

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

CONNORS, JAMES L., deceased
Late of the Borough of Girardville, Schuylkill County, PA
Administrator: Kieran Connors, 500 West Main Street, Girardville, PA 17935
Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

HOYSOCK, MICHAEL, deceased
Late of the Township of Norwegian, Schuylkill County, PA
Executrix: Delta M. Hoysock, 25 Maple Ave., Marlin, PA 17951
Attorney: Thomas J. Pellish, Esquire, 1 South Second St., 3rd Fl., Pottsville, PA 17901

MARCHALK, GARY D., deceased
Late of Schuylkill County, PA
Executor: Matthew Marchalk, 28 N. 4th Street, Frackville, PA 17931
Attorneys: Martin J. Cerullo, Esq., Cerullo, Datte & Burke, P.C., 450

W. Market St., Pottsville, PA 17901

McDONALD, CHARLOTTE E., deceased
Late of Norwegian Township, Schuylkill County, PA
Administrators: Mr. Peter McDonald, 21 Mountain Drive, Pottsville, PA 17901 and Mrs. Kimberly Freed, 1349 Shady Lane, Tamaqua, PA 18252
Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

STANUS, EVA A. a/k/a EVA B. STANUS, deceased
Late of Pottsville, Schuylkill County, PA
Executor: Gerard D. Stanus c/o Daniel G. Dougherty, Esq., 881 3rd St., Suite B-3, Whitehall, PA 18052
Attorney: Daniel G. Dougherty, Esq., 881 3rd St., Suite B-3, Whitehall, PA 18052

WYLAM, CHARLES J., deceased
Late of the Borough of St. Clair, Schuylkill County, PA
Executrix: Donna Wylam, 221 S. Morris Street, St. Clair, PA 17970
Attorneys: James G. Conville, Esquire, Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

SECOND PUBLICATION

ANDRUZZI, PAUL R. a/k/a PAUL ANDRUZZI, deceased
Late of the Township of East Union, Schuylkill County, PA
Administratrix C.T.A.: Catherine R. Andruzzi
Attorneys: Frank J. Skokoski, Esquire, Skokoski & DeCosmo, P.C.,

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39 North Broad Street, West Hazleton, PA 18202

KATCHUR, MARY M., deceased
Late of the Township of Branch, Schuylkill County, PA
Executor: Greg Katchur, 798 Tilden Road, Mohrsville, PA 19541
Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

MILOT, JOHN JAMES a/k/a JOHN J. MILOT a/k/a JOHN MILOT, deceased
Late of the Borough of Middleport, Schuylkill County, PA
Executors: John M. Milot, 6584 Bake Oven Road, Germansville, PA 18053, Richard P. Milot, 15840 Hunton Lane, Haymarket, VA 20169 and Ronald R. Milot, 949 Harper Road, Crescent, PA 15046
Attorneys: Jeffrey P. Bowe, Esquire, Bowe, Lisella and Bowe, 109 West Broad Street, Tamaqua, PA 18252

PAYNE, DOROTHY E., deceased
Late of Rush Township, Schuylkill County, PA
Executor: Joseph David Diana
Attorneys: Anthony J. Lucadamo, Esquire, Kennedy and Lucadamo, P.C., 200 West Chapel Street, Hazleton, PA 18201

TAYLOR, HELEN S., deceased
Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executors: Lisa H. Taylor and Joseph T. Weber, 933 North 28th Street, Allentown, PA 18104
Attorney: James G. Caravan, Esquire, 102 East Main Street, Schuylkill Haven, PA 17972

THIRD PUBLICATION

BRENNAN, JEREMIAH C., deceased
Late of the City of Pottsville, Schuylkill County, PA

Executrices: Megan Brennan, 111 Stonegate Drive, McMurray, PA 15317 and Brigid Brennan McFadden, 303 N. 20th Street, Pottsville, PA 17901

Attorney: Maryann Conway, Esq., 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

KAHLER, ETHEL ANNABELLA a/k/a ETHEL A. KAHLER, deceased
Late of Hublely Township, Schuylkill County, PA

Executrices: Bobbyetta C. Ganunis, 1144 West Mountain Road, Hegins, PA 17938 and Barbara C. Kilby, 5328 Earl Drive, Harrisburg, PA 17112

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

LAGROTTERIA, RICHARD, deceased

Late of the City of Pottsville, Schuylkill County, PA
Executor: Carl Lagrotteria, 333 Mulberry Place, Brick, NJ 08723
Attorneys: Alvin B. Marshall, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280

WALL, GAYLE S., deceased
Late of the Township of Ryan, Schuylkill County, PA

Executrices: Suzann C. Aldsworth, 183 Grier Avenue, Barnesville, PA 18214 and Martha Kopchak, 107 West 17th Street, Northampton, PA 18067

Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

WERTMAN, KENNETH H., deceased

Late of the Borough of Port Carbon, Schuylkill County, PA

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Executrix: Sharon A. Jespersen,
201 Grand Street, Port Carbon, PA
17965

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

COURT OF COMMON PLEAS OF
SCHUYLKILL COUNTY
ORPHANS' COURT DIVISION
PRIVATE SALE OF REAL ESTATE
IN RE: EDWIN W. STERNER,

an Incapacitated Person
NO. 5416-01 53

To: the heirs, legatees, devisees, next
of kin, and all other persons inter-
ested in said estate

NOTICE IS HEREBY GIVEN that
Mary Ann Sleeva, Guardian, has filed
in the Office of the Clerk of the said
Court her petition praying for an order
of sale of a one-quarter interest of said
incapacitated person of the real estate
situate at 10 S. Nicholas Street, St.
Clair, Schuylkill County, Pennsylva-
nia, consisting of two parcels of prop-
erty designated as Tax Parcel Nos.
62-03-0184.000 and 62-03-0183.000,
now consolidated to Tax Parcel No.
62-03-0183.000, at private sale to
Ruth Kellagher for the sum of Fifty
Thousand (\$50,000.00) Dollars for the
total interest in said real estate for the
purposes in the petition set forth. If no
exceptions are filed thereto or objec-
tions are made to granting the same,
the Court will be asked to take action
upon the petition on July 25, 2017.

RONALD R. PELLISH,
ESQUIRE
I.D. No. 23802

Attorney for Petitioner
809 West Market Street
Pottsville, PA 17901
Telephone (717) 622-2338

July 13

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, AUGUST 11, 2017

At 10:00 o'clock in the Forenoon,
at the Court House in the City of
Pottsville, Schuylkill County, Penn-
sylvania, the Following Described
Real Estate to wit:

(SALE NO. 1)

Plaintiff: Deutsche Bank National
Trust Company, As Trustee, on behalf
of the Registered Holders of First
Franklin Mortgage Loan Trust Series
2006-FF1, Mortgage Pass-Through
Certificates, Series 2006-FF1.

Defendants: Jennifer L. Menchef-
sky and Albert E. Menchefsky a/k/a
Albert Menchefsky.

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

Judgment Amount: \$58,072.31.

Tax Parcel No.: 62-03-0348.000.

Property known as: 130 South Mill
Street, Saint Clair, PA 17970.

TO BE SOLD AS THE PROP-
ERTY of Jennifer L. Menchefsky and
Albert E. Menchefsky a/k/a Albert
Menchefsky.

No. S-763-2015

(SALE NO. 2)

Plaintiffs: Patricia Reilly and John
Reilly, Her husband.

Defendant: Kevin P. Keating.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$18,232.96.
Being UPI No.: 05-10-0015.002.
Property known as: 596 Valley Road, Cass Twp., Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Kevin P. Keating.
No. 2186-2016

(SALE NO. 3)

Plaintiff: First Citizens Community Bank Successor in Interest to First National Bank of Fredericksburg.

Defendant: Diane Marie Mahalage.
Attorney for Plaintiff: Paul W. Kilgore, Esq., (717) 273-7621.

Tax Parcel No.: 41-05-0036.000.
Property known as: 141 Pottsville Street, Cressona, PA 17929.

No. S-1176-2016

(SALE NO. 4)

Plaintiff: Mid Penn Bank, Successor by Merger to Miner's Bank f/k/a Minersville Safe Deposit Bank and Trust Company.

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

Judgment Amount: \$41,853.13.

Tax Parcel No.: 64-7-370.

Said premises being known as: 311 West Cherry Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS PROPERTY of Francis E. Kacilowicz.

No. S-1669-16

(SALE NO. 5)

Plaintiff: Wilmington Savings Fund Society, FSB, dba Christiana Trust, not individually but as trustee for Ventures Trust 2013 I-H-R.

Defendant: Christian L. Morgan.

Attorney for Plaintiff: Jill M. Fein, Esquire, (215) 579-7700.

Judgment Amount: \$52,540.69 plus costs.

Tax Parcel No.: 14-11-0007.000.

Property known as: 2130 E. Main Street, Valley View, PA 17983.

TO BE SOLD AS THE PROPERTY of Christian L. Morgan.

No. S-2201-15

(SALE NO. 6)

Plaintiff: Santander Bank, N.A.

Defendants: Catherine I. Lynch and Kathleen M. Moser.

Attorney for Plaintiff: Michael S. Bloom, Esquire, (610) 532-4222—Phone.

Judgment Amount \$69,857.11.

Tax Parcel No.: 42-3-117.

Property known as: 300 Pine Boulevard, Deer Lake Borough.

TO BE SOLD AS THE PROPERTY of Catherine I. Lynch.

No. S-2042-16

(SALE NO. 7)

Plaintiff: CACL Federal Credit Union.

Defendant: Cheryl Lynn Norway.

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: \$35,077.23.

Being UPI No.: 24-10-0129.

Property known as: 64 South State St., Reilly Twp., Branchdale, PA 17923.

TO BE SOLD AS THE PROPERTY of Cheryl Lynn Norway.

No. S-2037-2016

(SALE NO. 8)

Plaintiff: Midfirst Bank.

SCHUYLKILL LEGAL RECORD

Defendant: Susan M. Kauffman
f/k/a Susan M. Stephens.

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

Judgment Amount: \$28,923.54.

Tax Parcel: 62-02-0289.000.

Property known as: 9 North 3rd
Street, St. Clair, PA 17970.

TO BE SOLD AS THE PROP-
ERTY of Defendant Susan M. Kauff-
man f/k/a Susan M. Stephens.

No. S-2133-16

(SALE NO. 9)

Plaintiff: U.S. Bank National As-
sociation, As Trustee for The Penn-
sylvania Housing Finance Agency.

Defendant: Amanda M. Boris.

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

Judgment Amount: \$79,439.04.

Tax Parcel: 03-13-0084.000.

Property known as: 221 Willing
Street, Llewlyn, PA 17944.

TO BE SOLD AS THE PROP-
ERTY of Defendant Amanda M.
Boris.

No. S-2029-16

(SALE NO. 10)

Plaintiff: U.S. Bank National As-
sociation, As Trustee for the Pennsyl-
vania Housing Finance Agency.

Defendants: Marie Cook and Don-
ald L. Cook.

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

Judgment Amount: \$26,232.79.

Tax Parcel: 68-21-0271.000.

Property known as: 517 E. Market
Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-
ERTY of Defendants Marie Cook and
Donald L. Cook.

No. S-999-16

(SALE NO. 11)

Plaintiff: U.S. Bank National As-
sociation, As Trustee for the Pennsyl-
vania Housing Finance Agency.

Defendant: Peter T. Wargo a/k/a
Peter Wargo.

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

Judgment Amount: \$59,037.10.

Tax Parcel: 49-03-0023.001.

Property known as: 623 Hancock
Street Rear, McAdoo, PA 18237.

TO BE SOLD AS THE PROP-
ERTY of Defendant Peter T. Wargo
a/k/a Peter Wargo.

No. S-1077-16

(SALE NO. 12)

Plaintiff: VIST Bank.

Defendant: Meck Realty Partners
II, LLC.

Attorneys for Plaintiff: Alexander
J. Elliker, Esquire, Michael Monsour,
Esquire, (610) 670-2552.

Judgment Amount: \$1,416,665.48,
together with interest accrued after
February 2, 2017 at the rate specified
in the Loan Documents, currently
5.0% (\$192.47 per diem), late charges
from February 2, 2017 forward, at-
torneys' fees, and costs.

UPI Numbers: 35-08-0026.000 and
35-08-0026.002.

Property known as: 1506 Centre
Turnpike a/k/a 1508 Centre Turnpike,
Orwigsburg, Pennsylvania 17961.

TO BE SOLD AS THE PROP-
ERTY of Meck Realty Partners II,
LLC.

No. S-302-17

(SALE NO. 13)

Plaintiff: Christiana Trust, a divi-
sion of Wilmington Savings Fund
Society, FSB, as indenture Trustee,
for the CSMC 2014-RPL3 Trust,
Mortgage-Backed Notes, Series 2014-
RPL3.

Defendants: Bela W. Szilagyi, Jr.
and Millie D. Szilagyi

Attorney for Plaintiff: Stephen M.
Hladik, (215) 855-9521.

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$170,839.37.
Tax Parcel No.: 24-02-0029.000.
Property known as: 200 N. State Road f/k/a 0 State Highway 209, Branchdale, PA 17923.

TO BE SOLD AS THE PROPERTY of Bela W. Szilagyi, Jr. and Millie D. Szilagyi.

No. S-1610-2016

(SALE NO. 14)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendants: Maria Theresa Estrella and Johan A. Estrella

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

Judgment Amount: \$29,829.79.

Tax Parcel No.: 9-22-64.

Property known as: Lot 64 of WSS Subdivision.

TO BE SOLD AS THE PROPERTY of Maria Theresa Estrella and Johan A. Estrella.

No. S-211-16

(SALE NO. 15)

Plaintiff: Wells Fargo Bank, N.A., As Trustee for Green Tree Mortgage Loan Trust 2005-HE-1.

Defendant(s): Carl D. Hopkins, Jr. and Doreen M. Hopkins

Attorneys for Plaintiff: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, 1st Floor, Suite 101, Southampton, PA 18966, (215) 942-9690.

Judgment Amount: \$45,872.65.

Tax Parcel No.: 03-08-0022.000.

Property known as: 2146 Main Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Carl D. Hopkins, Jr. and Doreen M. Hopkins.

No. S-1133-16

(SALE NO. 16)

Plaintiff: Quicken Loans Inc.

Defendant: Johnathon Roskilly.

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

Judgment Amount: \$44,019.23.

Tax Parcel No.: 50-01-0101-000.

Property known as: 823 Pottsville Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Johnathon Roskilly.

No. S-1578-2016

(SALE NO. 17)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendant: Anastasia Wanjohi.

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

Judgment Amount: \$33,878.83.

Tax Parcel No.: 9-26-329.

Property known as: Lot 329 of HF4 Subdivision.

TO BE SOLD AS THE PROPERTY of Anastasia Wanjohi.

No. S-214-16

(SALE NO. 18)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendants: Prescila M. Bitancor and Alfredo G. Bitancor.

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

Judgment Amount: \$38,069.77.

Tax Parcel No.: 9-26-103.

Property known as: Lot 103 of HF4 Subdivision.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Prescila M. Bitancor and Alfredo G. Bitancor.

No. S-1834-15

(SALE NO. 19)

Plaintiff: Eagle Rock Resort Co., LLC.

Defendant: Leila A. Davis.

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

Judgment Amount: \$25,118.54.

Tax Parcel No.: 9-16-412.

Property known as: Lot 012 of WSS4 Subdivision.

TO BE SOLD AS THE PROPERTY of Leila A. Davis.

No. S-208-16

(SALE NO. 20)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Gerald Budravage, Jr.

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

Judgment Amount: \$51,399.75.

Tax Parcel No.: 68-06-0161.

Property known as: 334 Prospect Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Gerald Budravage, Jr.

No. S-22-17

(SALE NO. 21)

Plaintiff: Bank of America, N.A.

Defendant: Amy L. Williams.

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

Judgment Amount: \$64,847.52.

Tax Parcel No.: 52-02-0786.000.
Property known as: 560 Sunbury Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Amy L. Williams.

No. S-564-16

(SALE NO. 22)

Plaintiff: Wells Fargo Bank, NA.
Defendant: Franklin R. Folweiler, Jr.

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

Judgment Amount: \$93,396.16.

Parcel No.: 27-9-1 (10).

Property known as: 306 Woodland Road, Brockton, PA 17925.

TO BE SOLD AS THE PROPERTY of Franklin R. Folweiler, Jr., no marital status shown.

No. S-1267-2016

(SALE NO. 23)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: William Arthur.

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

Judgment Amount: \$304,963.49.

Tax Parcel No.: 19-20-0121.

Property known as: 12 Kenoza Drive, Hazleton, PA 18202.

TO BE SOLD AS THE PROPERTY of William Arthur.

No. S-531-2015

(SALE NO. 24)

Plaintiff: M&T Bank s/b/m Keystone Financial Mortgage Corporation.

Defendants: Rebecca Ann Quinn a/k/a Rebecca A. Ross and Wilbur T. Quinn.

SCHUYLKILL LEGAL RECORD

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: \$30,019.29.

Tax Parcel No.: 27-08-0135-000.

Property known as: 22 South Main Street, Mary D, PA 17952.

TO BE SOLD AS THE PROPERTY of Rebecca Ann Quinn a/k/a Rebecca A. Ross and Wilbur T. Quinn
No. S-2022-16

(SALE NO. 25)

Plaintiff: RoundPoint Mortgage Servicing Corporation.

Defendant(s): David Smillie.

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

Judgment Amount: \$86,947.63.

Tax Parcel No.: 35-22-3101.

Property known as: 3101 Village Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of David Smillie.

No. S-2087-2016

(SALE NO. 26)

Plaintiff: M&T Bank.

Defendant(s): Marycarol Severa.

Attorneys for Plaintiff: Stern & Eisenberg PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$30,625.59.

Tax Parcel No.: 49-03-0108-000.

Property known as: 16 East Garfield Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Marycarol Severa.

No. S-1635-16

(SALE NO. 27)

Plaintiff: New Tripoli Bank.

Defendant: Richard E. Kline, Jr.

Attorneys for Plaintiff: Jack M. Seitz, Esquire, Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195, (610) 530-2700.

Judgment: \$24,420.88.

Known as: 433 Glenwood Ave., Tamaqua, PA 18252.

DESIGNATED as Schuylkill County Parcel ID No.: 65-08-0127.000.

No. S-225-17

(SALE NO. 28)

Plaintiff: Ocwen Loan Servicing, LLC.

Defendants: Kenneth Markovich and Lisa Markovich.

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

Judgment Amount: \$124,977.46.

Being known as: 1354 Bunting Street, Pottsville, PA 17901.

Property ID No.: 03-11-0061.001.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Markovich and Lisa Markovich, his wife BY DEED FROM William D. Jones, Jr. and Deborah A. Hummel by her attorney in fact William D. Jones, Jr. DATED 10/13/2006 RECORDED 10/23/2006 IN DEED BOOK 2227 PAGE 0613.

No. S-95-2017

(SALE NO. 29)

Plaintiff: Saint Clair Area School District.

Defendant: Bridget Kathleen Purnell.

Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,385.70.

Tax Parcel No.: 62-04-0032.

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Property known as: 14 1/2 Ann Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Bridget Kathleen Purnell.
Nos. J-0013-2015, J-4931-2014

(SALE NO. 30)

Plaintiff: Saint Clair Area School District.

Defendant: Christopher S. Kurilla.

Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,311.91.

Tax Parcel No.: 02-14-0087.

Property known as: 210 Oak, Blythe Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Christopher S. Kurilla.
Nos. J-0235-2015, J-2541-2014

(SALE NO. 31)

Plaintiff: Nationstar Mortgage LLC.

Defendant(s): Barry L. Hertzog aka Barry Hertzog and Jody A. Hertzog aka Jody Hertzog.

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

Judgment Amount: \$239,877.23.

Tax Parcel No.: 21-10-0056.001.

Property known as: 36 Marstown Alley, Pine Grove Twp., PA 17963.

TO BE SOLD AS THE PROPERTY of Barry L. Hertzog aka Barry Hertzog, Jody A. Hertzog aka Jody Hertzog

No. S-1998-15

(SALE NO. 32)

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

Defendant(s): Brian Webster.

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

Judgment Amount: \$111,338.99.

Tax Parcel No.: 68-22-32.

Property known as: 552 East Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Brian Webster.

No. S-2000-14

(SALE NO. 33)

Plaintiff: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust.

Defendant(s): Scott L. Null, Jr. and Ann M. Null.

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

Judgment Amount: \$95,074.64.

Tax Parcel No.: 22-15-97.

Property known as: 1722 East Wiconisco Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Scott L. Null, Jr. and Ann M. Null.

No. S-1005-15

(SALE NO. 34)

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

Defendant: Richard Fisher.

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

Judgment Amount: \$146,837.33.

Parcel ID: 52-01-0015.001.

TO BE SOLD AS THE PROPERTY of Richard Fisher.

No. S-939-14

SCHUYLKILL LEGAL RECORD

(SALE NO. 35)

Plaintiff: Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC f/k/a Urban Financial Group, Inc.

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

Judgment Amount: \$54,187.42.

Tax Parcel Number: 57-03-0093.000.

Premises: 334 East Bacon Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Frances Yob, Known Surviving Heir of Beth E. Neyer, Kathryn Mauro, Known Surviving Heir of Beth E. Neyer and Unknown Surviving Heirs of Beth E. Neyer.

No. S-1840-16

(SALE NO. 36)

Plaintiff: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania.

Defendants: Joseph P. Gelches and Natalie A. Wasser.

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

Judgment Amount: \$107,925.60.

Tax Parcel Number: 56-05-0244.001.

Premises: 720 West Market Street, Orwigsburg, Pennsylvania 17961.

TO BE SOLD AS THE PROPERTY of Joseph P. Gelches and Natalie A. Wasser.

No. S-1599-16

(SALE NO. 37)

Plaintiff: Branch Banking & Trust Company.

Defendant: John M. Mindick.

Attorneys: McCabe, Weisberg and Conway, P.C., 123 South Broad

Street, Suite 1400, Philadelphia, PA 19109, (215) 790-1010.

Judgment Amount: \$79,712.05.

Tax Parcel Number: 19-13-0373.000.

Premises: 373 Davos Circle, Zion Grove, Pennsylvania 17985.

TO BE SOLD AS THE PROPERTY of John M. Mindick.

No. S-2061-16

(SALE NO. 38)

Plaintiff: Wells Fargo Bank, NA.

Defendant: Audrey L. Warner.

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: \$86,906.66.

Tax Parcel Nos.: 29-14-0028.000, 29-14-0010.002, 29-14-0010.001.

Premises known as: 119 Mollleystown Road, Pine Grove, PA 17963-8680.

TO BE SOLD AS THE PROPERTY of Audrey L. Warner

No. S-54-17

(SALE NO. 39)

Plaintiff: Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in Its Individual Capacity But Solely as Legal Title Trustee for Bcat 2014-9Tt.

Defendant: Catherine J. Gurski.

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: \$56,819.39.

Tax Parcel No. 58-07-0062.000.

Premises known as: 7 West Wood Street, Pine Grove, PA 17963-1019.

TO BE SOLD AS THE PROPERTY of Catherine J. Gurski.

No. S-563-13

SCHUYLKILL LEGAL RECORD

(SALE NO. 40)

Plaintiff: OCWEN Loan Servicing, LLC.

Defendant: Jessica M. Brown.

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: \$24,291.00.

Tax Parcel No.: 67-04-0187.000.

Premises known as: 42 Spring
Street, Tremont, PA 17981-1519.

TO BE SOLD AS THE PROP-
ERTY of Jessica M. Brown.

No. S-432-16

(SALE NO. 41)

Plaintiff: Selene Finance, LP.

Defendants: Bruce A. Reaser, Su-
san J. Reaser.

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: \$107,713.36.

Tax Parcel Nos.: 42-06-0146.000,
42-06-0145.000.

Premises known as: 125 Laurel
Road a/k/a 125 Laurel Boulevard,
Orwigsburg, PA 17961-9623.

TO BE SOLD AS THE PROP-
ERTY of Bruce A. Reaser, Susan J.
Reaser.

No. S-391-13

(SALE NO. 42)

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

Defendants: Jennifer M. Prohibition,
in Her Capacity as Administratrix and
Heir of the Estate of Edward M. Probi-
tion, Unknown Heirs, Successors,
Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or
Interest From or Under Edward M.
Prohibition, Deceased.

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: \$84,152.84.

Tax Parcel No.: 04-07-0010.002.

Premises known as: 800 West High
Street, Frackville, PA 17931-1043.

TO BE SOLD AS THE PROP-
ERTY of Jennifer M. Prohibition, in Her
Capacity as Administratrix and Heir
of the Estate of Edward M. Prohibition,
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associa-
tions Claiming Right, Title or Interest
From or Under Edward M. Prohibition,
Deceased.

No. S-1824-2015

(SALE NO. 43)

Plaintiff: Branch Banking and
Trust Company, a North Carolina
Corporation, as Successor in Interest
to Susquehanna Bank.

Defendants: Michael J. Carrelli,
Jr., Jacqueline Carrelli.

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: \$55,578.54.

Tax Parcel Nos.: 49-2-408.000,
49-2-409.000.

Premises known as: 223 East Jack-
son Street, McAdoo, PA 18237-2301.

TO BE SOLD AS THE PROP-
ERTY of Michael J. Carrelli, Jr.,
Jacqueline Carrelli.

No. S-686-16

(SALE NO. 44)

Plaintiff: JPMorgan Chase Bank,
N.A.

Defendant: Lloyd E. Freuden-
berger a/k/a Lloyd Freudenberger.

SCHUYLKILL LEGAL RECORD

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: \$73,829.51.

Tax Parcel No.: 05-12-0121.000.

Premises known as: 57 South
Maple Avenue, Pottsville, PA 17901-
8944.

TO BE SOLD AS THE PROP-
ERTY of Lloyd E. Freudenberger
a/k/a Lloyd Freudenberger.

No. S-1448-2016

(SALE NO. 45)

Plaintiff: Santander Bank, N.A.

Defendants: Maria Burke, Randall
Burke a/k/a Randall D. Burke.

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: \$54,926.22.

Tax Parcel No.: 65-11-0363.000.

Premises known as: 253 West
Broad Street, Tamaqua, PA 18252-
1818.

TO BE SOLD AS THE PROP-
ERTY of Maria Burke, Randall Burke
a/k/a Randall D. Burke.

No. S-621-16

(SALE NO. 46)

Plaintiff: Bank of America, N.A.

Defendants: Stephanie A. Moor
a/k/a Stephanie A. Helt, Michael C.
Helt, Jr.

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: \$36,258.19.

Tax Parcel No.: 52-02-0475.000.

Premises known as: 132 North
Street, Minersville, PA 17954-1430.

TO BE SOLD AS THE PROP-
ERTY of Stephanie A. Moor a/k/a
Stephanie A. Helt, Michael C. Helt,
Jr.

No. S-242-16

(SALE NO. 47)

Plaintiff: Branch Banking and
Trust Company, Successor in Interest
to Susquehanna Bank.

Defendant: Quintin B. Sukop.

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: \$110,315.83.

Tax Parcel No.: 19-13-0323.000.

Premises known as: 323 South
Whiteface Circle a/k/a 323 WHITE-
FACE CIRCLE, Zion Grove, PA
17985.

TO BE SOLD AS THE PROP-
ERTY of Quintin B. Sukop.

No. S-2031-16

(SALE NO. 48)

Plaintiff: Wells Fargo Bank, NA.

Defendant: Joseph J. Ganunis, Jr.

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: \$37,585.18.

Tax Parcel No.: 02-14-0037.000.

Premises known as: 32 Main
Street, New Philadelphia, PA 17959-
1305.

TO BE SOLD AS THE PROP-
ERTY of Joseph J. Ganunis, Jr.

No. S-717-2016

(SALE NO. 49)

Plaintiff: Wells Fargo Bank, NA.

SCHUYLKILL LEGAL RECORD

Defendant: Matthew J. Daniels.

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: \$52,867.57.

Tax Parcel Nos.: 68-35-0230.000,
68-35-0232.000, 68-35-0233.000.

Premises known as: 617 Pierce
Street, Pottsville, PA 17901-3431.

TO BE SOLD AS THE PROP-
ERTY of Matthew J. Daniels.

No. S-1865-16

(SALE NO. 50)

Plaintiff: U.S. Bank National As-
sociation, As Trustee for the Pennsyl-
vania Housing Finance Agency.

Defendant(s): Marci L. Page and
Adam R. Page.

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

Judgment Amount: \$33,424.65.

Tax Parcel: 58-09-0045.000.

Property known as: 14 Canal
Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROP-
ERTY of Defendant(s) Marci L. Page
and Adam R. Page.

No. S-2132-16

(SALE NO. 51)

Plaintiff: JPMorgan Chase Bank,
N.A.

Defendant: Candace Bassininsky.

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: \$53,507.93.

Tax Parcel No.: 52-02-0015.000.

Premises known as: 233 Stadium
Street, Minersville, PA 17954-1234.

TO BE SOLD AS THE PROP-
ERTY of Candace Bassininsky.

No. S-60-17

(SALE NO. 52)

Plaintiff: Federal National Mort-
gage Association ("Fannie Mae").

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

Judgment: \$64,562.40.

Tax Parcel No.: 52-02-0627.000.

Property known as: 118 Front
Street aka 118 North Front Street,
Minersville, PA 17954.

TO BE SOLD AS THE PROP-
ERTY of Melissa Lafferty.

No. S-1941-16

(SALE NO. 53)

Plaintiff: Federal National Mort-
gage Association ("Fannie Mae").

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

Judgment: \$34,524.25.

Tax Parcel No.: 38-07-0038.000.

Property known as: 933 Brock
Street, Ashland, PA 17921.

TO BE SOLD AS THE PROP-
ERTY of Marianne Carl a/k/a Mari-
anne Jarzenbovicz.

No. S-1852-2016

(SALE NO. 54)

Plaintiff: Branch Banking and
Trust Company, successor to Susque-
hanna Bank f/k/a Susquehanna Patriot
Bank.

Defendants: Christos A. Argiros,
Vasilios Argiros.

Attorney for Plaintiff: Charles N.
Shurr, Esquire, (610) 670-2552.

Judgment Amount: \$461,008.47,
together with interest at the variable
Wall Street Journal Prime Rate plus
2.00% per annum (currently 6.0% per
annum; \$68.26 per diem) and late
charges from March 27, 2017 forward,
attorneys' fees, and collection costs.

TRACT NO. 1

Known as 7 Cedar Street, Tama-
qua, Pennsylvania.

SCHUYLKILL LEGAL RECORD

Parcel ID #65-16-323.
TRACT NO. 2
KNOWN AS 39 South Centre Street, Tamaqua, Pennsylvania—(The Tamaqua Diner).

Parcel ID: #65-16-323(1)
Property known as: 39 South Centre Street a/k/a 39 South Center Street, Tamaqua, Pennsylvania 18252 and 7 Cedar Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Christos A. Argiros and Vasilios Argiros.

No. S-648-017

(SALE NO. 55)

Plaintiff: Saint Clair Area School District.

Defendant: Donna Fecenko.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,463.06.
Tax Parcel No.: 62-05-0074.
Property known as: 328 S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Donna Fecenko.

Nos. J-0103-2015, J-4959-2014

(SALE NO. 56)

Plaintiff: Tamaqua Area School District.

Defendant: Ravideep, L.L.C.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$6,684.76.
Tax Parcel No.: 25-12-0030.
Property known as: 730 Claremont Avenue, Rush Township, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Ravideep, LLC.

Nos. J-2359-2015, J-1841 -2015

(SALE NO. 57)

Plaintiff: Panther Valley School District.

Defendant: Anthony Reighard.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, P.O. Box 391, Norristown, PA 19404, (484) 690-9300.

Judgment Amount: \$1,829.57.
Tax Parcel No.: 40-06-0137.
Property known as: 140 W. High Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Anthony Reighard.

Nos. J-4702-2015, J-4252-2015

(SALE NO. 58)

Plaintiff: Saint Clair Area School District.

Defendant: Nancy J. Brahler.
Attorney for Plaintiff: Jeffrey P. Kelly, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,431.33.
Tax Parcel No.: 62-02-0237.
Property known as: 136 S. Second Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Nancy J. Brahler.

Nos. J-0153-2015, J-2538-2014

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
May 24, 2017
Sheriff Sale list available online at
www.co.schuylkill.pa.us.

July 6, 13, 20