

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

CONRAD, BARRY JOHN a/k/a BARRY J. CONRAD, deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Administratrix: Bonnie Conrad,
517 West New York Street, Shenandoah, PA 17976
Attorney: Leo Breznik, Esquire,
Attorney-at-Law, 32 E. Centre St.,
P.O. Box 567, Shenandoah, PA
17976-0567

DEAVEN, MARIAN M., deceased
Late of Schuylkill County, PA
Executor: Edward F. Meyers
Attorneys: Matthew M. Karinch,
Esquire, Weiss Burkett, LLC, 802
Walnut Street, Lebanon, PA 17042

GALLAGHER, JAMES W., deceased
Late of Rush Township, Schuylkill
County, PA
Executor: Brian J. Gallagher, 15
Birch Avenue, Barnesville, PA
18214

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

KALBACH, ROBERT C. a/k/a ROBERT KALBACH, deceased
Late of the City of Pottsville,
Schuylkill County, PA
Administrator: Robert Kalbach,
843 Ann Street, Pottsville, PA
17901

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

KANE, ROBERT WILLIAM a/k/a ROBERT W. KANE, deceased
Late of the Borough of Shenandoah,
Schuylkill County, PA
Administratrix: Anne F. Kane, 113
South West Street, Shenandoah, PA
17976

Attorney: Leo Breznik, Esquire,
Attorney-at-Law, 32 E. Centre St.,
P.O. Box 567, Shenandoah, PA
17976-0567

MARTIN, ISABELLE ANNE a/k/a ISABELLE A. MARTIN a/k/a ISABELLE MARTIN, deceased
Late of the Borough of Tamaqua,
Schuylkill County, PA

Administrator: John E. Martin, Jr.,
813 Edwin Drive, Virginia Beach,
VA 23464

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

PURCELL, GARY E., deceased
Late of Pottsville, Schuylkill
County, PA

Executrix: Donna Rae Purcell, 13
Willow Lane, Pottsville, PA 17901
Attorneys: Albert J. Evans, Esquire,
Fanelli, Evans & Patel, P.C.,

SCHUYLKILL LEGAL RECORD

No. 1 Mahantongo Street, Pottsville, PA 17901

RUNKLE, DALE C., deceased

Late of 2133 Market St., Auburn, West Brunswick Township, Schuylkill County, PA

Executrix: Heather R. Sites, 1248 Hex Highway, Hamburg, PA 19526

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

SCHARTEL, CHARLES K., deceased

Late of Schuylkill County, PA

Personal Representative: Dylan J. Schartel, 123 Severn Drive, Seven Fields, PA 16046

Attorney: Geoffrey P. Wozman, Esquire, 100 Ross Street, Suite 130, Pittsburgh, PA 15219

SHAFER, MARY LOUISE a/k/a MARY L. SHAFER, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Lee E. Shafer, 7 Rose Lane, New Ringgold, PA 17960

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

YAKAMAVAGE, DAVID BRIAN, deceased

Late of the Township of Branch, Schuylkill County, PA

Administratrix: Barbara A. Yakamavage, 89 Sunday Drive, Pottsville, PA 17901

Attorneys: Lori A. Schafer Guzick, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

SECOND PUBLICATION

BILLIG, HOWARD J. a/k/a HOWARD BILLIG, deceased

Late of 212 W. High Street, Coal-dale, Schuylkill County, PA

Executrix: Ann Louise Colosimo, 912 West Coal Street, Shenandoah, PA 17976

Attorneys: Daniel A. Miscavige, Esquire, Gillespie Miscavige & Ferdinand, LLC, 67 North Church Street, Hazleton, PA 18201, (570) 454-5575

COSTY, ANNA MAE, deceased

Late of the Borough of Saint Clair, Schuylkill County, PA

Executrix: Marissa M. Costy, 39 South Nicholas Street, Saint Clair, PA 17970

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

FORGOTCH, EMIL M., deceased

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

Executrix: Christine A. Garber, 17 Lia Road, Frackville, PA 17931

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

GONZALES, THEODORE F., deceased

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

Executor: Robert T. Gomez, 2801 Stanbridge Street, Apt. A-415, East Norriton, PA 19401

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street,

SCHUYLKILL LEGAL RECORD

- P.O. Box 1280, Pottsville, PA 17901
- GOSELIN, BARBARA A. a/k/a BARBARA SHUEY GOSELIN a/k/a BARBARA S. GOSELIN,** deceased
Late of South Manheim Township, Schuylkill County, PA
Executor: Kenneth J. Curry, 1250 Mt. Hope Avenue, Pottsville, PA 17901
Attorneys: Joseph G. Zerbe, Esquire, Derenzo & Zerbe, 111 East Market Street, Pottsville, PA 17901
- GRAY, ROBERT W., JR.,** deceased
Late of the Township of North Manheim, Schuylkill County, PA
Executrix: Eileen M. Rhody, 45 Rolling View Drive, Schuylkill Haven, PA 17972
Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901
- HAMMOND, JANE K. a/k/a JANE K. MILLER,** deceased
Late of West Brunswick Township, Schuylkill County, PA
Executrix: Barbara Luckenbill, 22 Cherry Street, Pine Grove, PA 17963
Attorney: Michael J. Fiorillo, Esquire, 217 Mahantongo Street, Pottsville, PA 17901
- HARTRANFT, GERALDINE M. a/k/a GERRY MILDRED HARTRANFT,** deceased
Late of the Borough of Orwigsburg, Schuylkill County, PA
Executor: Kerry Hartranft, 71 Evergreen Drive, New Ringgold, PA 17960
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901
- HEPNER, NORMA G.,** deceased
Late of the Township of Eldred, Schuylkill County, PA
Executor: Dale E. Lahr, 151 Johns Road, Shamokin, PA 17872
Attorneys: Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, PA 17851
- JENKINS, TIMOTHY JAMES a/k/a TIMOTHY J. JENKINS,** deceased
Late of Schuylkill Haven, North Manheim Township, Schuylkill County, PA
Executrix: Karen L. Kotrochos, 1839 Long Run Road, Schuylkill Haven, PA 17961
Attorneys: Gregory J. Pavlovitz, Esq., Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901
- QUIGLEY, GERALDINE H.,** deceased
Late of Mahanoy City Borough, Schuylkill County, PA
Administrator: Mr. Louis Truskowsky, 300 West Center Street, Mahanoy City, PA 17948
Attorneys: Eric M. Lieberman, Esquire, Lieberman, Tamulonis & Hobbs, 111 East Market Street, P.O. Box 238, Pottsville, PA 17901-0238
- RICHARDS, NANCY L.,** deceased
Late of the Borough of Tamaqua, Schuylkill County, PA
Administrator: Kyle D. Richards, 4 Blackwell Street, Tamaqua, PA 18252
Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

SCHUYLKILL LEGAL RECORD

SATTIZAHN, CLYDE E., deceased
Late of the Township of Wayne,
Schuylkill County, PA
Executrix: Kasey J. Gerber, 15
Church Street, Schuylkill Haven,
PA 17972
Attorneys: Eric M. Mika, Esquire,
Certified Elder Law Attorney,
Toole, Mika & Jones, LLC, 26 East
Centre Street, Shenandoah, PA
17976

STABLUM, JOHN M., deceased
Late of Reilly Township, Schuylkill
County, PA
Executrix: Bonnie Witman, 47
New Hill Road, Pottsville, PA
17901
Attorney: Michael J. Fiorillo, Es-
quire, 217 Mahantongo Street,
Pottsville, PA 17901

WAYNE, HELEN M., deceased
Late of Frackville Borough,
Schuylkill County, PA
Executrix: Karyn Stevenson, 428
W. Main Street, Girardville, PA
17935
Attorney: Thomas K. Noonan,
Esquire, 306 Mahantongo Street,
Pottsville, PA 17901

THIRD PUBLICATION

HERTZ, MICHAEL J., deceased
Late of Washington Township,
Schuylkill County, PA
Executrix: Dawn E. Hertz, 352 Oak
Ridge Lane, Harleysville, PA
19438
Attorneys: Richard J. Wiest, Es-
quire, Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

**KEEFER, FRANCES A. a/k/a
FRANCES ADELL KEEFER**,
deceased
Late of the City of Pottsville,
Schuylkill County, PA

Executrices: Christine J. Morrison,
307 Roosevelt St., Schuylkill Ha-
ven, PA 17972 and Kay L. Keefer,
82 S. Berne St., Schuylkill Haven,
PA 17972

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

**SCHERR, DAVID NICHOLAS,
SR.**, deceased

Late of the Borough of Deer Lake,
Schuylkill County, PA
Executor: David N. Scherr, Jr., 350
Siddonsburg Road, Dillsburg, PA
17019

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

WHITLEY, STANLEY T., deceased
Late of West Brunswick Township,
Schuylkill County, PA
Executor: Anthony Shave, 841
Nicholas St., Bethlehem, PA 18017

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Commonwealth of Pennsyl-
vania, Department of State, Harris-
burg, Pennsylvania on January 13,
2020 for the following corporation:

AQUILA VOLARE LLC

pursuant to and in accordance with the
Pennsylvania Business Corporation
Law of 1988 as amended.

MICHAEL J. FIORILLO,
ESQUIRE

FIORILLO LAW OFFICE
217 Mahantongo Street
Pottsville, PA 17901

Mar. 5

**NOTICE OF PRIVATE SALE OF
TAX CLAIM PROPERTY**

The sale of the herein described
property has been approved by the

SCHUYLKILL LEGAL RECORD

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 May 4, 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 *CAVEATEMPTOR*. 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 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
Mar. 5, 19

SCHUYLKILL LEGAL RECORD

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
Plaintiff

vs.

BRANDON P. PUGLIESE, in his
capacity as Heir of
JOHN A. PUGLIESE a/k/a JOHN
ANTHONY PUGLIESE, Deceased
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
JOHN A. PUGLIESE a/k/a
JOHN ANTHONY
PUGLIESE, DECEASED
Defendants

NO. S-2181-2019

NOTICE

To: UNKNOWN HEIRS, SUCCE-
SSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCI-
ATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JOHN A. PUGLIESE
a/k/a JOHN ANTHONY PUG-
LIESE, DECEASED

You are hereby notified that on
November 4, 2019, Plaintiff, JPMOR-
GAN CHASE BANK, NATIONAL
ASSOCIATION, filed a Mortgage
Foreclosure Complaint endorsed with
a Notice to Defend, against you in the
Court of Common Pleas of SCHUYL-
KILL County, Pennsylvania, docketed
to No. S-2181-2019. Wherein Plaintiff
seeks to foreclose on the mortgage
secured on your property located at
1744 RUNNING DEER DRIVE,
AUBURN, PA 17922-9333 whereup-
on your property would be sold by the
Sheriff of SCHUYLKILL County.

You are hereby notified to plead to
the above referenced Complaint on or
before 20 days from the date of this
publication or a Judgment will be
entered against you.

NOTICE

If you wish to defend, you must
enter a written appearance personally
or by attorney and file your defenses
or objections in writing with the court.
You are warned that if you fail to do
so the case may proceed without you
and a judgment may be entered against
you without further notice for the re-
lief requested by the plaintiff. You
may lose money or property or other
rights important to you.

YOU SHOULD TAKE THIS NO-
TICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE YOU
WITH INFORMATION ABOUT
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR
NO FEE.

Notice to Defend:
Pennsylvania Lawyer
Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

Mar. 5

NOTICE
SHERIFF'S SALE OF
REAL ESTATE

By virtue of Writs of Execution
issued out of the Court of Common

SCHUYLKILL LEGAL RECORD

Pleas, Civil Division, to me directed, will be exposed to public sale on FRIDAY, APRIL 17, 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: CACL Federal Credit Union.

Defendant: Rachel C. Gustitus a/k/a Rachel C. Ritchie.

Attorneys for Plaintiff: Richard J. Wiest, Esq., Williamson, Friedberg & Jones, LLC, Ten Westwood Rd., Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$28,261.53.

Tax Parcel No.: 17-07-0044.

TO BE SOLD AS THE PROPERTY of Rachel C. Gustitus a/k/a Rachel C. Ritchie.

No. S-699-2019

(SALE NO. 2)

Plaintiff: Deutsche Bank National Trust Company, As Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4.

Defendants: Stanley F. Frompovicz, Jr. a/k/a Stanley F. Frompovicz a/k/a Stanley Frompovicz; Valeriya V. Frompovicz.

Attorneys for Plaintiff: RAS Citron, LLC, Robert Crawley, Esq., Phone Number (855) 225-6906.

Judgment: \$561,591.26.

Tax Parcel No.: 28-06-0052.004.

Property known as: 71 W. Jefferson Lane, Auburn, PA 17922.

TO BE SOLD THE PROPERTY of Stanley Frompovicz and Valeriya V. Frompovicz.

No. S-1037-2019

(SALE NO. 3)

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: \$2,620.53.

Tax Parcel No.: 36-12-0220.

Property known as: 49 S. Spencer Street, W. Mahanoy Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Karen Williams.

No. J-0370-2018

(SALE NO. 4)

Plaintiff: Statebridge Company, LLC.

Defendants: Matthew J. Pastucha and Gina M. Pieracini.

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

Judgment Amount: \$28,449.45.

Tax Parcel No.: 65-07-0116.000.

Property known as: 431 Rolling Mill Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Matthew J. Pastucha and Gina M. Pieracini.

No. S-961-2019

(SALE NO. 5)

Plaintiff: Branch Banking and Trust Company.

Defendants: Gail E. Moyer and Nelson W. Moyer

Attorneys for Plaintiff: Joshua D. Bradley, Identification No. 313308, Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, Telephone No.: (410) 727-6600.

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$664,903.81.
Tax Parcel Nos.: 28-4-8 and 28-4-3.

Property known as: 326 Deiberts Valley Road, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Gail E. Moyer and Nelson W. Moyer.

No. J-6468-19

(SALE NO. 6)

Plaintiff: Wilmington Savings Fund Society, FSB, successor by merger to Beneficial Bank, successor to Conestoga Bank.

Defendant: MAK Properties, LLC.
Attorney for Plaintiff: Phillip D. Berger, Esquire, Phone Number: (610) 668-0774.

Judgment Amount as of 6/25/19: \$45,911.79.

Tax Parcel No.: 68-34-212.
Property known as: 1317 West Norwegian Street, Pottsville, PA.

TO BE SOLD AS THE PROPERTY of MAK Properties, LLC.

No. S-804-2019

(SALE NO. 7)

Plaintiff: PNC Bank, National Association.

Defendant: Suzana Adams.

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

Judgment Amount: \$35,538.92.

Parcel No.: 68-19-0255.000.

Property known as: 447 Fairview Street, Pottsville Township a/k/a Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Suzana Adams.

No. S-836-2019

(SALE NO. 8)

Plaintiff: PNC Bank, National Association.

Defendant: Peter A. Dipippa.

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

Judgment Amount: \$57,047.02.

Parcel No.: 64-07-0374.000.

Property known as: 301 West Cherry Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Peter A. Dipippa.

No. S-1176-2019

(SALE NO. 9)

Plaintiff: Wells Fargo Bank, NA.

Defendants: Harrison E. Fritz a/k/a Harrison Edward Fritz, Devon L. Fritz a/k/a Devon Lee Fritz.

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: \$80,871.92.

Tax Parcel No.: 26-01-0023.001.

Premises known as: 47 Hillside Drive, Barnesville, PA 18214-2311.

TO BE SOLD AS THE PROPERTY of Harrison E. Fritz a/k/a Harrison Edward Fritz, Devon L. Fritz a/k/a Decon Lee Fritz.

No. S-2162-18

(SALE NO. 10)

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

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: \$6,791.71.

Tax Parcel No.: 38-02-0418.000.

Premises known as: 1137 Walnut Street, Ashland, PA 17921-1844.

TO BE SOLD AS THE PROPERTY of Unknown Heirs, Successors, Assigns and All Persons, Firms

SCHUYLKILL LEGAL RECORD

or Associations Claiming Right, Title or Interest From or Under Sonia Troutman, Deceased.

No. S-1246-2019

(SALE NO. 11)

Plaintiff: Freedom Mortgage Corporation.

Defendants: Kelly A. Smith, Anthony R. Sophy.

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: \$169,172.73.

Tax Parcel No.: 33-12-0051.006.

Premises known as: 148 Fox Road a/k/a 148 Fox, Schuylkill Haven, PA 17972-9594.

TO BE SOLD AS THE PROPERTY of Kelly A. Smith, Anthony R. Sophy.

No. S-978-2019

(SALE NO. 12)

Plaintiff: B&B Funding, LLC.

Defendant(s): John C. James, Jr.

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

Judgment Amount: \$107,244.20.

Containing 9,900 square feet or 0.23 acres.

The improvements thereon being known as 169 Sunny Drive, Mary D, Pennsylvania 17952.

TO BE SOLD AS THE PROPERTY OF John C. James, Jr.

No. S-1584-19

(SALE NO. 13)

Plaintiff: Branch Banking and Trust Company s/b/m to Susquehanna Bank.

Defendant: Sherri A. Wetzel.

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: \$111,000.04.

Tax Parcel No.: 13-06-0036.000.

Premises known as: 240 Valley Road, Hegins, PA 17938-9109.

TO BE SOLD AS THE PROPERTY of Sherri A. Wetzel.

No. S-1117-2019

(SALE NO. 14)

Plaintiff: 11 Exits, LLC and SLP Properties, AZ, LLC.

Defendants: Frank W. Wagner and Jayne E Wagner.

Attorney for Plaintiff: Colin G. L. Miller, (412) 650-5940.

Judgment Amount: \$71,437.02.

Tax Parcel No.: 63-6-375.

Property known as: 19 East Union Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Frank W. Wagner and Jayne E. Wagner.

No. S-331-18

(SALE NO. 15)

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

Defendants: Arlene F. Palko a/k/a Arlene Lickman a/k/a Arlene F. Lickman, Ronald Lickman.

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: \$122,658.30.

Tax Parcel No.: 59-01-0033.001.

Premises known as: 300 Grand Street, Port Carbon, PA 17965-1311.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Arlene F. Palko a/k/a Arlene Lickman a/k/a Arlene F. Lickman, Ronald Lickman.

No. S-2311-15

(SALE NO. 16)

Plaintiff: CL45 MW Loan 1, LLC.
Defendant: Kathryn Ann Dalley n/k/a Kathryn Ann Reese.

Attorneys for Plaintiff: Scott A. Dietterick, Esquire, Kimberly A. Bonner, Esquire, JSDC Law Office, 11 E. Chocolate Avenue, Suite 300, Hershey, PA 17033, (717) 533-3280.

Judgment Amount: \$94,797.02.

Tax Parcel No.: 64-08-0067.000.

Property known as: 22-24 Main Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Kathryn Ann Dalley n/k/a Kathryn Ann Reese.

No. S-1452-19

(SALE NO. 17)

Plaintiff: U.S. Bank National Association, As Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2.

Defendants: Andrew C. Obrzut a/k/a Andrew Obrzut; Lisa M. Obrzut a/k/a Lisa Obrzut.

Attorneys for Plaintiff: RAS Citron, LLC.

Judgment: \$72,515.19.

Tax Parcel No.: 49-2-190.

Property known as: 120 N. Cleveland Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Andrew C. Obrzut a/k/a Andrew Obrzut; Lisa M. Obrzut a/k/a Lisa Obrzut.

No. S-471-2019

(SALE NO. 18)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant(s): Michael Mika.

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

Judgment Amount: \$42,948.71.

Tax Parcel No.: 40-02-0272.000.

Property known as: 136 East Ridge Street, Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Michael Mika.

No. S-548-19

(SALE NO. 19)

Plaintiff: Nationstar Mortgage LLC d/b/a Mr. Cooper.

Defendant(s): Tomas Rivadeneira.

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

Judgment Amount: \$53,650.87.

Tax Parcel No.: 65-13-0087.000.

Property known as: 111 Market Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Tomas Rivadeneira.

No. S-797-19

(SALE NO. 20)

Plaintiff: Saint Clair Area School District.

Defendants: Michael A. Jamison, Christopher D. Goodman.

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

Judgment Amount: \$1,553.09.

Tax Parcel No.: 02-14-0109.

Property known as: 411 New Philadelphia Road, Blythe Township, Pennsylvania 17959.

TO BE SOLD AS THE PROPERTY of Michael A. Jamison, Christopher D. Goodman.

No. J-0959-2018

SCHUYLKILL LEGAL RECORD

(SALE NO. 22)

Plaintiff: Pottsville Area School District.

Defendants: Russell T. Cook, Dana Aliberto.

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

Judgment Amount: \$1,661.91.

Tax Parcel No.: 57-05-0079.

Property known as: 50 E. Bacon Street, Palo Alto, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Russell T. Cook, Dana Aliberto.

No. J-0777-2018

(SALE NO. 23)

Plaintiff: Saint Clair Area School District.

Defendants: David Long, Marshalee Long.

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

Judgment Amount: \$1,247.81.

Tax Parcel No.: 17-05-0047.

Property known as: 303 New Street, New Castle Township, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of David Long, Marshalee Long.

No. J-5033-2017

(SALE NO. 24)

Plaintiff: Pennsylvania Housing Finance Agency.

Defendants: Francis E. Beretsky and Lynette M. Beretsky f/k/a Lynette M. Reakes.

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

Judgment Amount: \$137,379.80.

Tax Parcel: 28-21-1362.000.

Property known as: 1362 Lightfoot Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of Defendants Francis E. Beretsky and Lynette M. Beretsky f/k/a Lynette M. Reakes.

No. S-327-19

(SALE NO. 26)

Plaintiff: Shenandoah Valley School District.

Defendant: Michele Melbourn.

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

Judgment Amount: \$1,583.52.

Tax Parcel No.: 36-08-0123.

Property known as: 53 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Michele Melbourn.

No. J-4080-2015

(SALE NO. 27)

Plaintiff: Pottsville Area School District.

Defendants: William Sears, Susanne Sears.

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

Judgment Amount: \$1,842.88.

Tax Parcel No.: 68-06-0141.

Property known as: 340 North Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of William Sears, Susanne Sears.

No. J-5466-2017

(SALE NO. 28)

Plaintiff: Saint Clair Area School District.

Defendant: Jeannette Cromyak.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$1,176.95.

Tax Parcel No.: 54-02-0453.

Property known as: 261 Valley Street, N. Philadelphia, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jeannette Cromyak.

No. J-0424-2016

(SALE NO. 29)

Plaintiff: Coaldale Borough.

Defendant: Robert Ritchie.

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

Judgment Amount: \$1,456.21.

Tax Parcel No.: 40-02-0190.

Property known as: 113 Sixth Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Robert Ritchie.

No. J-0922-2018

(SALE NO. 30)

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: \$2,471.93.

Tax Parcel No.: 36-08-0165.

Property known as: 170 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Karen Williams.

No. J-4595-2015

(SALE NO. 31)

Plaintiff: Ditech Financial LLC.

Defendant(s): Todd Bugdanavage.

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

Judgment Amount: \$136,885.65.

Tax Parcel No.: 07-15-0051.000.

Property known as: 28 South Market Street, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Todd Bugdanavage.

No. S-1177-19

(SALE NO. 32)

Plaintiff: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-BC3.

Defendant: Sean Nork.

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

Judgment Amount: \$99,686.20.

Tax Parcel No.: 15-11-0141.000.

Property known as: 19 Fifth Street, Kelayres, PA 18231.

TO BE SOLD AS THE PROPERTY of Sean Nork.

No. S-863-19

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

January 8, 2020

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

Feb. 20, 27; Mar. 5