

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

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, Esquire, 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 Haven, PA 17972 and Kay L. Keefer, 82 S. Berne St., Schuylkill Haven, PA 17972
Attorneys: Richard J. Wiest, Esquire, 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

SECOND PUBLICATION

BROWN, ASHLEY LEE a/k/a

ASHLEY L. BROWN, deceased
Late of West Brunswick Township, Schuylkill County, PA
Executor: Brian A. Brown, 207 Fort Lebanon Road, Auburn, PA 17922
Attorney: Scott M. Dinner, Esquire, 310 3rd Street, New Cumberland, PA 17070

BURDESS, MICHAEL A., deceased

Late of the Borough of St. Clair, Schuylkill County, PA
Executrix: Cheryl E. Burdess, 426 South Nicholas Street, St. Clair, PA 17970
Attorney: Carolyn M. Marconis, Esquire, 2490 West End Avenue, Pottsville, PA 17901

DREISIGACKER, STEWART J., III, deceased

Late of Porter Township, Schuylkill County, PA
Administrator: Jon S. Dreisigacker, 545 Alison Drive, Apt. 4, Hummelstown, PA 17036

SCHUYLKILL LEGAL RECORD

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

MORRIS, FRANK D., SR. a/k/a FRANKLIN D. MORRIS a/k/a FRANKLIN D. MORRIS, SR. a/k/a FRANK D. MORRIS a/k/a FRANK MORRIS, deceased

Late of 218 Pitt Street, Tamaqua, Schuylkill County, PA

Executrix: Martha DiBuo, 458 State Road, Barnesville, PA 18214

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

RENNINGER, ELDA M., deceased

Late of the Township of North Manheim, Schuylkill County, PA

Executor: Thomas J. Renninger, 3002 Village Road, Orwigsburg, PA 17961

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Champion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

YEASTED, CLAIR G., deceased

Late of the City of Pottsville, Schuylkill County, PA

Administrator C.T.A.: Jerome P. Yeasted, 605 Boone Street, Pottsville, PA 17901

Attorney: Carolyn M. Marconis, Esquire, 2490 West End Avenue, Pottsville, PA 17901

ZUBER, HELEN A., deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executrix: Claire Beaver, 416 East Main Street, Girardville, PA 17935

Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

THIRD PUBLICATION

BAUM, LORRAINE M., deceased
Late of the Township of North Union, Schuylkill County, PA

Executrix: Catherine Heffernan, 22 Fellin Lane, Zion Grove, PA 17985

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

BELLOCK, JEANNE H., deceased
Late of the City of Pottsville, Schuylkill County, PA

Executor: Joseph M. Bellock, III, 6680 Dressage Lane, Loveland, OH 45140

Attorneys: John B. Lieberman, III, Esquire, Lieberman, Tamulonis & Hobbs, 111 East Market Street, P.O. Box 238, Pottsville, PA 17901-0238

DAVIES, BETTY A. a/k/a BETTY DAVIES a/k/a BETTY ARDELL DAVIES a/k/a ELIZABETH W. DAVIES, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Beth A. Lattanzi, 6 Welsh Road, Tamaqua, PA 18252

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

DOUGHERTY, CYRIL F., JR., deceased

Late of McAdoo Borough, Schuylkill County, PA

Administratrix: Colleen M. Dougherty

Attorneys: Susan M. Sernak-Martinelli, Esquire, Ustynoski &

SCHUYLKILL LEGAL RECORD

Marusak, LLC, 101 West Broad St., Suite 205, Hazleton, PA 18201

HERTZ, JAMES P., deceased

Late of the Township of Foster, Schuylkill County, PA

Administrator c.t.a.: Paul R. Hertz, 43 Hilltop Terrace, Pottsville, PA 17901

Attorney: Joseph Holochuck, 132 South Third Street, Minersville, PA 17954

HUBER, DELPHINE M., deceased

Late of Pine Grove Township, Schuylkill County, PA

Executor: Shawn Huber, 256 Snapdragon Way, Allentown, PA 18104

Attorneys: Joseph G. Zerbe, Esquire, Derenzo & Zerbe, 111 East Market Street, Pottsville, PA 17901

KISSINGER, RICHARD D., deceased

Late of the Township of West Penn, Schuylkill County, PA

Executor: Craig J. Kissinger, 113 Crest Street, Barnesville, PA 18214

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

MAURER, GLADYS E., deceased

Late of the Township of Hegins, Schuylkill County, PA

Executrix: Susan M. Johns, 786 East Mountain Road, Hegins, PA 17938

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

with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 12, 2020 for the purpose of forming a nonprofit corporation to be organized under the 1988 Nonprofit Corporation Law of the Commonwealth of Pennsylvania, effective October 1, 1989, as amended. The name of the corporation is:

FRIENDS OF
ST. STEPHEN, INC.

The purpose for which the corporation is to be organized is for charitable, educational, religious and scientific purposes as related to St. Stephen's Church in Port Carbon, PA.

KAY HENNESSY SEVEN,
ESQUIRE
HENNESSY LAW

101 Lindenwood Dr.
Suite 101
Malvern, PA 19355
kay@hennessylawfirm.com

Feb. 20

NOTICE OF HEARING

TO: Amber Michelle Marek-Jolley also known as Amber Michelle Marek, Natural Mother of M.C.F.M. born on November 14, 2014. The Natural Father of the child is Demetrios Manaroulas also known as Demetrios Manaroulas, Jr.

A petition has been filed asking the Court to put an end to all rights you have to your child, M.C.F.M. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Wednesday, March 4, 2020, at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and

NOTICE

NOTICE IS HEREBY GIVEN that articles of incorporation were filed

SCHUYLKILL LEGAL RECORD

your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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.

Pennsylvania Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, PA 17108
1-800-692-7375

NOTICE PURSUANT TO ACT 101 OF 2010

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact Schuylkill County Children & Youth Services at (570) 628-1050 or 1-800-722-8341, or your attorney, if you have one.

Feb. 20

NOTICE OF HEARING

TO: Amber Michelle Marek-Jolley also known as Amber Michelle Marek, Natural Mother of D.C.M. also known as D.C.M. born on January 3, 2016. The Natural Father of the child is Demetrios Manaroulas also known as Demetrios Manaroulas, Jr.

A petition has been filed asking the Court to put an end to all rights you have to your child, D.C.M. also known as D.C.M. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Wednesday, March 4, 2020, at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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.

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SCHUYLKILL LEGAL RECORD

NOTICE OF HEARING

TO: Philip Cicero, Putative Father of B.B.R., born on September 11, 2019. The Natural Mother of the child is Elizabeth Marie Robinson.

A petition has been filed asking the Court to put an end to all rights you have to your child, B.B.R. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 4, Schuylkill County Courthouse, Pottsville, Pennsylvania, on Wednesday, March 4, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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.

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Feb. 20

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PENNSYLVANIA HOUSING
FINANCE AGENCY
PLAINTIFF

vs.

FERNANDO HERREJON LOPEZ
DEFENDANT
NO. S-2250-19

MORTGAGE FORECLOSURE

TO: FERNANDO HERREJON LOPEZ

You are hereby notified that on November 14, 2019, Plaintiff, PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-2250-19 wherein Plaintiff seeks to foreclose its mortgage securing your property located at 1406 Main Street, Gilberton, PA 17934, whereupon 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

You have been sued in Court. 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 the Plaintiff. You may lose money or property or other rights important to you.

If you own and live in the residential property which is the subject of this foreclosure action, you may participate in negotiation proceedings in an effort to resolve this matter with your lender. The matter has been stayed for 90 days in order to allow you time to work with your lender.

IF YOU DO NOT HAVE AN ATTORNEY, you must take the following steps to keep the stay in effect and be eligible to request a court su-

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pervised conciliation conference. First, within 7 days of your receipt of this "Urgent Notice," you must contact a Housing Counselor at Schuylkill County Community Action and schedule an appointment.

Schuylkill Community Action
225 North Centre St.
Pottsville, PA 17901
Phone: (570) 622-1995

Second, once you have contacted the Housing Counselor, you must be prepared to meet and provide all requested financial and employment information within 14 days of your telephone contact. This information is necessary so that the Housing Counselor can prepare a modification plan and negotiate with your lender on your behalf. If necessary, the Housing Counselor will help you prepare a Request for Court Supervised Conciliation Conference. If you do so, and a conciliation conference is scheduled, you will have an opportunity to meet with your lender in a further attempt to work out reasonable arrangements. You may also request the services of a pro bono Attorney. If you fail to take these steps, the stay will be lifted and the mortgage foreclosure action will proceed. IF YOU WISH TO SAVE YOUR HOME, YOU MUST ACT QUICKLY AND TAKE THE APPROPRIATE STEPS REQUIRED BY THIS NOTICE. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA
BAR ASSOCIATION
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

LEON P. HALLER, ESQUIRE
Attorney ID# 15700
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

Feb. 20

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION—LAW
PETITION FOR CHANGE
IN RE O.L.V., by her Parent and
Legal Guardian, MICHELLE CARR
NO. S-151-20
ORDER

AND NOW, this 28th day of January, 2020, a Rule is hereby issued to show cause why the name of O.L.V. should not be changed to O.L.C.

RULE RETURNABLE and hearing the 24th day of March, Tuesday, 2020 in Courtroom No. 5 of the Schuylkill County Courthouse, at 9:30 A.M.

Petitioner is directed to advertise this notice and date of this hearing once each in Schuylkill County Legal Record and a paper of general circulation in Schuylkill County as well as serve a copy of the Petition and Order for hearing upon Ryan Ventresca, biological father, by Certified Mail, Return Receipt Requested and First Class Mail.

BY THE COURT,
MILLER, J.

Feb. 20

COURT OF COMMON PLEAS
CIVIL DIVISION
SCHUYLKILL COUNTY
NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY
JPMorgan Chase Bank,
National Association
PLAINTIFF

vs.

SCHUYLKILL LEGAL RECORD

Donna A. Richart and Ronald C. Fetterman and Sandra L. Fetterman and Jenna Fetterman-Miller a/k/a Virginia Fetterman Miller, Known Heir of David H. Fetterman a/k/a Howard David Fetterman, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David H. Fetterman a/k/a Howard David Fetterman, deceased
Francis D. Fetterman a/k/a Frankie Fetterman, Known Heir of David H. Fetterman a/k/a Howard David Fetterman, deceased

DEFENDANTS

NO.: S-563-18

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David H. Fetterman a/k/a Howard David Fetterman, deceased, 550 Aristes Road, Ringtown, PA 17967

Your house (real estate) at: 550 Aristes Road, Ringtown, PA 17967, 30-07-0017.000 is scheduled to be sold at Sheriff's Sale on June 12, 2020 at: Schuylkill County Sheriff's Office, 401 North Second Street, Pottsville, PA 17901 at 10:00 A.M. to enforce the court judgment of \$93,468.35 obtained by JPMorgan Chase Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (570) 628-1440.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be

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filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Schuylkill County
Lawyer Referral Service
Pennsylvania Lawyer
Referral Service
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL THAT CERTAIN lot or parcel of land situate in Union Township, Schuylkill County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the North side of State Highway Legislative Route 53065 leading from Ringtown to Aristes, said iron pin being further located on a course,

South 80 degrees 02 minutes West, 709.19 feet from an iron pin in line of lands of Ward Hetherington; thence, along the North side of State Highway Legislative Route 53065, South 75 degrees 51 minutes West, 122 feet in line of lands of Arthur Hetherington; thence, along same, North 30 degrees West, 132 feet to an iron pin; thence, along same, North 75 degrees 51 minutes East, 122 feet to an iron pin; thence, along same, South 30 degrees East, 132 feet to an iron pin, the place of BEGINNING.

CONTAINING 15,492 square feet of land on which there is erected a frame dwelling house.

TOGETHER WITH AND SUBJECT TO the grants, exceptions, reservations, restrictions and easements such as are contained in all prior deeds and conveyances.

BEING Parcel ID 30-07-0017.000 AND BEING KNOWN for informational purposes only as 550 Aristes Road, Ringtown, PA.

BEING THE SAME PREMISES which was conveyed to Donna A. Richart, Ronald C. Fetterman, Sandra L. Fetterman and David H. Fetterman, as tenants in common, by Deed of John E. Filozof and Lisa C. Filozof, husband and wife, dated 05/11/2007 and recorded 05/16/2007 as Instrument 200700009022 Book 2255 Page 1673 in the Schuylkill County Recorder of Deeds Office, in fee. AND THE SAID, David H. Fetterman departed this life on or about January 20, 2016, thereby vesting his one fourth interest unto Jenna Fetterman-Miller a/k/a Virginia Fetterman Miller, Known Heir of David H. Fetterman a/k/a Howard David Fetterman, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from

SCHUYLKILL LEGAL RECORD

or under David H. Fetterman a/k/a Howard David Fetterman, deceased; and Francis D. Fetterman a/k/a Frankie Fetterman, Known Heir of David H. Fetterman a/k/a Howard David Fetterman, deceased.

CHRISTOPHER A. DeNARDO, ESQUIRE
PA I.D. NO. 78447
KRISTEN D. LITTLE, ESQUIRE
PA I.D. NO. 79992
LILY CALKINS, ESQUIRE
PA I.D. NO. 327356
MICHAEL J. CLARK, ESQUIRE
PA I.D. NO. 202929
MICHELLE L. MCGOWAN, ESQUIRE
PA I.D. NO. 62414
LESLIE J. RASE, ESQUIRE
PA I.D. NO. 58365
MORRIS A. SCOTT, ESQUIRE
PA I.D. NO. 83587
ALISON H. TULIO, ESQUIRE
PA I.D. NO. 87075
SHAPIRO & DeNARDO, LLC
3600 Horizon Drive
Suite 150
King of Prussia, PA 19406
Telephone: (610) 278-6800

for the Estate of John Dito;
Unknown Heirs and/or
Administrators for the Estate
of John Dito

Defendants

NO.: S-1678-2019

TO: Daniel Dito, as Possible Heir and/or Administrator for the Estate of John Dito; Unknown Heirs and/or Administrators for the Estate of John Dito

You are hereby notified that Plaintiff, U.S. Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-1678-2019, seeking to foreclose the mortgage secured by the real estate located at 259 Ohio Avenue, Shenandoah Heights, PA 17976.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

Feb. 20

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
U.S. BANK,
NATIONAL ASSOCIATION

Plaintiff

vs.

Ashley Dito, as Possible Heir and/or Administrator for the Estate of John Dito; Eric Dito, as Possible Heir and/or Administrator for the Estate of John Dito; Daniel Dito, as Possible Heir and/or Administrator

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Feb. 20

**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, 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

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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.

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.

SCHUYLKILL LEGAL RECORD

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 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.

SCHUYLKILL LEGAL RECORD

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.

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

SCHUYLKILL LEGAL RECORD

(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

(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. 25)

Plaintiff: Pennsylvania Housing Finance Agency.

Defendant: Jason R. Killian.

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

Judgment Amount: \$48,122.47.

Tax Parcel: 18-21-0032.000.

Instrument #: Deed Book 2141. Page 2232.

Property known as: 153 South Greenview Road (a/k/a 153 Greenview Road), Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Defendant Jason R. Killian.

No. S-1371-19

SCHUYLKILL LEGAL RECORD

(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.

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.

SCHUYLKILL LEGAL RECORD

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

DIVORCES

DELLOCK, JAMES MICHAEL vs.
DELLOCK, TABBITHA DIAMOND

CARL, SARAH ELLEN vs. CARL, CHRISTOPHER DAVID

SANTANGELO, MATTIEROSE vs. NEIDLINGER, BENJAMIN L

MEYER, TAMMY LEE ANN vs. MEYER III, PAUL EDWARD

KONSAVAGE, SHELLY A vs. YORKE, SHANNON M

RODGERS, KERA M vs. RODGERS, LEO E

BRIONES, JUAN A vs. BRIONES, APRIL M

SUITS

All suits filed in the Prothonotary's Office are not required by law to be marked Assumpsit or Trespass, they are filed as Complaints.

CAVALRY SPV I LLC, COMENITY BANK vs. DONNE, COREY A

ALLY BANK vs. VALENTINE, MARIO, VALENTINE, CARRIE

CAPITOL ONE BANK (USA) NA vs. DONALD, MICHAEL J

BANK OF AMERICA NA vs. TOTER, JILL M

PARTNERS FOR PAYMENT RELIEF, SN SERVICING CORPORATION vs. TRAYAH, RICHARD, TRAYAH, JOAN, TRAYAH SR, RICHARD P

BANK OF AMERICA N A vs. BROSSMAN SR, ARLAN CRAIG

LVNV FUNDING LLC vs. LEWIS, THOMAS M

VELOCITY INVESTMENTS LLC vs. UMBERGER, JOHN

JABLONSKI, ANNA M vs. JABLONSKI, DUSTIN J

HARRIS, CHASE D vs. PENNSYLVANIA COMMONWEALTH OF D

WATSON III, RICHARD vs. LONG, SARA