

## 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

---

**BARONE, CATHERINE P.**, deceased

Late of 2200 First Avenue, Pottsville, Schuylkill County, PA

Administrator: Bruce Marianelli, 63 Hill Terrace Drive, Pottsville, PA 17901

Attorneys: Harry A. Rubright, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

**DOYLE, BEATRICE**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Jamie B. Boran, 3721 Rolle Street, Los Angeles, CA 90003

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

**JONES, DONALD J.**, deceased

Late of East Norwegian Township, Schuylkill County, PA

Executrix: Michele Jones Lutsky, 114 Tuscarora Street, Pottsville, PA 17901

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

**PUSCHAK, KATHRYN**, deceased  
Late of the Borough of Coaldale, Schuylkill County, PA

Co-Executors: Carol Lynn Matthews, 7246 Donats Peak Rd., New Tripoli, PA 18066 and Theodore Puschak, Jr., 88 Beacon Dr., Harrisburg, PA 17112

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

**WYNN, WILLIAM S.**, deceased

Late of 20 Porter Road, Tower City, Porter Township, Schuylkill County, PA

Executrix: Carol A. Rebuck, 20 Porter Road, Tower City, PA 17980

Attorneys: Gregory M. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

---

#### SECOND PUBLICATION

---

**FERRY, ROBERT M.**, deceased

Late of Coaldale, Schuylkill County, PA

Executor: John Hager c/o James R. Nanovic, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229

Attorneys: James R. Nanovic, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229

**GAUKER, CHRISTINE A.**, deceased

Late of 134 Hoover Street, Schuylkill Haven, Schuylkill County, PA

## SCHUYLKILL LEGAL RECORD

---

Executor: Troy C. Gauker, 82 Schuylkill Mt. Road, Schuylkill Haven, PA 17972

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

**GREEN, TWILA a/k/a TWILA V. GREEN**, deceased

Late of the Township of Tremont, Schuylkill County, PA

Co-Executors: Dean M. Green, 295 Green Avenue, Lansdowne, PA 19050 and Carl R. Green, 221 Maplewood Road, Ashland, PA 17921

**McANDREW, JOANNE M.**, deceased

Late of the Township of Butler, Schuylkill County, PA

Administrator: Thomas J. McAndrew, 306 Malones Road, Ashland, PA 17921

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

**MOYER, CAROLYN J.**, deceased

Late of 1500 Village Road, Orwigsburg, Schuylkill County, PA

Executrix: Janine Tobash, 15 Tobash Drive, Schuylkill Haven, PA 17972

Attorneys: Harry A. Rubright, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

**OLIVER, MATTHEW J. a/k/a MATTHEW JOSEPH OLIVER a/k/a MATTHEW OLIVER**, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Mary R. Trubilla, 1 West Lehigh Street, Coaldale, PA 18218

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

**RILEY, CHARLES R.**, deceased  
Late of the Borough of Pine Grove, Schuylkill County, PA

Executor: David Lehman, 39 East Pottsville Street, Pine Grove, PA 17963

Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

**WINTERS, SHIRLEY A.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executrix: Joanne Leinenbach, 313 South 13th Street, Ashland, PA 17921

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

**ZMUIDA, JOAN F. a/k/a JOAN MARIE ZMUIDA**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Jane Ostroski, 7445 Ulrich Mill Road, New Tripoli, PA 18066

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

---

### THIRD PUBLICATION

---

**BIXLER, KATHLEEN PATRICIA a/k/a KATHLEEN P. BIXLER**, deceased

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

## SCHUYLKILL LEGAL RECORD

---

Co-Administrators: Brenda L. Koppenhaver, 315 W. Laurel Street, Tremont, PA 17981 and Kevin M. Bixler, 54 Branch Street, Tremont, PA 17981

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

**DUNHEIMER, GEORGE F.**, deceased

Late of the Township of North Manheim, Schuylkill County, PA  
Co-Executors: George A. Dunheimer, 20 Grovehill Court, Downingtown, PA 19335 and Ellen Staller, Ten Dad Burnham's Road, Pine Grove, PA 17963

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

**FETROW, EVELYN S.**, deceased

Late of Pine Grove Borough, Schuylkill County, PA

Administratrix: Darlene L. Panza, 137 N. Locust Street, Palmyra, PA 17078

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

**KIMMEL, IRENE E.**, deceased

Late of Pine Grove Township, Schuylkill County, PA

Executrix: Brenda Kimmel, 25 W. Pine Meadow Drive, Pine Grove, PA 17963

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

**NAHAS, JAMES J. a/k/a JAMES J. NAHASS**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Co-Executors: Deborah Nahas Frisch and Joseph P. Nahas, Esq., 214 S. Lehigh Avenue, Frackville, PA 18931

Attorneys: Law Offices of Frank R. Cori, P.C., P.O. Box 222, Orwigsburg, PA 17961, (570) 366-6300

**PEKARIK, PAUL FRANCIS a/k/a**

**PAUL F. PEKARIK**, deceased  
Late of Washington Township, Schuylkill County, PA

Administrator: John J. Pekarik, 328 Poker Hill Road, Underhill, VT 05489

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

**PILO, JOSEPH L.**, deceased

Late of Wayne Township, Schuylkill County, PA

Executrix: Cheryl Fleagle, 16 Meadowbrook Drive, Schuylkill Haven, PA 17972

Attorneys: Allen R. Shollenberger, Esquire, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610

**STEIGERWALT, KENNETH L. a/k/a KENNETH STEIGERWALT**, deceased

Late of 980 Clamtown Road, West Penn Township, Schuylkill County, PA

Executor: Rene A. Steigerwalt, 15608 Lake Ridge Road, Charlotte, NC 28278

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

SCHUYLKILL LEGAL RECORD

**WYATT, PATRICIA A.**, deceased  
Late of Butler Township, Schuyl-kill County, PA  
Co-Administrators: Joseph P. Wy-att, 222 Broad Street, Ashland, PA 17921 and Lisa Newton, 523 Hill-side Avenue, Elysburg, PA 17824  
Attorney: Mark Semanchik, Es-quire, 44 North Balliet Street, Frackville, PA 17931

**ZEPLIN, BETTY F. a/k/a BETTY ZEPLIN**, deceased  
Late of Butler Township, Schuyl-kill County, PA  
Executrix: Valarie A. Hornberger, 872 Fountain Street, Ashland, PA 17921  
Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

John R. Osatchuck and  
Beth A. Osatchuck  
Defendants

NO. S-1852-18  
ACTION IN  
MORTGAGE FORECLOSURE  
Involving Premises  
364 Valley Road, Pottsville,  
Cass Township, PA 17901  
NOTICE BY PUBLICATION

A Complaint in Action of Mort-gage Foreclosure and a Praecipe to Reinstate the Complaint have been filed with the Court of Common Pleas of Schuylkill County.

NOTICE TO DEFEND  
AND CLAIM RIGHTS

You, John R. Osatchuck, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OF-FICE 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 AGEN-CIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PER-

NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name:

PLEASANT VALLEY  
FOOD PLOTS

for the conduct of business in Schuyl-kill County, Pennsylvania, with the principal place of business being at: 11 Pleasant Valley Road, Orwigsburg, PA 17961, was approved by the De-partment of State of the Common-wealth of Pennsylvania at Harrisburg, Pennsylvania on October 21, 2019, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the indi-vidual owning or interested in the said business are: Daniel Edmonds, 11 Pleasant Valley Road, Orwigsburg, PA 17961.

Jan. 9

COURT OF COMMON  
PLEAS, SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
Santander Bank, N.A.

Plaintiff

vs.

SCHUYLKILL LEGAL RECORD

SONS AT A REDUCED FEE OR NO FEE.

PA Bar Assn.  
Lawyer Referral Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

MICHAEL S. BLOOM, ESQUIRE  
PRESSMAN & DOYLE, LLC  
Attys. for Plaintiff

712 W. MacDade Blvd.  
Milmont Park, PA 19033  
(610) 532-4222  
mbloom@pressmandoyle.com

Jan. 9

COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Pottsville Area School District

vs.

Agunloye Development and  
Construction, LLC

DOCKET NO. J-4471-2017

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at 23 N. Centre Street, Pottsville, PA, Tax Parcel No. 68-27-0362. An Amended Writ of Scire Facias for \$14,733.12 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER

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

PA Bar Assn./Lawyer Referral Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW  
ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Jan. 2, 9, 16

COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Pottsville Area School District

vs.

Agunloye Development and  
Construction, LLC

DOCKET NO. J-4502-2017

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at 510 Mahantongo Street, Pottsville, PA, Tax Parcel No. 68-27-0393. An Amended Writ of Scire Facias for \$3,081.89 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 relief requested by Plaintiff. You may lose

SCHUYLKILL LEGAL RECORD

---

money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Bar Assn./Lawyer Referral Service

100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW  
ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Jan. 2, 9, 16

---

COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Shenandoah Valley School District

vs.

Semyon Klimov

DOCKET NO. J-0612-2017

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2016 real estate taxes for property located at 125 E. Lloyd Street, Shenandoah, PA, Tax Parcel No. 64-05-0202. An Amended Writ of Scire Facias for \$6,338.10 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Bar Assn./Lawyer Referral Service

100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW  
ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9

---

COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Shenandoah Valley School District

vs.

Edward C. Henritzky and

Diane A. Henritzky

DOCKET NO. J-0946-2018

Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at 328 E. Centre Street, Shenandoah, PA, Tax Parcel No. 64-06-0287.006. An Amended Writ of Scire Facias for \$6,801.71 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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

SCHUYLKILL LEGAL RECORD

---

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 relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Bar Assn./Lawyer Referral  
Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW  
ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9

---

COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Tamaqua Area School District

vs.

Edgar Riveros Sanchez

DOCKET NO. J-4450-2016

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2016 real estate taxes for property located at 36 W. Broad Street, Tamaqua, PA, Tax Parcel No. 65-12-0250. An Amended Writ of Scire Facias for \$4,805.01 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Bar Assn./Lawyer Referral  
Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW  
ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9

---

COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
Pottsville Area School District

vs.

Brian S. Buchinski

DOCKET NO. J-2743-2017

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016 real estate taxes for property located at Front Street, Pottsville, PA, Tax Parcel No. 68-07-0059. A Writ of Scire Facias for \$4,742.99 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a

SCHUYLKILL LEGAL RECORD

---

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 relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Bar Assn./Lawyer Referral Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9

---

COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA  
Pottsville Area School District

vs.

9hart Investment Group, L.L.C.  
DOCKET NO. J-5989-2017

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at 207 N. Centre Street, Pottsville, PA, Tax Parcel No. 68-20-0323. An Amended Writ of Scire Facias for \$5,520.18 was filed. You are notified to plead to the Writ on or before 20 days from the

date of this publication or a judgment may be entered. 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 relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Bar Assn./Lawyer Referral Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PORTNOFF LAW ASSOCIATES, LTD.

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9

---

COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA  
Pottsville Area School District

vs.

Warner Mukes  
DOCKET NO. J-2218-2019

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 real estate taxes for property located at 619 Mahantongo Street, Pottsville, PA, Tax Parcel No. 68-35-0079.001. A Writ of Scire Facias for \$14,635.62



**SCHUYLKILL LEGAL RECORD**

---

was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

PA Bar Assn./Lawyer Referral  
Service  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

**PORTNOFF LAW  
ASSOCIATES, LTD.**

P.O. Box 391  
Norristown, PA 19404  
(866) 211-9466

Dec. 26; Jan. 2, 9

---

**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, FEBRUARY 14, 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: Robert J. Hale.

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

Judgment Amount: \$69,130.41.

CONTAINING twenty-eight one hundredths (0.28) of an acre, more or less.

Tax Parcel No.: 05-06-0126.

Property known as: 29 Plum Road, Cass Twp., Pottsville, PA 17901.

**TO BE SOLD AS THE PROPERTY** of Robert J. Hale.

No. S-1636-2019

---

**(SALE NO. 2)**

Plaintiff: Mauch Chunk Trust Company.

Defendant: The Spring Rock Land Company, Inc.

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

Judgment Amount: \$58,059.78.

Tax Parcel No.: 37-07-0004.000.

Premises known as: 625 Dairy Road, West Penn Township, Tamaqua, PA 18252.

**TO BE SOLD AS THE PROPERTY** of The Spring Rock Land Company, Inc.

No. J-4970-2019

---

**(SALE NO. 3)**

Plaintiff: CACL Federal Credit Union.

Defendants: Donna Hoffman and Martin C. Ripkee, Jr.

Attorney for Plaintiff: Christopher W. Hobbs, Esquire, 111 East Market Street, P.O. Box 238, Pottsville, PA 17901, (570) 622-1988.

## SCHUYLKILL LEGAL RECORD

---

Judgment Amount: \$20,880.52.  
Tax Parcel No.: 63-03-0499.000.  
Property known as: 305 Haven  
Street, Schuylkill Haven, PA 17972.  
TO BE SOLD AS THE PROP-  
ERTY of Donna Hoffman and Martin  
C. Ripkee, Jr.

No. S-1612-2019

---

### (SALE NO. 4)

Plaintiff: First Citizens Commu-  
nity Bank, Successor in Interest to  
First National Bank of Fredericksburg.  
Defendant: James W. Lick, III.  
Attorney for Plaintiff: Paul W.  
Kilgore, Esquire, phone number:  
(717) 273-7621.

Judgment: \$22,427.86.

Parcel ID / Tax ID Number: 63-4-  
118.

Property known as: 66 Avenue C,  
Schuylkill Haven (Schuylkill City),  
PA 17972.

TO BE SOLD AS THE PROP-  
ERTY of James W. Lick, III.

No. S-1432 -19

---

### (SALE NO. 5)

Plaintiff: First Citizens Commu-  
nity Bank.

Defendant: David A. Gerber.

Attorneys for Plaintiff: Joseph P.  
Schalk, Esquire, Barley Snyder, 213  
Market Street, 12th Floor, Harrisburg,  
PA 17101, (717) 231-6603.

Judgment Amount: \$78,976.00.

Premises being known as: 1128  
Mahantongo Street, Pottsville, PA  
17901.

Parcel Identification No.: 68-34-  
277.

TO BE SOLD AS THE PROP-  
ERTY of David A. Gerber.

No. S-1081-2019

---

### (SALE NO. 6)

Plaintiff: Scarlett Capital Fund I,  
LLC.

Defendants: Clovis Williams and  
Roxanne Williams.

Attorneys for Plaintiff: Jennie C.  
Shnyder, Esq., ID # 315213, Dwald-  
manlaw, P.C., (844) 899-4162.

Judgment Amount: \$80,405.71.

Tax Parcel No.: 65-15-0156.001.

Property known as: 208 West  
Spruce Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-  
ERTY of Clovis Williams and Rox-  
anne Williams.

No. S-1805-17

---

### (SALE NO. 7)

Plaintiff: U.S. Bank National As-  
sociation, not in its individual capac-  
ity but solely as trustee for the RMAC  
Trust, Series 2016-CTT.

Defendants: John J. Jordan; Kath-  
leen S. Jordan.

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

Judgment Amount: \$154,281.52.

Parcel No.: 13-10-0047.011.

Property known as: 621 Broad  
Street, Hegins, PA 17938.

TO BE SOLD AS THE PROP-  
ERTY of John J. Jordan and Kathleen  
S. Jordan, his wife.

No. S-799-15

---

### (SALE NO. 8)

Plaintiff: Alissa Marrogelle a/k/a  
Alissa Marogelle.

Defendant: U.S. Bank National  
Association as Legal Title Trustee for  
Truman 2016 SC6 Title Trust.

Attorney for Plaintiff: Emmanuel  
J. Argentieri, Esquire, (856) 384-  
1515.

Judgment Amount: \$276,450.89.

Tax Parcel No.: 34-25-0571-000.

Property known as: 571 Rawhide  
Drive, Wayne Township, Auburn, PA  
17922.

**SCHUYLKILL LEGAL RECORD**

---

TO BE SOLD AS THE PROPERTY of Alissa Marrogelle a/k/a Alissa Marogelle.

No. S-243-18

---

**(SALE NO. 9)**

Plaintiff: Floris and Walsh Property Management, LLC.

Defendant: Beams and Dreams, LLC.

Attorney for Plaintiff: James C. Bohorad, Esquire, (570) 622-1811.

Judgment Amount: \$158,583.76.

BEING known and numbered as 938 Centre Street and 937-939 Walnut Street, Ashland, Pennsylvania.

BEING Tax Parcel Numbers 38-3-321 and 38-3-332.

TO BE SOLD AS THE PROPERTY of Beams and Dreams, LLC.

No. S-419-2019

---

**(SALE NO. 10)**

Plaintiff: Jonestown Bank & Trust Co.

Defendant: William H. Phillips.

Attorney for Plaintiff: Paul C. Bametzreider, Esquire, (717) 273-3733.

Judgment Amount: \$170,833.91.

Being UPI Nos.: 68-47-0070.000 and 68-25-0049.000.

Property known as: 1400 Laurel Boulevard / 2119 W. Norwegian, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of William H. Phillips.

No. S-1536-2019

---

**(SALE NO. 11)**

Plaintiff: J.P. Morgan Mortgage Acquisition Corp.

Defendants: Lewis D. Exner and Eveyln A. Exner.

Attorneys for Plaintiff: Richard M. Squire & Associates, LLC.

Phone #: (215) 886-8790.

Judgment Amount: \$64,916.21.

Tax Parcel No.: 37-03-002.000.

Property known as: 427 St. Peters Road, Andreas, PA 18211.

No. S-633-19

---

**(SALE NO. 12)**

Plaintiff: Tamaqua Area School District.

Defendant: Timothy T. Van Blargan, Sr.

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

Judgment Amount: \$1,225.25.

Tax Parcel No.: 65-16-0107.

Property known as: 214 Hunter Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Timothy T. Van Blargan, Sr.

No. J-4160-2015

---

**(SALE NO. 13)**

Plaintiff: Tamaqua Area School District.

Defendant: Regina Blonsky.

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

Judgment Amount: \$1,674.30.

Tax Parcel No.: 65-03-0006.

Property known as: 413 E. Elm Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Regina Blonsky.

No. J-3264-2014

---

**(SALE NO. 14)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Michelle K. Warner a/k/a Michelle K. Hendricks a/k/a Michelle Hendricks.

Attorneys for Plaintiff: Powers Kim, LLC, Eight Neshaminy Inter-

SCHUYLKILL LEGAL RECORD

plex, Suite 215, Trevose, PA 19053,  
(215) 942-2090.

Judgment Amount: \$73,804.81.

Tax Parcel No.: 41-07-0115.000.

Property known as: 43 Front St.  
a/k/a 43 Front Street, Cressona, PA  
17929.

TO BE SOLD AS THE PROP-  
ERTY of Michelle K. Warner a/k/a  
Michelle K. Hendricks a/k/a Michelle  
Hendricks.

No. S-916-19

**(SALE NO. 15)**

Plaintiff: Santander Bank, N.A.

Defendant: Kevin J. Black a/k/a  
Kevin Black.

Attorneys for Plaintiff: Michael S.  
Bloom, Esquire, Pressman & Doyle,  
LLC, (610) 532-4222—Phone, (610)  
532-1762—Fax, mbloom@pressman-  
doyle.com.

Judgment Amount: \$17,626.22.

Tax Parcel #: 48-07-0008.000.

Property Known as: 639 West  
Centre Street, Mahanoy City, PA  
17948.

No. S-168-2019

**(SALE NO. 16)**

Plaintiff: Santander Bank, N.A.

Defendant: Maryan Marton.

Attorneys for Plaintiff: Michael S.  
Bloom, Esquire, Pressman & Doyle,  
LLC, Phone: (610) 532-4222.

Judgment Amount: \$22,284.35.

Tax ID/Parcel No.: 65-12-0010-  
.000.

Property known as: 103 W. Union  
Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-  
ERTY of Maryan Marton, Surviving  
Tenant by the Entireties upon the  
death of Andrew J. Marton a/k/a An-  
drew Marton on 06/01/2005.

No. S-2307-2018

**(SALE NO. 17)**

Plaintiff: Bank of America, N.A.

Defendant(s): Andrew C. Rerey  
and Marie J. Reiley.

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

Judgment Amount: \$87,144.74.

Tax Parcel No.: 68-27-177.

Property known as: 614 West  
Market Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-  
ERTY of Andrew C. Reiley and Marie  
J. Reiley.

No. S-1761-18

**(SALE NO. 18)**

Plaintiff: M&T Bank s/b/m Key-  
stone Financial Bank, N.A. Doing  
Business As Keystone Financial  
Mortgage.

Defendant(s): Nicole M. Stockunas  
a/k/a Nicole M. Kotzo and Scott W.  
Stockunas a/k/a Scott Stockunas.

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

Judgment Amount: \$42,893.41.

Tax Parcel No.: 44-03-0050.000.

Property known as: 600 Water  
Street a/k/a 2600 Water Street, Maha-  
noy Plane, PA 17949.

TO BE SOLD AS THE PROP-  
ERTY of Nicole M. Stockunas a/k/a  
Nicole M. Kotzo and Scott W. Stock-  
unas a/k/a Scott Stockunas.

No. S-110-19

**(SALE NO. 19)**

Plaintiff: Quicken Loans Inc.

Defendant(s): David M. Swingle.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$85,176.72.  
Tax Parcel No.: 22-19-0098.000.  
Property known as: 460 Dietrich  
Avenue, Tower City, PA 17980.  
TO BE SOLD AS THE PROP-  
ERTY of David M. Swingle.  
No. S-611-19

**(SALE NO. 20)**

Plaintiff: U.S. Bank National As-  
sociation, As Indenture Trustee, for  
the Holders of the CIM Trust 2017-3,  
Mortgage-Backed Notes, Series 2017-  
3.

Defendant(s): Jacqueline D. Kar-  
mosky and Stanley W. Karmosky.  
Attorneys for Plaintiff: KML Law  
Group, P.C., Suite 5000, 701 Market  
Street, Philadelphia, PA 19106, (215)  
627-1322.

Judgment Amount: \$150,800.63.  
Tax Parcel No.: 25-4-17.  
Property known as: 165 Ben Titus  
Road, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-  
ERTY of Jacqueline D. Karmosky and  
Stanley W. Karmosky.

No. S-1000-19

**(SALE NO. 21)**

Plaintiff: Quicken Loans Inc.  
Defendant(s): Nancy C. Ploshay  
and John P. Ploshay, Sr.

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

Judgment Amount: \$80,694.37.  
Tax Map Parcel #25-22-0028.000.  
Property known as: 237 Claremont  
Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-  
ERTY of Nancy C. Ploshay and John  
P. Ploshay, Sr.

No. S-317-2019

**(SALE NO. 22)**

Plaintiff: Pennsylvania Housing  
Finance Agency.

Defendant: Elizabeth A. Ryan.

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

Judgment Amount: \$63,710.60.

Tax Parcel: 57-05-0097.000.

Property known as: 8 East Bacon  
Street, Pottsville, PA 17901 a/k/a 8  
East Bacon Street, Palo Alto, PA  
17901.

TO BE SOLD AS THE PROP-  
ERTY of Defendant Elizabeth A.  
Ryan.

No. S-1038-19

**(SALE NO. 23)**

Plaintiff: Pennsylvania Housing  
Finance Agency.

Defendant: Morgan E. Hayner.

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

Judgment Amount: \$66,914.04.

Tax Parcel: 52-02-0189.000.

Instrument#: Deed Book 2516,  
page 340.

Property known as: 442 New  
Castle Street, Minersville, PA 17954.

TO BE SOLD AS THE PROP-  
ERTY of Defendant Morgan E.  
Hayner.

No. S-1220-19

**(SALE NO. 24)**

Plaintiff: Pennsylvania Housing  
Finance Agency.

Defendant: Caitlyn Seigenfuse.

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

Judgment Amount: \$51,743.51.

**SCHUYLKILL LEGAL RECORD**

---

Tax Parcel: 68-40-0177.000.  
Property known as: 1820 West Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Defendant Caitlyn Seigenfuse.

No. S-1297-19

**(SALE NO. 25)**

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

Defendant: Jamie L. Underkoffler a/k/a Jaimie L. Underkoffler.

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

Judgment Amount: \$42,392.06.

Parcel No.: 66-01-0358.001.

Property known as: 113 South 4th Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Defendant, Jamie L. Underkoffler a/k/a Jaimie L. Underkoffler.

No. S-976-16

**(SALE NO. 26)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: John M. Lutchen.

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

Judgment Amount: \$61,889.97.

Being Tax Parcel No.: 08-06-0014.000.

Being known as: 11 Pike Street, Pottsville, PA 17901.

BEING the same premises in which Margaret Hagan Androski, widow, by deed dated 02/13/2008 and recorded 02/21/2008 in the Office of the Recorder of Deeds in and for the County of Schuylkill County, Com-

monwealth of Pennsylvania, in deed book 02/13/2008 and recorded 02/21/2008 in deed Book 2291, page 2931 and at Instrument No 2008-00002691, granted and conveyed unto John M. Lutchen.

Tax Parcel No.: 08 05 0014.000.

Property known as: 11 Pike Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of John M. Lutchen

No. S-729-18

**(SALE NO. 27)**

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

Defendant: Jorge Gomez.

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

Judgment Amount: \$29,818.62.

Tax Parcel No.: 64-5-342.

Property known as: 29 North West Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Jorge Gomez.

No. S-911-19

**(SALE NO. 28)**

Plaintiff: Pingora Loan Servicing, LLC.

Defendant(s): Gregory R. Wojcik.

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

Judgment Amount: \$37,696.08.

Parcel No.: 65-13-244 (1).

Property known as: 249 Cedar Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Gregory R. Wojcik.

No. S-187-19

**SCHUYLKILL LEGAL RECORD**

---

**(SALE NO. 29)**

Plaintiff: Goshen Mortgage REO LLC.

Defendants: Rita I. Kufrovich and Gerald P. Kufrovich.

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: \$59,942.15.

Tax Parcel No.: 25-19-0026.000.

Property known as: 31 Hilltop Road, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of Rita I. Kufrovich, now deceased, and Gerald P. Kufrovich.

No. S-1352-11

---

**(SALE NO. 30)**

Plaintiff: PHH Mortgage Corporation.

Defendant: Mark J. Barton.

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

Judgment Amount: \$81,567.29.

Tax Parcel No.: 41-07-0029.000.

Property known as: 39 North 3rd Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Mark J. Barton.

No. S-579-2019

---

**(SALE NO. 31)**

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

Defendants: Stefanie E. Kowalonek and Joseph M. Meskunas.

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

Judgment Amount: \$65,563.73.

Tax Parcel: 36-12-0126.000.

Property known as: 407 East Oak Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Defendants Stefanie E. Kowalonek and Joseph M. Meskunas.  
No. S-1157-19

---

**(SALE NO. 32)**

Plaintiff: U.S. Bank Trust National Association as Trustee for GIFM Holdings Trust.

Defendant(s): Rodney E. Frey and Donna L. Frey.

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

Judgment Amount: \$71,215.23.

Tax Parcel No.: 40-02-0591.000.

Property known as: 13-15 West High Street a/k/a 13 W. High Street a/k/a 15 W. High Street, Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Rodney E. Frey and Donna L. Frey.

No. S-521-19

---

**(SALE NO. 33)**

Plaintiff: Nationstar HECM Acquisition Trust 2018-2 Wilmington Savings Fund Society, FSB, Not Individually, But Solely As Trustee.

Defendants: Rhauni M. Gregory, in Her Capacity As Heir of Charles T. Walker; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Charles T. Walker.

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

Judgment: \$49,752.14.

SCHUYLKILL LEGAL RECORD

---

Tax Parcel No.: 43-3-685.  
Property known as: 128 S. 4th Street, Frackville, PA 17931.

TO BE SOLD THE PROPERTY of Charles T. Walker & Lebertha Golden Walker.

No. S-1834-2018

---

**(SALE NO. 34)**

Plaintiff: Live Well Financial, Inc.  
Defendants: Robert F. Neifert, Known Surviving Heir of Eleanor Aubrey, Claude Gernert, Known Surviving Heir of Eleanor Aubrey, Larry Miller, Known Surviving Heir of Eleanor Aubrey, Bruce Neifert, Known Surviving Heir of Eleanor Aubrey, Eleanor Schmerfeld, Known Surviving Heir of Eleanor Aubrey, Carol Sedlack, Known Surviving Heir of Eleanor Aubrey, and Unknown Surviving Heirs of Eleanor Aubrey.

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

Judgment Amount: \$179,671.24.

Tax Parcel Number: Tax Map # 37-15-0072.000.

Premises: 111 Troxell Valley Road, Andreas, Pennsylvania 18211.

No. S-414-18

---

**(SALE NO. 35)**

Plaintiff: Branch Banking and Trust Successor by Merger to Susquehanna Bank f/k/a Susquehanna Bank PA Successor by Merger to Community Banks.

Defendant: Joann Spangler a/k/a Joann M. Spangler.

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: \$59,882.94.

Tax Parcel No.: 22-19-0074.001.

Premises known as: 352 Dietrich Avenue, Tower City, PA 17980-1810.

TO BE SOLD AS THE PROPERTY of Joann Spangler a/k/a Joann M. Spangler.

No. S-1522-2019

---

**(SALE NO. 36)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Richard Menuchak a/k/a Richard G. Menuchak, Nicole Menuchak a/k/a Nicole A. Menuchak.

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: \$145,644.33.

Tax Parcel No.: 04-30-0035.000.

Premises known as: 293 Main Street, Ashland, PA 17921-9234.

TO BE SOLD AS THE PROPERTY of Richard Menuchak a/k/a Richard G. Menuchak, Nicole Menuchak a/k/a Nicole A. Menuchak.

No. S-603-2019

---

**(SALE NO. 37)**

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

Defendant: Mary C. Kurchock.

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: \$49,070.90.

Tax Parcel No.: 02-14-0033.000.

Premises known as: 40 Main Street, Kaska, PA 17959-1305.

TO BE SOLD AS THE PROPERTY of Mary C. Kurchock.

No. S-758-2019

---

**(SALE NO. 38)**

Plaintiff: CitiMortgage, Inc.



**SCHUYLKILL LEGAL RECORD**

---

Defendant: Dennis M. Miller a/k/a  
Dennis Miller.

Attorneys for Plaintiff: Phelan Hal-  
linan Diamond & Jones, LLP, 1617  
JFK Boulevard, Suite 1400, One Penn  
Center Plaza, Philadelphia, PA 19103,  
(215) 563-7000.

Judgment Amount: \$47,840.39.

Tax Parcel Nos.: 65-30-0016.001,  
65-30-0019.001, 65-30-0019.002.

Premises known as: 161 Owl Creek  
Road, Tamaqua, PA 18252-4227.

TO BE SOLD AS THE PROP-  
ERTY of Dennis M. Miller a/k/a  
Dennis Miller.

No. S-678-2019

---

**(SALE NO. 39)**

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: \$85,359.37.

Tax Parcel Nos.: 49-02-0408.000,  
49-02-0409.000.

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. 40)**

Plaintiff: JPMorgan Chase Bank,  
N.A.

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

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: \$85,317.76.

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. 41)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendants: Robert C. Zeledonis,  
Joyce L. Zeledonis.

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: \$108,398.40.

Tax Parcel No.: 34-26-1085.000.

Premises known as: 1085 Indian  
Drive, Auburn, PA 17922-9220.

TO BE SOLD AS THE PROP-  
ERTY of Robert C. Zeledonis, Joyce  
L. Zeledonis.

No. S-425-2019

---

**(SALE NO. 42)**

Plaintiff: Wilmington Trust, Na-  
tional Association, Not in Its Indi-  
vidual Capacity, But Solely As Trust-  
ee for MFRA Trust 2015-1.

Defendant: Jeaninne M. Motroni.

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: \$137,022.21.

Tax Parcel No.: 25-24-0030.000.

Premises known as: 63 Frankford  
Avenue, Tamaqua, PA 18252-4119.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Jeaninne M. Motroni.

No. S-1512-18

**(SALE NO. 43)**

Plaintiff: Freedom Mortgage Corporation.

Defendant: Cody M. Duddy a/k/a Cody Duddy.

Attorneys for Plaintiff: Phelan Hal-linan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$166,322.24.

Tax Parcel No.: 42-03-0066.002.

Premises known as: 305 Maple Boulevard, Orwigsburg, PA 17961-9619.

TO BE SOLD AS THE PROPERTY of Cody M. Duddy a/k/a Cody Duddy.

No. S-1540-2019

**(SALE NO. 44)**

Plaintiff: Tamaqua Area School District.

Defendants: James N. Pester, Amy L. Pupko.

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

Judgment Amount: \$1,354.30.

Tax Parcel No.: 25-12-0024.001.

Property known as: 739 Claremont Avenue, Rush Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of James N. Pester, Amy L. Pupko.

No. J-2466-2016

**(SALE NO. 45)**

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Shannon Runkle.

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

Judgment Amount: \$1,449.28.

Tax Parcel No.: 59-02-0282.

Property known as: 324 Coal Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Shannon Runkle.

No. J-1894-2018

**(SALE NO. 46)**

Plaintiff: Pottsville Area School District.

Defendants: Joseph Matina, Joanne Matina.

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

Judgment Amount: \$1,584.00.

Tax Parcel No.: 68-14-0020.

Property known as: 337 Nichols Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Joseph Matina, Joanne Matina.

No. J-0119-2018

**(SALE NO. 47)**

Plaintiff: Tamaqua Area School District.

Defendant: Crystal Brode.

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

Judgment Amount: \$7,375.68.

Tax Parcel No.: 65-14-0051.

Property known as: 650 E. Broad Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Crystal Brode.

No. J-7155-2018

SCHUYLKILL LEGAL RECORD

---

**(SALE NO. 48)**

Plaintiff: Blue Mountain School District.

Defendant: Brian A. Brown.

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

Judgment Amount: \$3,052.13.

Tax Parcel No.: 35-08-0098.004.

Property known as: 207 Fort Lebanon Road, W. Brunswick Twp., Pennsylvania.

TO BE SOLD AS THE PROPERTY of Brian A. Brown.

No. J-5386-2018

---

**(SALE NO. 49)**

Plaintiff: Saint Clair Area School District.

Defendant: Ronald Dean Ramer.

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

Judgment Amount: \$1,664.44.

Tax Parcel No.: 54-02-0146.

Property known as: 46 Water Street, N. Philadelphia, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ronald Dean Ramer.

No. J-2891-2016

---

**(SALE NO. 50)**

Plaintiff: Pottsville Area School District.

Defendants: John P. Kramer, Candy M. Kramer.

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

Judgment Amount: \$1,508.21.

Tax Parcel: 68-12-18.3.

Property known as: 302 N. Railroad, Pottsville PA.

No. J-774-18

**(SALE NO. 51)**

Plaintiff: Tamaqua Area School District.

Defendant: Michele Bogash Johnson.

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

Judgment Amount: \$1,411.33.

Tax Parcel No.: 65-16-0169.

Property known as: 36 Hunter Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Michele Bogash Johnson.

No. J-1713-2015

---

**(SALE NO. 52)**

Plaintiff: Tamaqua Area School District.

Defendant: Danielle Sharer.

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

Judgment Amount: \$1,544.13.

Tax Parcel No.: 65-17-0037.

Property known as: 326 Hazel Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Danielle Sharer.

No. J-2198-2018

---

**(SALE NO. 53)**

Plaintiff: Pottsville Area School District.

Defendants: Keith M. Kearns, Tara A. Kearns.

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

Judgment Amount: \$1,453.40.

Tax Parcel No.: 68-19-0288.

Property known as: 516 Harrison Street, Pottsville, Pennsylvania.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Keith M. Kearns, Tara A. Kearns.

No. J-3995-2017

**(SALE NO. 56)**

Plaintiff: Tamaqua Area School District.

Defendant: Joanne J. Hill.

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

Judgment Amount: \$1,655.68.

Tax Parcel No.: 65-19-0070.

Property known as: 220 Orwigsburg Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Joanne J. Hill.

No. J-2630-2017

**(SALE NO. 57)**

Plaintiff: Tamaqua Area School District.

Defendants: Charles T. Rodgers, Joann Rodgers.

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

Judgment Amount: \$1,683.29.

Tax Parcel No.: 65-16-0070.

Property known as: 216 Bowe Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Charles T. Rodgers, Joann Rodgers.

No. J-5649-2015

**(SALE NO. 58)**

Plaintiff: Tamaqua Area School District.

Defendant: Thomas R. Katkocin, Jr.

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

Judgment Amount: \$1,367.64.

Tax Parcel No.: 65-12-0128.

Property known as: 37 Railroad Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Thomas R. Katkocin, Jr.

No. J-5051-2017

**(SALE NO. 59)**

Plaintiff: Tamaqua Area School District.

Defendants: Richard P. Stark, Kelly M. Stark.

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

Judgment Amount: \$1,319.33.

Tax Parcel No.: 65-09-0044.

Property known as: 313 Clark Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Richard P. Stark, Kelly M. Stark.

No. J-2854-2017

**(SALE NO. 60)**

Plaintiff: Tamaqua Area School District.

Defendant: Keith L. Ulett.

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

Judgment Amount: \$1,424.65.

Tax Parcel No.: 65-14-0167.

Property known as: 655 Arlington Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Keith L. Ulett.

No. J-0962-2018

**(SALE NO. 61)**

Plaintiff: Tamaqua Area School District.

Defendant: Gregory C. Smith.

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: \$1,352.54.

Tax Parcel No.: 65-13-0122.

Property known as: 7 Market Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Gregory C. Smith.

No. J-2927-2016

**(SALE NO. 62)**

Plaintiff: Tamaqua Area School District.

Defendants: John Sienkiewicz, Tammy Sienkiewicz.

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

Judgment Amount: \$1,606.00.

Tax Parcel No.: 65-16-0108.

Property known as: 215 Bowe Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of John Sienkiewicz, Tammy Sienkiewicz.

No. J-0554-2016

**(SALE NO. 63)**

Plaintiff: Tamaqua Area School District.

Defendant: Cheryl A. Sitlinger.

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

Judgment Amount: \$2,071.40.

Tax Parcel No.: 65-14-0202.

Property known as: 530 Arlington Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Cheryl A. Sitlinger.

No. J-5984-2017

**(SALE NO. 64)**

Plaintiff: Tamaqua Area School District.

Defendant: Matt Jones Enterprises, Inc.

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

Judgment Amount: \$1,284.27.

Tax Parcel No.: 65-12-0251.

Property known as: 32 W. Broad Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Matt Jones Enterprises, Inc.

No. J-4001-2016

**(SALE NO. 65)**

Plaintiff: Tamaqua Area School District.

Defendants: Charles T. Rodgers, Joann E. Rodgers.

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

Judgment Amount: \$11,868.14.

Tax Parcel No.: 65-15-0166.

Property known as: 300 Spruce Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Charles T. Rodgers, Joann E. Rodgers.

No. J-4714-2011

**(SALE NO. 66)**

Plaintiff: Tamaqua Area School District.

Defendant: Annmarie Nortavage.

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

Judgment Amount: \$1,468.50.

Tax Parcel No.: 27-08-0155.

## SCHUYLKILL LEGAL RECORD

---

Property known as: 4 S. Main Street, Schuylkill Twp., Pennsylvania 17952.

TO BE SOLD AS THE PROPERTY of Annmarie Nortavage.  
No. J-4263-2015

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

November 12, 2019

Sheriff Sale list available online at:

[www.co.schuylkill.pa.us](http://www.co.schuylkill.pa.us).

Jan. 2, 9, 16

---

### REGISTER OF WILLS

#### Letters on Estates

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

DOROTHY A. LOTZ a/k/a DOROTHY AGNES LOTZ; Pottsville; Patricia Lombel, Executrix; PP: \$5,000; RE: \$10,000; Mark Semanchik, Esquire

ANN M. KOCH a/k/a ANN MARIE KOCH a/k/a ANN KOCH a/k/a ANN MARIE MURPHY; E. Brunswick Twp.; Marlin L. Koch, Jr., Executor; PP: \$500,000; RE: None; Harry A. Rubright, Esquire

LORETTA M. BEHLER a/k/a LORETTA MAE BEHLER; Deer Lake; Kerry A. Behler and Thomas E. Behler, Co-Executors; PP: \$383,000; RE: None; Ronald T. Derenzo, Esquire

CAROL A. YANALAVAGE; Tamaqua; Joseph A. Kraipovich, Executor; PP: \$5,600; RE: None; Christine A. Holman, Esquire

DOROTHY CAIRNES; Orwigsburg; William X. Cairnes, Administrator DBN CTA; PP: None; RE: None; James Wallbillich, Esquire

CAROLYN M. ADAMS; Tower City; Lester L. Adams, Jr., Executor; PP: \$20,000; RE: None; Eric M. Mika, Esquire

JEANNE H. BELLOCK; Pottsville; Joseph M. Bellock, III, Executor; PP: \$5,000; RE: \$10,000; John B. Lieberman, III, Esquire

FRANCES A. PIKUL; N. Manheim Twp.; Donna M. Pikul-Garzone, Executrix; PP: \$75,000; RE: None; Mary Ann Conway, Esquire

EVELYN S. FETROW; Pine Grove; Darlene L. Panza, Administratrix; PP: \$10,000; RE: None; J.T. Herber, III, Esquire

MARY MAE TRAVITZ; Tower City; Rose M. Paulus, Robin M. Travitz, Rhonda M. Brown and Randie M. Ervin, Co-Administratrices; PP: \$11,888; RE: None; Andrew S. Withers, Esquire

WILLIAM D. WYNN; Porter Twp.; Carol A. Rebuck, Executrix; PP: \$23,000; RE: \$100; Gregory Kerwin, Esquire

CAROLYN M. GRAZIS; Pottsville; John C. Grazis, Jr., Administrator; PP: \$5,000; RE: \$10,000; John B. Lieberman, III, Esquire

KATHLEEN A. KETCHLEDGE; Orwigsburg; Jennifer S. Roe, Administratrix; PP: \$1,000; RE: None; Carl William Mantz, Esquire

ALICE M. SWEYKO; Pottsville; James R. Flail, Jr., Administrator; PP: \$92,000; RE: \$95,000; Thomas J. Pellish, Esquire