Law Office of Gretchen Coles Sterns, LLC, P.O. Box 345, Pottsville, PA 17901 (570) 624-7040.

Judgment Amount: \$3,955.60.

Tax Parcel No.: 66-02-0056.000.

Property known as: 705 E. Grand Avenue, Tower City, Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Twila M. Eyster.

No. J-4541-15

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

Plaintiff: Midfirst Bank.

Defendant: Jessica Rodriguez.

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

Judgment Amount: \$33,329.88.

Tax Parcel: 68-20-0005.000.

Property known as: 304 Fairview Street, Pottsville, PA 17901.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Defendant(s) Jessica Rodriguez.

No. S-134-16

**(SALE NO. 12)**

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

Defendant(s): Eric D. Krieger.

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

Judgment Amount: \$64,227.87.

Tax Parcel: 09-13-0192.000.

Property known as: 907 Center Street, Sheppton, PA 18248.

TO BE SOLD AS THE PROPERTY of Defendant(s) Eric D. Krieger.

No. S-130-15

**(SALE NO. 13)**

Plaintiff: BOKF, N.A.

Defendant: Michael Kostura.

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

Judgment Amount: \$98,521.18.

Tax Parcel Number: 68-18-0033.001.

Premises: 701 North Thirteenth Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Michael Kostura.

No. S-1956-15

**(SALE NO. 14)**

Plaintiff: Wells Fargo Bank, NA.

Defendant: Megan L. Ingraham a/k/a Megan Louise Ingraham.

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: \$94,188.55.

Tax Parcel No.: 65-08-0287.001.

Premises known as: 220 North Greenwood Street, Tamaqua, PA 18252-1726.

TO BE SOLD AS THE PROPERTY of Megan L. Ingraham a/k/a Megan Louise Ingraham.

No. S-45-2016

**(SALE NO. 15)**

Plaintiff: LSF9 Master Participation Trust.

Defendants: Neal R. Miller, Tracie L. Miller.

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: \$89,915.26.

Tax Parcel No.: 52-02-0683-000.

Premises known as: 117 North Fourth Street, Minersville, PA 17954-1201.

TO BE SOLD AS THE PROPERTY of Neal R. Miller, Tracie L. Miller.

No. S-229-16

**(SALE NO. 16)**

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

Defendant: Robert A. Walchak.

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: \$35,622.24.

Tax Parcel No.: 43-1-127.

Property known as: 116 West Pine Street, Frackville, PA 17931.

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TO BE SOLD AS THE PROPERTY of Robert A. Walchak.  
No. S-224-16

**(SALE NO. 17)**

Plaintiff: Bank of America, N.A.  
Defendants: Scott A. Morrison and Tara B. Morrison.

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

Judgment Amount: \$83,139.20.

Tax Parcel No.: 42-06-0119.000.

Property known as: 131 Maple Boulevard, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Scott A. Morrison and Tara B. Morrison.

No. S-947-16

**(SALE NO. 18)**

Plaintiff: Midfirst Bank.

Defendant: Lorraine R. Melincavage.

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

Judgment Amount: \$70,479.37.

Tax Parcel No.: 41080014.000.

Property known as: 81 Railroad Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Lorraine R. Melincavage.

No. S-225-2016

**(SALE NO. 19)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Joshua M. Mack and Jessica M. Murphy.

Attorneys for Plaintiff: KML Law Group, PC, Suite 5000, BNY Independence

Center, 701 Market Street, Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$54,636.40.

Tax Parcel No.: 36-12-228.

Property known as: 133 South Spencer Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Joshua M. Mack and Jessica M. Murphy.

No. S-1212-15

**(SALE NO. 20)**

Plaintiff: PNC Bank, National Association, Successor in Interest to National-City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known As National City Mortgage Co., Doing Business As Eastern Mortgage Services.

Defendants: Edward J. Stock and Nicole M. Stock.

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

Judgment Amount: \$57,095.29.

Tax Parcel No.: 68-32-60.

Property known as: 220 North 18th Street Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Edward J. Stock and Nicole M. Stock.

No. S-1807-14

**(SALE NO. 21)**

Plaintiff: Quicken-Loans-Inc.

Defendant: Michael E. Naftzinger.

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: \$254,276.40.

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Tax Parcel No.: 35-7-5.4.  
Property known as: 113 Sculps Hill Road, Auburn, PA 17922.  
TO BE SOLD AS THE PROPERTY of Michael E. Naftzinger.  
No. S-1727-15

**(SALE NO. 22)**

Plaintiff: JPMorgan Chase Bank, National Association.  
Defendant: Michael S. Klinger, Jr.  
Attorneys for Plaintiff: Sarah K. McCaffery, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$81,445.12.  
Tax Parcel No.: 22-16-25.

Property known as: 305 North Keystone Street, Muir, PA 17957.  
TO BE SOLD AS THE PROPERTY of Michael S. Klinger, Jr.  
No. S-2163-15

**(SALE NO. 23)**

Plaintiff: Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP.  
Defendant: Nicholas J. Yatsula.  
Attorneys for Plaintiff: Kristen D. Little, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$115,843.20.  
Tax Parcel No.: 49-02-0162.

Property known as: 67 North Kennedy Drive f/k/a 67-69 North Kennedy Drive, McAdoo, PA 18237.  
TO BE SOLD AS THE PROPERTY of Nicholas J. Yatsula.  
No. S-2401-2014

**(SALE NO. 24)**

Plaintiff: Wells Fargo Bank, N.A., As Trustee for the Certificateholders of Banc of America Alternative Loan

Trust 2004-6, Mortgage Pass-Through Certificates, Series 2004-6.  
Defendant: Todd Setlock.

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

Judgment Amount: \$55,443.83.  
Tax Parcel No.: 62-2-526.

Property known as: 231 North Mill Street, Saint Clair, PA 17970.  
TO BE SOLD AS THE PROPERTY of Todd Setlock.

No. S-33-15

**(SALE NO. 25)**

Plaintiff: Deutsche Bank National Trust Company, As Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2007-B Under the Pooling and Servicing Agreement Dated June 1, 2007.

Defendant: Michael J. Novack, III.  
Attorneys for Plaintiff: Sarah K. McCaffery, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$35,216.76.  
Tax Parcel No.: 05-12-0119.000.  
Property known as: 51 South Maple Avenue, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Michael J. Novack, III.  
No. S-1810-13

**(SALE NO. 26)**

Plaintiff: PHH Mortgage Corporation.

Defendant: Bernard M. Adams.  
Attorneys for Plaintiff: Sarah K. McCaffery, Esquire, Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

SCHUYLKILL LEGAL RECORD

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Judgment Amount: \$41,668.67.  
Tax Parcel Nos.: 45-09-0008.000,  
45-09-0007.000, 45-09-0004.000.  
Property known as: 139 West Main  
Street assess as 137 Main Street, Gi-  
rardville, PA 17935.  
TO BE SOLD AS THE PROP-  
ERTY of Bernard M. Adams.  
No. S-423-16

**(SALE NO. 27)**

Plaintiff: U.S. Bank, N.A., as  
Trustee for the registered holders of  
Structured Asset Securities Corpora-  
tion, Structured Asset Investment  
Loan Trust, Mortgage Pass-Through  
Certificates, Series 2005-3.

Defendants: Leroy Royer a/k/a Lee  
Royer; Sharon Royer.

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

Judgment: \$75,058.65.  
Tax Parcel No.: 68-29-20.

Property known as: 312 South  
Jackson Street, Pottsville, PA 17901-  
3632.

TO BE SOLD AS THE PROP-  
ERTY of Leroy Royer a/k/a Lee  
Royer; Sharon Royer.

No. S-2092-15

**(SALE NO. 28)**

Plaintiff: LSF9 Master Participa-  
tion Trust.

Defendant: Darlene J. Klouser.

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: \$87,007.60.

Tax Parcel No.: 13-20-0056.000.

Premises known as: 604 East Main  
Street a/k/a 604 East Main, Hegins,  
PA 17938-9393.

TO BE SOLD AS THE PROP-  
ERTY of Darlene J. Klouser.

No. S-2116-15

**(SALE NO. 29)**

Plaintiff: Nationstar Mortgage,  
LLC.

Defendant: Colleen Stauffer.

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

Judgment Amount: \$56,338.91.

Tax Parcel No.: 65-16-0061.000.

Property known as: 122 Penn  
Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-  
ERTY of Colleen Stauffer.

No. S-202-15

**(SALE NO. 30)**

Plaintiff: Wells Fargo Bank, NA.

Defendant: Jordan E. Stabinsky.

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: \$64,187.81.

Tax Parcel No.: 08-06-0043.000.

Premises known as: 62 Caroline  
Avenue, Pottsville, PA 17901-8618.

TO BE SOLD AS THE PROP-  
ERTY of Jordan E. Stabinsky.

No. S-1500-15

**(SALE NO. 31)**

Plaintiff: Nationstar Mortgage  
LLC.

Defendants: Sherri Yawornicky;  
Peter Yawornicky.

Attorneys for Plaintiff: Jana Frid-  
finnsdottir, Manley Deas Kochalski  
LLC, P.O. Box 165028, Columbus,  
OH 43216-5028.

Judgment Amount: \$50,868.81

Parcel Nos.: 45-06-0234.000, 45-  
06-0235.000.

Property known as: 16-18 East  
Main Street, Girardville, PA 17935.

SCHUYLKILL LEGAL RECORD

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TO BE SOLD AS THE PROPERTY of Peter Yawornicky and Sherri Yawornicky, his wife.

No. S-2303-2015

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**(SALE NO. 32)**

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

Judgment Amount: \$83,859.51.

Parcel No.: 46-04-0159.000.

Property known as: 100 Charles Street, Gordon, PA 17936.

TO BE SOLD AS THE PROPERTY of Matthew Olivieri, as sole owner.

No. S-328-14

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**(SALE NO. 33)**

Plaintiff: Monument Street Funding-II, LLC.

Defendant: Jan S. Laurenti.

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

Judgment Amount: \$96,913.14.

Parcel No.: 65-18-0013.003.

Property known as: 418 Mountain Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Jan S. Laurenti.

No. S-411-15

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**(SALE NO. 34)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Lori Ann E. Fesig.

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

Judgment Amount: \$78,662.16.

Parcel No.: 57-03-0031.000.

Property known as: 78 Tuscarora Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Lori Ann E. Fesig, as sole owner.

No. S-2128-2015

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**(SALE NO. 35)**

Plaintiff: US Bank National Association, As Trustee for MASTR Asset Backed Securities Trust 2005-AB1.

Defendants: Pearl Makowski; Dawn Kolodziej.

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

Judgment Amount: \$40,846.97.

Parcel No.: 3-9-30,3-9-31.

Property known as: 527-529 South 3rd Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Dawn Kolodziej and Pearl Makowski.

No. S-1520-2013

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**(SALE NO. 36)**

Plaintiff: Wells Fargo Bank, NA.

Defendant: Adam J. Haney.

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: \$121,237.51.

Tax Parcel No.: 21-11-0030.000.

Premises known as: 150 Camp Road, Pine Grove, PA 17963-9296.

TO BE SOLD AS THE PROPERTY of Adam J. Haney.

No. S-230-2016

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**(SALE NO. 37)**

Plaintiff: Deutsche Bank National Trust Company, As Trustee for GSAMP Trust 2006-HE1 c/o Ocwen Loan Servicing, LLC.

## SCHUYLKILL LEGAL RECORD

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Defendant(s): David W. Miller and Ronda Miller a/k/a Ronda E. Miller.

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

Judgment Amount: \$98,949.09.

Tax Parcel No.: 63-6-467.

Property known as: 30 Saint Charles Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of David W. Miller and Ronda Miller a/k/a Ronda E. Miller.

No. S-2162-2015

### **(SALE NO. 38)**

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

Defendant: Jennifer L. Zimmerman.

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

Judgment Amount: \$87,654.44.

Tax Parcel Nos.: 24-11-0084.000 and 24-11-0082.001.

Property known as: 53 W. Meadow Street, Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of Jennifer L. Zimmerman.

No. S-415-2016

### **(SALE NO. 39)**

Plaintiff: LSF8 Master Participation Trust.

Defendants: Rosemary Barron, James J. Barron, Sr.

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: \$114,653.50.

Tax Parcel No.: 37-6-26.

Premises known as: 521 Franklin Avenue, Tamaqua, PA 18252-5543.

TO BE SOLD AS THE PROPERTY of Rosemary Barron, James J. Barron, Sr.

No. S-1550-15

### **(SALE NO. 40)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Melinda A. Gundrum.  
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: \$128,895.10.

Tax Parcel Nos.: 63-4-86, 63-4-86 (1).

Premises known as: 115 Avenue A, Schuylkill Haven, PA 17972-1301.

TO BE SOLD AS THE PROPERTY of Melinda A. Gundrum.

No. S-2240-15

### **(SALE NO. 41)**

Plaintiff: Federal National Mortgage Association ("FNMA").

Defendants: Mark J. Smolinsky, Lisa M. Smolinsky.

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: \$85,173.73.

Tax Parcel No. 19-13-0239.000.

Premises known as: 239 Spring Mountain Drive a/k/a 239 Spring Mountain Road a/k/a RR 1 Box 2239, Zion Grove, PA 17985-9762.

TO BE SOLD AS THE PROPERTY of Mark J. Smolinsky, Lisa M. Smolinsky, the United States of America c/o the United States Attorney for the Middle District of PA.

No. S-1348-15

## SCHUYLKILL LEGAL RECORD

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### (SALE NO. 42)

Plaintiff: The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., As Successor-in-Interest to JPMorgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, As Successor-in-Interest to Bank One, N.A., As Trustee, for MASTR Alternative Loan Trust 2002-3, Mortgage Pass Through Certificates, Series 2002-3.

Defendant: Gail Berger.

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: \$47,958.75.

Tax Parcel No.: 43-03-0165.000.

Premises known as: 118 North Fourth Street, Frackville, PA 17931-1108.

TO BE SOLD AS THE PROPERTY of Gail Berger.

No. S-1711-15

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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 there to within ten (10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

July 19, 2016

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

Sept. 22, 29; Oct. 6

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### DIVORCES

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EGLINTON, JUDITH C vs. EGLINGTON SR, ARTHUR R  
JONES, PAMELA vs. JONES, MICHAEL

AKOS, MARIA BEATRIX vs. BREAME, GEORGE JOHN  
HEINTZELMAN, VALERIE vs. HEINTZELMAN, STEVEN  
ZANGARI, JANET vs. ZANGARI, RONALD  
MIKLESAVAGE, TRACEY A vs. MIKLESAVAGE, KEITH A  
GANALES, BRIDGET vs. HERMANDEZ, HECTOR  
LINDSTROM, MICHELLE vs. LINDSTROM, MATTHEW  
GAUNT, MOLLY vs. GAUNT, ANTHONY S  
GIBSON, ELIZABETH vs. GIBSON, TODD  
TAVERAS, MARIA vs. GARCIA, DESIDERIO  
STANKAVAGE, LESLIE M vs. STANKAVAGE, CURT J  
AHEARNE, VICTOR MICHAEL vs. AHEARNE, JEANNIE MARIE  
KAZEMKA, KATINA M vs. KAZEMKA, MICHAEL R  
SAYLOR, JAMES W vs. SAYLOR, JENNIFER K  
GREEN, JORDAN J vs. GREEN, MARIA N  
HATTER, TREASURE D vs. HATTER, KENT R  
ENLOE, LYDIA J vs. ENLOE, ROBERT W  
ZOMBRO, KAREN L vs. ZOMBRO, MIKE  
SCHAEFFER, CHRISTINE L vs. SCHAEFFER, WILLIAM L  
FUDGE, TIMOTHY E vs. FUDGE, DIAN L  
JONES, SHEILA J vs. JONES, WILLIAM D  
ZIMMERMAN, ERIC vs. ZIMMERMAN, RONDA  
MUSCARA, LOIS A vs. MUSCARA, FRANK A  
MARTOFEL, GRETCHEN L vs. MARTOFEL, JOHN E