

## SCHUYLKILL LEGAL RECORD

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### ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

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### FIRST PUBLICATION

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**BURK, CARRIE A.,** deceased  
Late of the Township of Kline,  
Schuylkill County, PA  
Executrix: Frances J. Sarley  
Attorney: Joseph R. Baranko, Jr.,  
Esquire, 67 North Church Street,  
Hazleton, PA 18201, (570) 454-5575

**HOY, LEWIS R., SR. a/k/a LEWIS  
R. HOY,** deceased  
Late of the Township of Washing-  
ton, Schuylkill County, PA  
Co-Executors: Richard A. Hoy,  
855 Deturksville Road, Pine  
Grove, PA 17963 and Tracy M.  
Lang, 450 Tunnel Road, Auburn,  
PA 17922  
Attorneys: James G. Caravan, Esq.,  
Lewis, Williams and Caravan, 102  
East Main Street, Schuylkill Hav-  
en, PA 17972

**MARKOSKY, JOSEPH F. a/k/a  
JOSEPH MARKOSKY,** de-  
ceased  
Late of Nuremberg, North Union  
Township, Schuylkill County, PA

Executrix: Christine Davis, 282  
Sugarloaf Heights Road, Drums,  
PA 18222

Attorney: Joseph R. Ferdinand,  
Esquire, 67 North Church Street,  
Hazleton, PA 18201

**MERCHLINSKY, JOHN J., JR.,**  
deceased

Late of the Borough of Gilberton,  
Schuylkill County, PA

Administratrix: Paula G. Merch-  
linsky, 1210 Main Street, Gilber-  
ton, PA 17934

Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

**REIBSANE, CARRIE ELIZA-  
BETH a/k/a ELIZABETH C.  
REIBSANE,** deceased

Late of the Township of Porter,  
Schuylkill County, PA

Executor: Larry Reibsane, 504  
West Grand Avenue, Tower City,  
PA 17980

Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

**RODICHOK, WANDA A.,** deceased

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

Executrix: Anna Marie Coleman,  
632 S. Center Street, Gratz, PA  
17030

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

**SCHREFFLER, GRACE L.,** de-  
ceased

Late of Orwigsburg Borough,  
Schuylkill County, PA

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Executor: Nelson W. Schreffler,  
523 Williams Street, Hamburg, PA  
19526

Attorneys: Allen R. Shollenberger,  
Esquire, Leisawitz Heller Abram-  
owitch Phillips, P.C., 2755 Cen-  
tury Boulevard, Wyomissing, PA  
19610

**SEMKO, MICHAEL A.,** deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA  
Executrix: Sherry A. Sneddon,  
1898 Creek Road, Livermore, CA  
94550

Attorney: William E. McDonald,  
Esquire, 113 West Ridge Street,  
P.O. Box 130, Lansford, PA 18232

**WESNER, LESTER T. a/k/a LES-  
TER WESNER a/k/a LESTER  
WESNER, JR.,** deceased  
Late of Rush Township, Schuylkill  
County, PA

Executrix: Sandra Bankes, 300  
State Road, Barnesville, PA 18214  
Attorney: John M. Hampton, Es-  
quire, 100 West Biddle Street, P.O.  
Box 6, Gordon, PA 17936

**YANETTI, ROSE M. a/k/a ROSE  
YANETTI,** deceased  
Late of the Borough of McAdoo,  
Schuylkill County, PA  
Administratrix: Roxanne Hrabo-  
vecky  
Attorney: Joseph R. Baranko, Jr.,  
Esquire, 67 North Church Street,  
Hazleton, PA 18201, (570) 454-  
5575

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### SECOND PUBLICATION

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**DELBO, PAUL J., SR.,** deceased  
Late of the Township of Butler,  
Schuylkill County, PA  
Executrix: Eleanor Mae Bucher,  
244 East Avenue, Mount Carmel,  
PA 17851

Attorneys: Keith J. Strouse, Es-  
quire, Strouse and Strouse, 816  
Center Street, Ashland, PA 17921

**FRANTZ, MILDRED E. a/k/a  
MILDRED EDITH FRANTZ,**  
deceased

Late of the Township of Walker,  
Tamaqua, Schuylkill County, PA  
Administratrix: Diane J. Krapf, 85  
Kettle Road, Tamaqua, PA 18252  
Attorney: William E. McDonald,  
Esquire, 113 West Ridge Street,  
P.O. Box 130, Lansford, PA 18232

**GRUBE, DORIS P.,** deceased

Late of the Township of East  
Brunswick, Schuylkill County, PA  
Executor: Randy T. Grube, 25  
Robin Lane, P.O. Box 111, New  
Ringgold, PA 17960

Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

**HILL, BETTY J. a/k/a BETTY  
JANE HILL a/k/a BETTY  
HILL,** deceased

Late of the Borough of Tamaqua,  
Schuylkill County, PA  
Executrix: Tammy Sfarra, 49  
School Drive, New Ringgold, PA  
17960

Attorneys: Jeffrey P. Bowe, Es-  
quire, Bowe, Lisella and Bowe,  
109 West Broad Street, Tamaqua,  
PA 18252

**KNOTT, MARY LOUISE,** deceased  
Late of the Borough of Schuylkill  
Haven, Schuylkill County, PA  
Executrix: Crystal Jones, No. 1  
Mahantongo Street, Pottsville, PA  
17901

**SOLOMON, VERNA,** deceased  
Late of the Borough of Schuylkill  
Haven, Schuylkill County, PA

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Executor: Robert M. Tobin, II, 679  
Harness Creek View Dr., Annapolis,  
MD 21403

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### THIRD PUBLICATION

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**EBERT, TERRY L.,** deceased

Late of 109 Elm Street, Hegins,  
Schuylkill County, PA

Executor: Rev. Carl D. Shankweiler  
c/o Lengert Law LLC, 210 West  
Penn Avenue, P.O. Box 223, Robe-  
sonia, PA 19551

Attorneys: Kim L. Lengert, Es-  
quire, Lengert Law LLC, 210 West  
Penn Avenue, P.O. Box 223, Robe-  
sonia, PA 19551

**MARCONI, VICTOR,** deceased

Late of West Mahanoy Township,  
Schuylkill County, PA

Executrix: Ms. Marianne McAn-  
drew, 306 Malones Rd., Ashland,  
PA 17921

Attorney: Stephen S. Slaton, Es-  
quire, 100 East Seventh Street,  
Mount Carmel, PA 17851

**PREPUTNICK, WASSIL,** deceased

Late of the Borough of McAdoo,  
Schuylkill County, PA

Administratrix: Claire Preputnick  
Attorney: Joseph R. Baranko, Jr.,  
Esquire, 67 North Church Street,  
Hazleton, PA 18201, (570) 454-  
5575

**RUSSELL, LAWRENCE,** deceased

Late of the Borough of Shenan-  
doah, Schuylkill County, PA

Administrator: Stephen L. Russell,  
415 West Mount Vernon Street,  
Shenandoah, PA 17976

Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

**TITE, EDWARD J.,** deceased

Late of the Township of Rush,  
Schuylkill County, PA

Executrix: Alice A. Tite, 163 Lake  
Drive, Nesquehoning, PA 18240

Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

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### NOTICE

NOTICE IS HEREBY GIVEN  
pursuant to Section 103 of the Non-  
Profit Corporation Law, Act of De-  
cember 21, 1988, P.L. 1444, No. 177  
that Articles of Incorporation were  
filed with the Department of State of  
the Commonwealth of Pennsylvania,  
at Harrisburg, Pennsylvania on behalf  
of the below named corporation on  
April 21, 2015. The name of the cor-  
poration is:

**SAINT CLAIR LIONS  
CLUB FOUNDATION**

The corporation is organized exclu-  
sively for one or more of the purposes  
as specified in Section 501(c)(3) of the  
Internal Revenue Code, including, for  
such purposes, the making of distribu-  
tions or organizations that qualify as  
exempt organizations under Section  
501(c)(3) of the Internal Revenue  
Code (the "Code"); or corresponding  
section of any future federal tax code.  
The specific purposes include receiv-  
ing contributions, soliciting, collecting  
and otherwise raising money to fund  
those aims and goals of the Saint Clair  
Lions Club Foundation which are  
exclusively charitable within the  
meaning of Section 501(c)(3). No part  
of the net earnings of the organization  
shall inure to the benefit of, or be  
distributable to its members, directors,  
trustees, officers, or other private  
persons, except as permitted by the

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Code. The organization shall not carry on any other activities not permitted to be carried on by an organization exempt under Section 501(c)(3) or contributions to which are deductible under Section 170(c)(2).

Saint Clair Lions Club  
80 Water Street  
P.O. Box 306  
Cumbola, PA 17930

May 21

IN THE COURT OF  
COMMON PLEAS OF  
SCHUYLKILL COUNTY  
CIVIL ACTION—LAW  
IN THE MATTER OF PETITION  
FOR CHANGE OF NAME BY  
RACHEL M. BRESLIN ON  
BEHALF OF HER MINOR CHILD,  
BELLA ROSE BRESLIN  
NO. S-773-2015

NOTICE

NOTICE IS HEREBY GIVEN that, on April 24, 2015, the Petition by Rachel M. Breslin on behalf of her minor child, Bella Rose Breslin, was filed in the above-named Court, requesting an order to change the name of Bella Rose Breslin, to Bella Rose Bainbridge.

The Court has fixed the day of June 3, 2015 at 2:15 p.m., in Courtroom No. 2 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

LIEBERMAN, TAMULONIS &  
HOBBS  
111 East Market Street  
P.O. Box 238  
Pottsville, PA 17901-0238

May 21

COURT OF COMMON PLEAS  
SCHUYLKILL COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION—EQUITY  
SANTANDER BANK, N.A.,  
Plaintiff

vs.

ANY AND ALL  
UNKNOWN HEIRS, ASSIGNS,  
DEVISEES, EXECUTORS,  
ADMINISTRATORS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM, BY, THROUGH OR  
UNDER JOHN W.  
EICHERT, DECEASED  
Defendant

NO. S-332-15

NOTICE

TO: All unknown heirs, assigns, devisees, executors, administrators and all persons, firms or associations claiming right title or interest from, by, through or under John W. Eichert, Deceased

BY ORDER DATED APRIL 2, 2015, THE COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING SANTANDER BANK, N.A., TO SERVE ITS COMPLAINT, WRIT OF EXECUTION AND ANY OTHER DOCUMENTS REQUIRED TO BE SERVED UPON YOU BY PUBLICATION.

You are hereby notified that on February 26, 2015, Plaintiff, SANTANDER BANK, N.A., filed a Complaint to Reform/Correct Mortgage endorsed with a Notice to Defend, against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, docketed to No. S-332-15 wherein the Plaintiff seeks to reform its mortgage recorded September 23, 2005 ("Mortgage") on the property owned by John W. Eichert, now

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deceased, located at 22-24 Maple Street, Cressona, Schuylkill County, PA ("Premises") to reference the deed from Dolores A. Detweiler, Executrix under the Will of Fay M. Brinich, deceased, dated September 3, 2002 and recorded September 5, 2002 in Deed Book 2006, Page 202 in addition to the deed from John W. Eichert, Administrator of the Estate of Vera L. Eichert aka Vera L. Rauch, deceased, dated August 5, 2002 and recorded September 5, 2002 in Deed Book 2006, Page 198 in the property description such that the Mortgage is a lien on both halves or 100% of the Premises. The following notice is hereby provided because you failed to respond to the complaint after service.

### IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU, WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
PENNSYLVANIA BAR  
ASSOCIATION

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

THOMAS A. CAPEHART,  
ESQUIRE

Attorney I.D. No. 57440

Attorney for Plaintiff

33 S. 7th Street  
P.O. Box 4060  
Allentown, PA 18105-4060  
(610) 820-5450

May 21

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### NOTICE

#### SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on  
FRIDAY, JUNE 19, 2015

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

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#### (SALE NO. 1)

Plaintiff: US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-EQ1.

Defendant: Scott J. Luckenbill, as sole owner.

Attorneys for Plaintiff: Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Suite 101, Mountaintown, NJ 07092.

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Judgment Amount: \$143,219.31.  
Parcel No.: 34-08-0126.005.  
Property known as: 20 Rolling View Drive, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Scott J. Luckenbill, as sole owner.

No. S-179-12

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### (SALE NO. 2)

Plaintiff: Riverview Bank, Successor by merger to Union Bank and Trust Company.

Defendant: Michael Dougherty.

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

Judgment Amount: \$64,130.00.

Tax Parcel No.: 59-03-128.

Tax Parcel No.: 59-03-128.

Property known as: 209 Pike Street, Port Carbon, Pennsylvania 17965.

TO BE SOLD AS THE PROPERTY of Michael Dougherty.

No. S-2017-14

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### (SALE NO. 3)

Plaintiff: Riverview Bank, Successor by merger to Union Bank and Trust Company.

Defendants: Craig R. Stabinsky and Tamie J. Stabinsky, husband and wife.

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

Judgment Amount: \$39,711.07.

Tax Parcel No.: 52-05-0374.000.

Property known as: 233 Oak Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Craig R. Stabinsky and Tamie J. Stabinsky.

No. S-1110-14

### (SALE NO. 4)

Plaintiff: Green Tree Servicing, LLC.

Defendant(s): Kevin L. Brown and Bonnie J. Brown.

Attorneys for Plaintiff: Powers, Kim & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, (215) 942-2090.

Judgment Amount: \$139,205.24.

Tax Parcel No.: 34-08-0122.010.

Property known as: 333 S. Front St. Friedensburg, PA 17933.

TO BE SOLD AS THE PROPERTY of Kevin L. Brown and Bonnie J. Brown.

No. S-1425-14

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### (SALE NO. 5)

Plaintiff: Riverview Bank, Successor by merger to Union Bank and Trust Company.

Defendants: Barry L. Jenkins, Sr. and Michelle Jenkins, husband and wife.

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

Judgment Amount: \$58,902.81.

Tax Parcel No.: 68-26-0365.000.

Property known as: 214 North Ninth Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Barry L. Jenkins, Sr. and Michelle Jenkins.

No. S-1291-14

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### (SALE NO. 6)

Plaintiff: TD Bank, N.A.

Defendant: Two Kings Realty, LLC.

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

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Judgment: \$347,185.53.  
Tax Parcel Nos.: 25-20-0018.001  
and 25-20-0018.006.  
Property known as: 272 Claremont  
Avenue, Tamaqua, PA 18252.  
No. S-2693-14

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### (SALE NO. 7)

Plaintiff: First National Bank of  
Fredericksburg.

Defendants: Kristopher M. Landis  
and Ardith D. Landis.

Attorney for Plaintiff: Paul W.  
Kilgore, Esquire, Phone Number:  
(717) 273-7821.

Judgment: \$212,985.53  
Tax Parcel No.: 34-08-0068.001.  
Property known as: 1207 Long Run  
Road, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROP-  
ERTY of Kristopher M. Landis and  
Ardith D. Landis.

No. S-197-14

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### (SALE NO. 8)

Plaintiff: Santander Bank, N.A.,  
formerly known as Sovereign Bank.

Defendant: Sally A. Carey.

Attorney for Plaintiff: Thomas A.  
Capehart, Esq., 610-820-5450.

Judgment: \$89,219.31.

Property known as: 125 St. Peter  
Street, Schuylkill Haven Borough,  
Schuylkill County, Pennsylvania.

TO BE SOLD AS THE PROP-  
ERTY of Sally A. Carey.

No. S-1677-14

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### (SALE NO. 9)

Plaintiff: Ventures Trust 2013-I-H-  
R by MCM Capital Partners, LLC, its  
trustee.

Defendants: Michael David Marlin  
a/k/a Michael David Martin and Joy  
Marilyn Marlin.

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

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

Judgment Amount: \$142,247.20.

Tax Parcel Number: 25-17-0045.

Premises: 232 Grier Avenue,  
Barnsville, Pennsylvania 18214.

TO BE SOLD AS THE PROP-  
ERTY of Michael David Marlin a/k/a  
Michael David Martin and Joy Mari-  
lyn Marlin.

No. S-1364-13

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### (SALE NO. 10)

Plaintiff: FNB Bank, N.A.

Defendants: William G. Kimmel  
Sr. and Barbara A. Kimmel.

Attorney for Plaintiff: Matthew R.  
Cravitz, Esq., 570-374-5070.

Judgment: \$213,924.79.

Tax Parcel No.: 38-02-0008.003.

Property known as: 1739 Race  
Street, Ashland, Schuylkill County,  
Pennsylvania.

Tax Parcel No.: No. 4-25-0012-  
.000.

Property known as: 626 Fountain  
Street, Butler Township, Schuylkill  
County, Pennsylvania.

TO BE SOLD AS THE PROP-  
ERTY of William G. Kimmel Sr. and  
Barbara A. Kimmel.

No. S-2242-12

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### (SALE NO. 11)

Plaintiff: JPMorgan Chase Bank,  
National Association.

Defendant: Jonathan P. Phillips.

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

Judgment Amount: \$193,424.11.

Tax Parcel Number: 07-5-43 (1).

Premises: 606 Country Hill Road,  
Orwigsburg, Pennsylvania 17961.

TO BE SOLD AS THE PROP-  
ERTY of Jonathan P. Phillips.

No. S-1633-13



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### **(SALE NO. 12)**

Plaintiff: LSF8 Master Participation Trust.

Defendants: Kenneth Ganter and Wanda Ganter.

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

Judgment Amount: \$160,157.31.

Tax Parcel Number: 18-8-38.

Premises: 152 Morningside Drive, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Kenneth Ganter and Wanda Ganter.

No. S-1824-14

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### **(SALE NO. 13)**

Plaintiff: Sun West Mortgage Company, Inc.

Defendants: Larry W. Snyder, Known Surviving Heir of Larry J. Snyder, Deceased Mortgagor and Real Owner, Shawn E. Snyder, Known Surviving Heir of Larry J. Snyder, Deceased Mortgagor and Real Owner, Tonya M. Snyder a/k/a Tonya M. Wallace, Known Surviving Heir of Larry J. Snyder, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Larry J. Snyder, Deceased Mortgagor and Real Owner.

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

Judgment Amount: \$134,842.73.

Tax Parcel Number: 18-14-21(1).

Premises: 131 Albert Boulevard, Pottsville, Pennsylvania 17901.

No. S-684-14

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### **(SALE NO. 14)**

Plaintiff: U.S. Bank Trust National Association, not in its indi-

vidual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1.

Defendants: Denise M. Arndt and Shawn E. Arndt.

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

Judgment Amount: \$61,942.43.

Tax Parcel No.: 41-4-83.

Tax Parcel Number: 41-04-0083.000.

Premises: 60 Grove Street, Cresona, Pennsylvania 17929.

TO BE SOLD AS THE PROPERTY of Denise M. Arndt and Shawn E. Arndt.

No. S-1174-14

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### **(SALE NO. 15)**

Plaintiff: M&T Bank.

Defendant: Eliot Didonato.

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

Judgment Amount: \$65,942.73.

Tax Parcel Number: 52-05-0026-000.

Premises: 253 South 4th Street, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of Eliot Didonato.

No. S-1776-13

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### **(SALE NO. 16)**

Plaintiff: Green Tree Servicing LLC.

Defendant(s): Gary L. Geiger.

Attorneys for Plaintiff: Powers, Kirn & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, (215) 942-2090.



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Judgment Amount: \$20,781.03.  
Tax Parcel No.: 52-02-0632.000.  
Property known as: 113 North  
Street, Minersville, PA 17954.  
TO BE SOLD AS THE PROP-  
ERTY of Gary L. Geiger.  
No. S-152-14

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### (SALE NO. 17)

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

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

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

Judgment Amount: \$57,095.29.

Tax Parcel No.: 68-32-60.

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

TO BE SOLD AS THE PROP-  
ERTY of Edward J. Stock and Nicole  
M. Stock.

No. S-1807-14

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### (SALE NO. 18)

Plaintiff: Lake-View Loan Servic-  
ing LLC.

Defendant: Joyce Richards, Ex-  
ecutrix of the Estate of John Strzelecki,  
Deceased.

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

Judgment Amount: \$47,702.42.

Tax Parcel No.: 64-8-204.

Property known as: 219 West  
Cherry Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROP-  
ERTY of Joyce Richards, Executrix  
of the Estate of John Strzelecki, De-  
ceased.

No. S-559-14

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### (SALE NO. 19)

Plaintiff: Green Tree Servicing  
LLC.

Defendant: Ricky L. Allison.

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

Judgment Amount: \$66,467.94.

Tax Parcel No.: 61-3-182.

Property known as: 112 West Vine  
Street Ringtown, PA 17967, 112 West  
Vine Street Ringtown, PA 17967.

TO BE SOLD AS THE PROP-  
ERTY of Ricky L. Allison.

No. S-1096-14

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### (SALE NO. 20)

Plaintiff: Green Tree Servicing  
LLC.

Defendant: Joseph Umbenhen.

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

Judgment Amount: \$29,693.23.

Tax Parcel No.: 63-3-201.1.

Property known as: 502 Caldwell  
Street, Schuylkill Haven, PA 17972  
a/k/a 502 Caldwell Street, Schuylkill,  
PA 17972.

TO BE SOLD AS THE PROP-  
ERTY of Joseph Umbenhen.

No. S-968-14

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### (SALE NO. 21)

Plaintiff: PNC Bank, National As-  
sociation, Successor by Merger to

## SCHUYLKILL LEGAL RECORD

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National City Mortgage, a Division of National City Bank.

Defendants: Brian Lentz and Olivia M. Lentz.

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

Judgment Amount: \$103,811.74.

Tax Parcel Nos.: 34-15-0002.000; 34-15-0003.002.

Property known as: 1983 Fair Road, Summit Station, PA 17979.

TO BE SOLD AS THE PROPERTY of Brian Lentz and Olivia M. Lentz.

No. S-1440-14

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### **(SALE NO. 22)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Michael C. Hillje.

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

Judgment Amount: \$162,523.15.

Tax Parcel No.: 18-07-0030.000.

Property known as: 56 North Green-view Road Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Michael C. Hillje.

No. S-1380-14

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### **(SALE NO. 23)**

Plaintiff: Green Tree Servicing LLC.

Defendant: Michael Krebs.

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

Judgment Amount: \$54,969.56.

Tax Parcel No.: 34-19-14 (36).

Property known as: 36 Blue Mountain Heights, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Michael Krebs.

No. S-1753-14

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### **(SALE NO. 24)**

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York As Trustee for The Certificate-Holders of the CWABS, Inc., Asset-Backed Certificates Series 2005-13.

Defendants: Scott Reinhardt and Valerie Reinhardt.

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

Judgment Amount: \$367,296.80.

Tax Parcel No.: 37-14-0061.016.

Property known as: 177 Tower Road, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Scott Reinhardt and Valerie Reinhardt.

No. S-2097-14

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### **(SALE NO. 25)**

Plaintiff: Green Tree Servicing LLC.

Defendants: Jennifer L. Weachock and Mark R. Weachock.

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

Judgment Amount: \$238,067.82.

Tax Parcel No.: 56-8-32.

Property known as: 290 Ridge Road, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of Jennifer L. Weachock and Mark R. Weachock.

No. S-993-14

## SCHUYLKILL LEGAL RECORD

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### **(SALE NO. 26)**

Plaintiff: Fifth Third Mortgage Company.

Defendants: Robert J. Kreiser and Nicole M. Kreiser.

Attorney for Plaintiff: Lauren Berschler Karl, Esquire, Phone Number: (412) 837-1164.

Judgment: \$198,383.62.

Tax Parcel No.: 07-11-0061.000.

Property Known As: 30 Breezy Acres Road, New Ringgold, PA 17960.

No. S-335-2014

### **(SALE NO. 27)**

Plaintiff: Wells Fargo Bank, National Association, as Trustee for Option One Woodbridge Loan Trust 2004-1 Asset Backed Certificates, Series 2004-1.

Defendants: Joseph Matz, Michaeline Matz.

Attorney for Plaintiff: Mark J. Udren, Esquire, Woodcrest Corp. Center, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003 -3620.

Judgment Amount: \$48,592.35.

Being known as: 635 Pine Hill Street, (Branch Township), Minersville, PA 17954.

Property Id No.: 03-09-0064.000.

No. S-1365-2013

### **(SALE NO. 28)**

Plaintiff: PNC Bank, N.A.

Defendants: Cheryl Berry, David C. Berry.

Attorney for Plaintiff: Mark J. Udren, Esquire, Woodcrest Corp. Center, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003-3620.

Judgment Amount: \$51,985.63.

Being known as: 721 Fountain Street, Ashland, PA 17921.

Property Id No.: 4-5-24.

No. S-1744-2014

### **(SALE NO. 29)**

Plaintiff: Mid Penn Bank.

Attorneys for Plaintiff: Martha E. Von Rosenstiel, P.C., (610) 328-2887. Judgment: \$77,319.21.

Tax Parcel No.: 3-10-4.6.

Property known as: 107 Woodland Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Robert A. Parker.

No. S-2171-14

### **(SALE NO. 30)**

Plaintiff: Bay-View Loan Servicing LLC.

Defendant: Elphege President.

Plaintiff Attorney: Alicia M. Sandoval, Esq., 401 Route 70 East, Suite 100, Cherry Hill, NJ 08034.

Location of Property: 139 W. Broad Street, Tamaqua, PA 18252.

Parcel: 65-12-0222.00.

The improvements thereon are: Residential Dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY of Elphege President.

Real Debt: \$182,044.29.

No. S-1993-2014

### **(SALE NO. 31)**

Plaintiff: Pennymac Loan Services, LLC.

Defendant: Michael T. Fetco.

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: \$96,364.68.

Tax Parcel Nos.: 16-12-005.000 & 16-12-0006.000.

Premises known as: 15 High Road a/k/a 15-17 High Road, Mahanoy City, PA 17948-1611.

TO BE SOLD AS THE PROPERTY of Michael T. Fetco.

No. S-973-14

## SCHUYLKILL LEGAL RECORD

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### **(SALE NO. 32)**

Plaintiff: Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-18.

Defendant: Margaret M. Boyer.

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

Judgment Amount: \$53,994.99.

Tax Parcel No.: 63-06-0512.000.

Premises known as: 113 West  
Columbia Street, Schuylkill Haven,  
PA 17972-1960.

TO BE SOLD AS THE PROP-  
ERTY of Margaret M. Boyer.

No. S-2059-12

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### **(SALE NO. 33)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Joanne Brown.

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

Judgment Amount: \$104,848.62.

Tax Parcel No.: 66-02-0163.000.

Premises known as: 528 East  
Grand Avenue, Tower City, PA  
17980-1130.

TO BE SOLD AS THE PROP-  
ERTY of Joanne Brown.

No. S-1247-14

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### **(SALE NO. 34)**

Plaintiff: OCWEN Loan Servicing,  
LLC.

Defendant: Kathleen A. Fedor.

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: \$68,045.47.

Tax Parcel No.: 68-40-0003.000.

Premises known as: 1832 West  
End Avenue, Pottsville, PA 17901-  
2030.

TO BE SOLD AS THE PROP-  
ERTY of Kathleen A. Fedor.

No. S-1746-2014

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### **(SALE NO. 35)**

Plaintiff: Santander Bank, N.A.

Defendant: Kyle E. Roeder, Sr.

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

Judgment Amount: \$52,943.64.

Tax Parcel No.: 52-02-0077.000.

Premises known as: 420 North  
Street, Minersville, PA 17954-1226.

TO BE SOLD AS THE PROP-  
ERTY of Kyle E. Roeder, Sr.

No. S-348-14

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### **(SALE NO. 36)**

Plaintiff: Bank of America, N.A.  
as Successor by Merger to BAC Home  
Loans Servicing, LP f/k/a Country-  
wide Home Loans Servicing, LP.

Defendant: Justin Eagleson.

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: \$170,514.68.

Tax Parcel No.: 46-04-0136.006.

Premises known as: 111 Mcknight  
Street, a/k/a 106 Mcknight, Gordon,  
PA 17936.

TO BE SOLD AS THE PROP-  
ERTY of Justin Eagleson.

No. S-1906-13

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### **(SALE NO. 37)**

Plaintiff: Santander Bank, N.A.

Defendant: Barbara A. Fox.

## SCHUYLKILL LEGAL RECORD

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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: \$40,145.19.

Tax Parcel No.: 63-03-0543.000.

Premises known as: 412 Hess  
Street, Schuylkill Haven, PA 17972-  
1118.

TO BE SOLD AS THE PROP-  
ERTY of Barbara A. Fox.

No. S-2202-14

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

Plaintiff: JPMorgan Chase Bank,  
National Association s/b/m Chase  
Home Finance, LLC s/b/m to Chase  
Manhattan Mortgage Corporation.

Defendant: Raymond C. Witner.

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: \$16,934.53.

Tax Parcel No.: 65-15-0110.000.

Premises known as: 333 Spruce  
Street a/k/a 333 West Spruce Street,  
Tamaqua, PA 18252-1810.

TO BE SOLD AS THE PROP-  
ERTY of Raymond C. Witner.

No. S-1745-14

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

Plaintiff: Pennymac Loan Services,  
LLC.

Defendant: Bernardo Lorenzo.

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: \$39,399.16.

Tax Parcel No.: 49-02-0320.000.

Premises known as: 126 East  
Blaine Street, Mcadoo, PA 18237-  
1931.

TO BE SOLD AS THE PROP-  
ERTY of Bernardo Lorenzo.

No. S-1220-14

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

Plaintiff: JPMorgan Chase Bank,  
National Association.

Defendant: Steven J. Platts.

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

Judgment Amount: \$95,492.23.

Tax Parcel No.: 36-09-0338.000.

Premises known as: 189 Pennsyl-  
vania Avenue, Shenandoah, PA  
17976-1331.

TO BE SOLD AS THE PROP-  
ERTY of Steven J. Platts.

No. S-129-2014

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

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Joseph Rodick, in His  
Capacity as Executor of The Estate of  
Olga Williams a/k/a Olga A. Wil-  
liams, Andrew Kovach, in His Capac-  
ity as Devisee of The Estate of Olga  
Williams a/k/a Olga A. Williams.

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: \$44,125.84.

Tax Parcel No.: 36-12-0031.000.

Premises known as: 223 South  
Line Street, Frackville, PA 17931-  
2306.

TO BE SOLD AS THE PROP-  
ERTY of Joseph Rodick, in His Ca-  
pacity as Executor of The Estate of  
Olga Williams a/k/a Olga A. Wil-  
liams, Andrew Kovach, in His Capac-  
ity as Devisee of The Estate of Olga  
Williams a/k/a Olga A. Williams.

No. S-751-12

## SCHUYLKILL LEGAL RECORD

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### **(SALE NO. 43)**

Plaintiff: CitiMortgage Inc. s/b/m to Citifinancial Mortgage Company Inc. s/b/m to Citifinancial Mortgage Consumer Discount Company.

Defendants: William P. Noble, Susan U. Noble.

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: \$190,336.43.

Tax Parcel Nos.: 04-20-0061.000, 04-20-0062.000.

Premises known as: 57 High Road, Ashland, PA 17921-9211.

TO BE SOLD AS THE PROP-  
ERTY of William P. Noble, Susan U.  
Noble.

No. S-887-14

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### **(SALE NO. 44)**

Plaintiff: The Bank of New York Mellon et al.

Defendant(s): Daniel M. Palko and Lori A. Palko.

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

Judgment Amount: \$77,048.06.

Tax Parcel No.: 22-17-0085.000.

Property known as: 300 South Liberty Street, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROP-  
ERTY OF Daniel M. Palko and Lori  
A. Palko.

No. S-1763-14

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### **(SALE NO. 45)**

Plaintiff: Wilmington Trust Com-  
pany, As Trustee for Structured Asset  
Securities Corporation Mortgage  
Pass-Through Certificates Series  
2004-5H.

Defendant(s): James Nelson Knorr,  
Sr., Administrator of the Estate of  
James N. Knorr, Jr. a/k/a James Knorr,  
Jr. a/k/a James Nelson Knorr, De-  
ceased.

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

Judgment Amount: \$53,564.77.

Tax Parcel No.: 62-2-518.

Property known as: 250 North  
Nicholas Street, Saint Clair, PA  
17970.

TO BE SOLD AS THE PROP-  
ERTY of James Nelson Knorr, Sr.,  
Administrator of the Estate of James  
N. Knorr, Jr. a/k/a James Knorr, Jr.  
a/k/a James Nelson Knorr, Deceased.

No. S-1631-14

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### **(SALE NO. 46)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Timothy R. St. Clair.

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: \$256,505.39.

Tax Parcel No.: 42-06-0340.000.

Premises known as: 317 Elm Lane,  
Orwigsburg, PA 17961-9208.

TO BE SOLD AS THE PROP-  
ERTY of Timothy R. St. Clair.

No. S-476-2012

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### **(SALE NO. 47)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Dana M. Koch.

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: \$43,059.72.

## SCHUYLKILL LEGAL RECORD

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Being County Parcel Number: 56-5-82.

Tax Parcel No.: 56-05-0082.000.

Premises known as: 209 Long Avenue, Orwigsburg, PA 17961-1711.

TO BE SOLD AS THE PROPERTY of Dana M. Koch.

No. S-2003-14

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### (SALE NO. 48)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Lloyd E. Freudenberger.

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

Judgment Amount: \$51,144.90.

Tax Parcel No.: 05-12-0121.000.

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

TO BE SOLD AS THE PROPERTY of Lloyd E. Freudenberger

No. S-1796-13

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### (SALE NO. 50)

Plaintiff: Branch Banking and Trust Company.

Defendants: Daniel A. Nagle, Kathleen I. Nagle.

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

Judgment Amount: \$179,387.91.

Tax Parcel No.: 33-12-0034.000.

Premises known as: 197 Dad Burnhams Road, Pine Grove, PA 17963-8388.

TO BE SOLD AS THE PROPERTY of Daniel A. Nagle, Kathleen I. Nagle.

No. S-230-2010

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### (SALE NO. 51)

Plaintiff: Santander Bank, N.A. f/k/a Sovereign Bank, N.A. s/b/m to Main Street Bank.

Defendant: April M. Yurkonis a/k/a April Yurkonis.

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

Judgment Amount: \$21,771.48.

Tax Parcel No.: 43-03-0555.000.

Premises known as: 115 South Center Street a/k/a 115 South Center, Frackville, PA 17931-1603.

TO BE SOLD AS THE PROPERTY of April M. Yurkonis a/k/a April Yurkonis.

No. S-609-14

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### (SALE NO. 52)

Plaintiff: Green Tree Servicing LLC.

Defendant(s): Bryan L. Wolfe and Tora K. Wolfe.

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

Judgment Amount: \$86,147.66.

Tax Parcel No.: 68-27-0014.000.

Property known as: 500 West Race Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Bryan L. Wolfe and Tora K. Wolfe.

No. S-234-14

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### (SALE NO. 53)

Plaintiff: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4.



## SCHUYLKILL LEGAL RECORD

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Defendant: Bernadette M. Darcangelo a/k/a Bernadette Darcangelo.

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

Judgment Amount: \$70,404.27.

Tax Parcel Number: 63-3-186.

Premises: 115 Willow Street, Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of: Bernadette M. Darcangelo a/k/a Bernadette Darcangelo.

No. S-827-14

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### (SALE NO. 54)

Plaintiff: Nationstar Mortgage LLC.

Defendants: Douglas C. Knauss, Jr. and Brandy L. Knauss.

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

Judgment Amount: \$61,268.19.

Tax Parcel No.: 65-13-301.

Property known as: 410 Hazel Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Douglas C. Knauss, Jr. and Brandy L. Knauss.

No. S-2090-14

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### (SALE NO. 55)

Plaintiff: Tamaqua Area School District.

Defendant: Edward Moran.

Attorneys for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,627.05.

Tax Parcel No.: 65-12-0057.

Property known as: 30 Clay Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Edward Moran.

Nos. S-2438-2012, S-4524-2008

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### (SALE NO. 56)

Plaintiff: Tamaqua Area School District.

Defendants: Robert A. Amentler, Tara A. Schlorf.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,609.59.

Tax Parcel No.: 65-19-0012.

Property known as: 244 Penn Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Robert A. Amentler, Tara A. Schlorf.

Nos. S-5636-2006, S-4918-2006

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### (SALE NO. 57)

Plaintiff: Tamaqua Area School District.

Defendants: Raymond E. Rubright, Brenda L. Rubright.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$2,045.65.

Tax Parcel No.: 32-01-0255.001

Property known as: 350 Wildcat Road, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Raymond E. Rubright, Brenda L. Rubright.

Nos. S-0041-2013, S-3364-2006

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### (SALE NO. 58)

Plaintiff: Shenandoah Valley School District.

Defendant: Gordon G. Slater, Delphine R. Slater.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill

## SCHUYLKILL LEGAL RECORD

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Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,442.58.

Tax Parcel No.: 64-05-0549.

Property known as: 5 S. White Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Gordon G. Slater, Delphine R. Slater.

Nos. S-4554-2011, S-2676-2011

### **(SALE NO. 59)**

Plaintiff: Tamaqua Area School District.

Defendant: Ruby L. Lazarchick.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,547.44.

Tax Map Reference No. is: 65-8-285(1).

Tax Parcel No.: 65-08-0285.001.

Property known as: 215 Schuylkill Avenue, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Ruby L. Lazarchick.

Nos. S-3921-2012, S-0676-2012

### **(SALE NO. 61)**

Plaintiff: Tamaqua Area School District.

Defendants: Bernard A. Gigli, Brenda Gigli.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,337.15.

Tax Parcel No.: 65-11-0189.

Property known as: 106 Gay Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Bernard A. Gigli, Brenda Gigli.

Nos. S-4452-2012, S-3871-2012

### **(SALE NO. 62)**

Plaintiff: PHH Mortgage Corporation.

Defendants: Sharon Weirich, Paul F. Weirich. Sr a/k/a Paul F. Weirich.

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: \$64,151.45.

Tax Parcel No.: 40-02-0435.000.

Premises known as: 113 West Phillips Street, Coaldale, PA 18218-1440.

TO BE SOLD AS THE PROPERTY of Sharon Weirich, Paul F. Weirich, Sr. a/k/a Paul F. Weirich.

No. S-2053-14

### **(SALE NO. 63)**

Plaintiff: M&T Bank.

Defendant: Ronald E. Bainbridge, Jr.

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

Judgment Amount: \$74,049.83.

Tax Parcel No.: 50-2-8.

Property known as: 1243 Pottsville Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Ronald E. Bainbridge, Jr.

No. S-2070-14

### **(SALE NO. 64)**

Plaintiff: Sun West Mortgage Company, Inc.

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

Judgment Amount: \$35,443.24.

Tax Parcel Number: 38-06-0380.

Premises: 1100 Brock Street, Ashland, Pennsylvania 17921.

## SCHUYLKILL LEGAL RECORD

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TO BE SOLD AS THE PROPERTY of David A. Fishburn, Known Surviving Heir of Ada M. Fishburn, Deceased Mortgagor and Real Owner, Robin S. Rusk a/k/a Robin S. Wentworth, Known Surviving Heir of Ada M. Fishburn, Deceased Mortgagor and Real Owner, Sheila D. Fishburn, Known Surviving Heir of Ada M. Fishburn, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Ada M. Fishburn, Deceased Mortgagor and Real Owner.

No. S-734-14

### **(SALE NO. 65)**

Plaintiff: M&T Bank f/k/a Manufacturers and Traders Company.

Defendant: Anthony J. Kielbasa, Jr. a/k/a Anthony J. Keilbasa.

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

Judgment Amount: \$40,115.32.

Tax Parcel No.: 16-05-0044.000.

Property known as: 83 Park Place Road, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Anthony J. Kielbasa Jr. a/k/a Anthony J. Keilbasa.

No. S-940-2014

### **(SALE NO. 66)**

Plaintiff: Ocwen Loan Servicing, LLC.

Defendant: Edward L. Siegfried a/k/a Edward Siegfried.

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

Judgment Amount: \$110,053.33.

Parcel No.: 9-13-122.

Tax Parcel Number: 09-13-0122.

Premises: 34 East Pine Street, Sheppton, Pennsylvania 18248.

TO BE SOLD AS THE PROPERTY of Edward L. Siegfried a/k/a Edward Siegfried.

No. S-1120-14

### **(SALE NO. 67)**

Plaintiff: HSBC Bank USA, N.A.

Defendants: Anne Marie G. Allen, Glen A. Allen.

Attorney for Plaintiff: Mark J. Udren, Esquire, Woodcrest Corp. Center, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003-3620.

Judgment Amount: \$26,286.70

Tax Parcel #: 36-9-56.

Being known as: 181 Florida Avenue, Shenandoah Heights, PA 17976.

Property ID No.: 36-9-56.

No. S-449-14

### **(SALE NO. 68)**

Plaintiff: Federal National Mortgage Association ("Fannie Mae").

Defendants: Jill Popalis and Andrew J. Popalis.

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

Judgment: \$81,057.49.

Tax Parcel No.: 43-03-0575.000.

Property known as: 116 South Center Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Jill Popalis and Andrew J. Popalis.

No. S-2306-2014

### **(SALE NO. 69)**

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Elizabeth A. Pysher and Maureen T. Graf.

Attorneys for Plaintiff: Scott A. Dietterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Suite 101, Mountainside, NJ 07092.

## SCHUYLKILL LEGAL RECORD

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Judgment Amount: \$78,024.75.

Parcel No.: 39-02-0082.000.

Property known as: 202 Market Street, Auburn, PA, 17922-2401.

TO BE SOLD AS THE PROPERTY of Elizabeth A. Pysher and Maureen T. Graf.

No. S-514-13

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### (SALE NO. 70)

Plaintiff: Bank of America, N.A., successor by merger to BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing, LP.

Defendants: Daniel Campbell, Jr. and Heather M. Kreiser, as tenants in common.

Attorneys for Plaintiff: Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Suite 101, Mountain-side, NJ 07092.

Judgment Amount: \$69,931.02.

Parcel No.: 29-05-0037.000.

Property known as: 85 Lincoln Road (fka RR4, Box 402), Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Daniel Campbell, Jr. and Heather M. Kreiser, as tenants in common.

No. S-135-14

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### (SALE NO. 71)

Plaintiff: Bank of America, N.A.

Defendant: Lori A. Cascarino, as sole owner.

Attorneys for Plaintiff: Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Suite 101, Mountain-side, NJ 07092.

Judgment Amount: \$64,389.48.

Parcel No.: 26-04-0053.000.

Property known as: 474 State Road, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of Lori A. Cascarino, as sole owner.

No. S-1138-14

### (SALE NO. 72)

Plaintiff: Nationstar Mortgage LLC.

Defendants: Ada J. Delauretis, Sharon L. Delauretis and Peter R. Delauretis.

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

Judgment Amount: \$37,999.80.

Tax Parcel No.: 36-9-203.

Property known as: 204 Florida Avenue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Ada J. Delauretis, Sharon L. Delauretis and Peter R. Delauretis.

No. S-92-14

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### (SALE NO. 73)

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

Defendant: Lori A. Verta a/k/a Lori A. Mills.

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: \$47,929.00.

Tax Parcel No.: 40-02-0604.000.

Premises known as: 32 East How-ard Avenue, Coaldale, PA 18218-1517.

TO BE SOLD AS THE PROP-ERTY of Lori A. Verta a/k/a Lori A. Mills.

No. S-1590-14

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### (SALE NO. 74)

Plaintiff: Schuylkill Federal Cred-it Union.

Defendants: Ronald J. Halupa and Cynthia A. Halupa.

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

## SCHUYLKILL LEGAL RECORD

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17901-0238, Telephone: (570) 622-1947.

Judgment Amount: \$11,512.12 interest from February 6, 2015 and costs of suit.

Schuylkill County Tax Parcel No.: 36-08-0132.

TO BE SOLD AS THE PROPERTY of Ronald J. Halpua and Cynthia A. Halupa.

No. S-999-2014

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### (SALE NO. 75)

Plaintiff: Federal National Mortgage Association.

Defendant(s): Harold E. Walbach a/k/a Harry Walbach and Sandra Zimmerman.

Attorneys for Plaintiff: Powers, Kirm & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, (215) 942-2090.

Judgment Amount: \$29,987.46.

Tax Parcel No.: 68-11-0017.000.

Property known as: 504 Peacock Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Harold E. Walbach a/k/a Harry Walbach and Sandra Zimmerman.

No. S-897-14

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### (SALE NO. 76)

Plaintiff: Green Tree Servicing.

Defendant(s): Verena M. Stumpf and Jeffrey E. Stumpf a/k/a Jeffrey E. Stumpf, Sr.

Attorneys for Plaintiff: Powers, Kirm & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, (215) 942-2090.

Judgment Amount: \$287,366.55.

Tax Parcel No.: 35-22-0016.000.

Property known as: 4045 Village Road, Orwigsburg, PA 17961-9680.

TO BE SOLD AS THE PROPERTY of Verena M. Stumpf and Jeffrey E. Stumpf a/k/a Jeffrey E. Stumpf, Sr.

No. S-2557-13

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### (SALE NO. 77)

Plaintiff: JPMorgan Chase Bank, N.A. s/b/m to Chase Home Finance LLC s/b/m to Chase Manhattan Mortgage Corporation.

Defendants: Amy J. A. Motko and Mitchell N. Motko.

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

Judgment Amount: \$60,930.22.

Tax Parcel Numbers: 63-06-0322.000, 63-06-0324.000.

Premises: 221 Union Street, Schuylkill Haven, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of Amy J. A. Motko and Mitchell N. Motko.

No. S-2039-2013

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### (SALE NO. 78)

Plaintiff: Volt Asset Holdings NPL3.

Defendants: Joseph M. Honis, II and Mary E. Honis a/k/a Mary Elizabeth Honis.

Attorneys for Plaintiff: The Law Offices of Barbara A. Fein, P.C., 721 Dresher Road, Suite 1050, Horsham, PA 19044, (215) 653-7450.

Judgment Amount: \$68,669.48.

Tax Parcel Number 49-2-436.

Property known as: 236 East Blaine Street, McAdoo Borough.

TO BE SOLD AS THE PROPERTY of Joseph M. Honis, II and Mary Elizabeth Honis.

No. S-224-2013

## SCHUYLKILL LEGAL RECORD

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### **(SALE NO. 79)**

Plaintiff: Tamaqua Area School District.

Defendant: Diana Boyle.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,379.71.

Tax Parcel No.: 65-19-0052.

Property known as: 322 Orwigsburg Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Diana Boyle.

Nos. S-4135-13, S-3719-2013

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### **(SALE NO. 81)**

Plaintiff: Tamaqua Area School District.

Defendant: C. V. Tamaqua Pa., L.P.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$6,430.07.

Tax Parcel No.: 65-29-0001.006.

Property known as: 1099 E. Broad Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of C. V. Tamaqua Pa., L.P.

Nos. S-3359-13, S-2018-2013

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### **(SALE NO. 82)**

Plaintiff: Shenandoah Valley School District.

Defendant: Traci L. Mitchell.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,764.15.

Tax Parcel No.: 36-09-0180.

Property known as: 233 Indiana Avenue, W. Mahanoy Township, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Traci L. Mitchell.

Nos. S-3893-2013, S-3398-2013

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### **(SALE NO. 83)**

Plaintiff: Tamaqua Area School District.

Defendant: Michael Kemmerer.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown PA 19401, (484) 690-9300.

Judgment Amount: \$1,552.55.

Tax Parcel No.: 65-11-0131.

Property Known As: 100 Pitt Street, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Michael Kemmerer.

Nos. S-2945-13, S-2300-2013

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### **(SALE NO. 85)**

Plaintiff: Tamaqua Area School District.

Defendant: Devon L. Miller.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,450.78.

Tax Parcel No.: 65-18-0006.

Property known as: 430 Arlington Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Devon L. Miller.

Nos. S-4200-2013, S-3709-2013

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### **(SALE NO. 86)**

Plaintiff: Tamaqua Area School District.

Defendant: Suzanne Ritzko.

Attorney for Plaintiff: James R. Wood, Esquire, 1000 Sandy Hill Road, Suite 150, Norristown, PA 19401, (484) 690-9300.

Judgment Amount: \$1,619.64.

Tax Parcel No.: 65-13-0153.

## SCHUYLKILL LEGAL RECORD

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Property known as: 33 1/2 Greenwood Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Suzanne Ritzko.  
Nos. S-4677-2010, S-1409-2010

### (SALE NO. 88)

Plaintiff: Santander Bank, N.A.,  
Formerly Known as Sovereign Bank,  
N.A.

Defendants: Jason V. Hannon,  
Dana L. Hannon.

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: \$72,746.52.

Tax Parcel No.: 48-08-0313.001.

Premises known as: 124 West Pine Street, Mahanoy City, PA 17948-2631.

TO BE SOLD AS THE PROPERTY of Jason V. Hannon, Dana L. Hannon.

No. S-1290-14

All Parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions are filed there to within ten (10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

March 18, 2015

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

May 14, 21, 28

### REGISTER OF WILLS

Letters on Estates

The name of the deceased appears first, followed by the residence, name of executor or administrator, esti-

ated amount of personalty and realty and name of attorney.

MARGARET MANUE; Branch Twp.; Sharon M. Wentz, Executrix; PE: \$65,000; RE: \$79,000; Eric M. Mika, Esquire

JAYNE E. MYERS a/k/a JAYNE MYERS; Tamaqua; Jo Ann Myers, Executrix; PE: \$500; RE: None; No Attorney

ZACHARY I. HESS; Schuylkill Twp.; Dorson M. Hess, Administrator; PE: \$1,100; RE: None; No Attorney

ELIZABETH I. RAZZIS; Butler Twp.; Albert Razzis, Executor; PE: \$2,000; RE: \$10,000; Gary D. Marchalk, Esquire

GEORGE H. COPE, SR.; Tamaqua; George H. Cope, Jr., Executor; PE: \$100; RE: \$29,300; Michael J. Garfield, Esquire

GEORGE A. HEAD a/k/a GEORGE HEAD; Deer Lake; Pamela Strouse, Executrix; PE: \$5,000; RE: \$25,000; William E. Kirwan, Esquire

MARGARET ANN GEORGE; Barry Twp.; Gregory Sedor and Alex Sedor, Co-Administrators; PE: \$10,000; RE: None; Keith J. Strouse, Esquire

DORIS E. SCHULTZ; Wayne Twp.; Kay Ann Russell, Executrix; PE: \$40,000; RE: None; Paul J. Datte, Esquire

LESTER L. RUCH a/k/a LESTER L. RUCH, JR.; Tower City; Benjamin Ruch and Micah Ruch, Co-Executors; PE: \$250; RE: \$33,-895.50; Lori A. Schafer Guzik, Esquire

LENA PELLY a/k/a LENA RIZZO PELLY a/k/a LENA D. PELLY a/k/a NICOLINA PELLY; W. Mahanoy Twp.; Joseph Pelly DDS, Executor; PE: \$101,500; RE: None; James J. Amato, Esquire





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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Monday, May 25, 2015**