

## 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

---

**ANDRUSICHEN, JOSEPH**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executrix: Mary Ann Powanda, 10 West Center Street, Apt. 1203, Mahanoy City, PA 17948

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

**CICCOZZI, ELIZABETH A.**, deceased

Late of Rush Township, Schuylkill County, PA

Executor: Michael A. Ciccozzi, 36 Market Street, Kelayres, PA 18231

Attorney: Gary D. Marchalk, Esquire, 204 East Broad Street, Tamaqua, PA 18252

**CROSBY, MARTHA A. a/k/a MARTHA ANN CROSBY**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: Stephen M. Crosby, 72 Lordan Drive, Cheektowaga, NY 14227

Attorneys: Paul D. Welch, Jr., Esquire, Coploff, Ryan & Welch, 136 East Water Street, Lock Haven, PA 17745

**EILER, DORIS MARGARET**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Amber L. Misstishin, 1940 High Park Manor, Pottsville, PA 17901

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

**FELTY, GLORIA**, deceased

Late of South Manheim Township, Schuylkill County, PA

Gloria Felty, Settlor of the Tokarick Living Trust of 2006 dated February 13, 2006

Trustee: Gloria F. Felty, 1120 Summerhill Road, Auburn, PA 17922

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

**LESKIE, CLARA J.**, deceased

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

Administratrix: Elizabeth Leskie, 449 West John Street, Frackville, PA 17931

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

**STERNER, MARGARET E.**, deceased

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

## SCHUYLKILL LEGAL RECORD

---

Executrix: Carol Haslam, 215 Jackson Street, Port Carbon, PA 17965

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

**WISNIEWSKI, DOROTHY H.**, deceased

Late of 401 University Drive, North Manheim Township, Schuylkill County, PA

Executor: Dennis A. Wisniewski, 567 Hickory Road, Mohrsville, PA 19541

Attorneys: Eric L. B. Strahn, Esq., Strahn Law Offices, P.C., 5341 Perkiomen Avenue, Reading, PA 19606

---

### SECOND PUBLICATION

---

**GRIGGS, FRANCIS P.**, deceased

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

Executrix: Leslie Anne Michalski c/o The Law Offices of Edward P. McNelis, 19 East Broad Street, Hazleton, PA 18201

Attorneys: The Law Offices of Edward P. McNelis, 19 East Broad Street, Hazleton, PA 18201

**HEIM, LOIS J.**, deceased

Late of Eldred Township, Schuylkill County, PA

Executrix: Kathy R. Mattern, 5092 Schwaben Creek Road, Leck Kill, PA 17836

Attorneys: Gary J. Heim, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950, (717) 232-5000

**KRYNOCK, JOSEPH**, deceased

Late of Schuylkill County, PA

Executor: Daniel J. Krynock, 3721 Allen Street, #7, Allentown, PA 18104-4674

Attorneys: Martin J. Cerullo, Esquire, Cerullo, Datte & Burke,

P.C., Garfield Square, 450 W. Market Street, P.O. Box 450, Pottsville, PA 17901

**KUSMANOFF, PAUL**, deceased  
Late of the Township of Pine Grove, Schuylkill County, PA  
Executrix: Susan Jayne Kulik, 1106 Park Avenue, Apt. 1L, Hoboken, NJ 07030

Attorney: Brian Joseph Urban, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

**SCHAEFFER, PRUELLA SALLIE a/k/a PRUELLA C. SCHAEFFER**, deceased

Late of 401 University Drive, Schuylkill Haven, North Manheim Township, Schuylkill County, PA  
Executor: Albert E. Ferraro, 4 Morrison Drive, Lebanon, NJ 08833

Attorney: Alan S. Readinger, Esquire, 645 Penn Street, Suite 501, Reading, PA 19601

**SCHLOSSER, MARY CATHARINE**, deceased

Late of Auburn, Schuylkill County, PA

Executors: Kathleen G. Lake, 2116 Running Deer Drive, Auburn, PA 17922 and Daniel G. Grim, 1190 Mud Run Road, York Springs, PA 17372

**WOLFE, DENNIS L.**, deceased

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

Executors: Robert L. Wolfe, 21 Locust Street, Pine Grove, PA 17963, Ann M. Brommer, 8 Spruce Street, Apt. A, Pine Grove, PA 17963 and Richard A. Wolfe, 3216 Sweet Arrow Lake Road, Pine Grove, PA 17963

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

## SCHUYLKILL LEGAL RECORD

### THIRD PUBLICATION

**LENGLE, JANE IDA a/k/a JANE**

**I. LENGLE**, deceased

Late of South Manheim Township,  
Schuylkill County, PA

Executor: Eric Lengle, 83 Hickory  
Lane, Auburn, PA 17922

**MISTISHIN, JOHN**, deceased

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

Administratrix: Marilyn I. Scheipe,  
21 Pike Street, Saint Clair, PA  
17970

Attorney: Kent D. Watkins, 101  
South Second Street, Saint Clair,  
PA 17970-0065

**SNYDER, CHARLES F.**, deceased

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

Executors: Charles C. Snyder, 358  
Winter Mountain Drive, Andreas,  
PA 18211 and Nancy Knadler, 72  
Wildcat Road, Tamaqua, PA  
18252

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

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that  
the Articles of Incorporation have  
been filed with the Pennsylvania De-  
partment of State in Harrisburg, Penn-  
sylvania for the purpose of obtaining  
a Certificate of Incorporation pursuant  
to the provisions of the Business Cor-  
poration Laws of the Commonwealth  
of Pennsylvania by the following  
corporation:

**KACIE CORPORATION**

with an office at: 600 E. Main Street,  
Schuylkill Haven, PA 17972-1430.

JAMES R. NANOVIC, ESQUIRE  
57 Broadway  
Jim Thorpe, PA 18229

Nov. 19

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation have been  
filed with the Department of State of  
the Commonwealth of Pennsylvania,  
at Harrisburg, Pennsylvania, for the  
purpose of obtaining a Certificate of  
Incorporation of a proposed domestic  
non-profit corporation to be organized  
under the provisions of the Pennsyl-  
vania Non-Profit Corporation Law of  
1988, approved December 21, 1988,  
P.L. 1444, No. 177, as amended, 15  
Pa. C.S.A. 5308 et seq. The name of  
the corporation is:

THE GUIDING HANDS OF LIFE

Nov. 19

**SCHUYLKILL COUNTY  
COURT OF COMMON PLEAS****NOTICE OF ACTION IN****MORTGAGE FORECLOSURE**

LSF9 Master Participation Trust c/o

Caliber Home Loans, Inc.,

Plaintiff

v.

Elaine Paskanik, Known Surviving  
Heir of Alice Rumbel, Jean Oliver,  
Known Surviving Heir of Alice  
Rumbel, Philip Rumbel, Known  
Surviving Heir of Alice Rumbel and  
Unknown Surviving Heirs of  
Alice Rumbel,

Defendants

NUMBER: S-1869-15

TO: Unknown Surviving Heirs of  
Alice Rumbel

Premises subject to foreclosure:  
163 West Main Street, Ringtown,  
Pennsylvania 17967.

**NOTICE**

If you wish to defend, you must  
enter a written appearance personally  
or by attorney and file your defenses  
or objections in writing with the court.  
You are warned that if you fail to do  
so the case may proceed without you

## SCHUYLKILL LEGAL RECORD

---

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. 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

McCABE, WEISBERG &  
CONWAY, P.C.  
Attorneys for Plaintiff

123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Nov. 19

---

IN THE COURT OF COMMON  
PLEAS OF SCHUYLKILL  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—LAW  
PORTER-TOWER JOINT  
MUNICIPAL AUTHORITY,  
Claimant

vs.

MICHAEL S. KLINGER, JR.,  
Owner

Docket Nos. J-3840-2015  
J-2527-2015 (Lien)

WRIT OF SCIRE FACIAS

The Commonwealth of Pennsylvania  
to MICHAEL S. KLINGER, JR.,  
Greetings:

Whereas, the Porter Tower Joint  
Municipal Authority, on the July 2,

2015, filed its claim in the Court of  
Common Pleas of Schuylkill County  
at Municipal Lien Docket No. J-2527-  
2015, for the sum of One Thousand  
Eighty-Nine Dollars and 46/100 Cents  
(\$1,089.46) with interest through July,  
2015, for delinquent sewer charges  
and/or fees against the property situate  
in the Borough of Tower City,  
Schuylkill County, Pennsylvania,  
commonly known as 305 N. Keystone  
Street, Tower City, Tax Parcel No.  
22-16-0025.000, owned or reputed to  
be owned by you.

And whereas, we have been given  
to understand that said claim is still  
due and unpaid, and remains a lien  
against the said property.

Now, you are hereby notified to file  
your affidavit of defense to said claim,  
if defense you have thereto, in the of-  
fice of the Prothonotary of our said  
Court, within fifteen (15) days after  
the service of this Writ upon you. If  
no affidavit of defense be filed within  
said time, judgment may be entered  
against you for the whole claim, and  
the property described in the claim be  
sold to recover the amount thereof.

Nov. 12, 19, 26

---

### 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, DECEMBER 18, 2015

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

---

#### (SALE NO. 1)

Plaintiff: Bank of America, N.A.

Defendant: Pamela Hoffmaster  
a/k/a Pamela L. Hoffmaster.

## SCHUYLKILL LEGAL RECORD

---

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

Judgment Amount: \$124,288.66.

Tax Parcel Number: 65-08-0213.000.

Premises: 415 Willing Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Pamela Hoffmaster a/k/a Pamela L. Hoffmaster.

No. S-698-15

---

### (SALE NO. 2)

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

Defendants: Charles Brilla and Margaret Brilla, 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: \$84,774.93.

Tax Parcel Nos.: 68-6-45; 68-6-46 & 68-6-47.

Property known as: 821 Water Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Charles and Margaret Brilla.

No. S-2377-14

---

### (SALE NO. 3)

Plaintiff: Susquehanna Bank.

Defendants: Scott M. Bowers and Naomi J. Belsak.

Attorneys for Plaintiff: James P. Diehl, Esquire, (Attorney ID #25539), Williamson, Friedberg & Jones, LLC, Ten Westwood Road, P.O. Box 1190, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$41,008.34.

Being Tax Parcel No.: 34-08-0122.009.

Property known as: 319 South Front Street, Wayne Township, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Scott M. Bowers and Naomi J. Belsak, Defendants.

No. S-201-2015

---

### (SALE NO. 4)

Plaintiff: Diamond Credit Union.

Defendants: Robert G. Riegel, Karen I. Riegel.

Plaintiff Attorney: Philip G. Curtin, Esq., 1231 Lancaster Avenue, Berwyn, PA 19312-1244.

Tax Parcel: 41-07-0057.000.

See Deed Book: 2315 Page 1692.

Thereon erected a dwelling known as 34 Chestnut Street, Cressona, PA 17929, Pennsylvania. House known as: 34 Chestnut Street, Cressona, PA 17929, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Robert G. Riegel.

No. S-181-15

---

### (SALE NO. 5)

Plaintiff: First National Bank of Fredericksburg.

Defendants: Anne M. Reed as Executrix of the Estate of Mildred F. Reed, Deceased, Kirby Reed and Rhea Reed in their Capacity as Devises Under the LW&T of Mildred F. Reed, and Terre Tenants.

Attorney for Plaintiff: Paul W. Kilgore, Esquire, phone number: (717) 273-7621.

Judgment: \$12,962.19.

Tax Parcel No.: 63-04-0131.

Property known as: 119 Avenue C, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Mildred F. Reed, Deceased.

No. S-2351-14

---

### (SALE NO. 6)

Plaintiff: Santander Bank, N.A.

Defendants: Jarra L. Slane, David J. Slane.

## SCHUYLKILL LEGAL RECORD

---

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: \$53,594.76.

Tax Parcel Nos.: 52-06-0145.002, 52-06-0145.020.

Premises known as: 115 Slane Street, Minersville, PA 17954-2024.

TO BE SOLD AS THE PROPERTY of Jarra L. Slane, David J. Slane.

No. S-12-2015

---

### **(SALE NO. 7)**

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

Defendant(s): Carissa N. Delpais.

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

Judgment Amount: \$66,947.49.

Tax Parcel: 02-15-0079.002.

Property known as: 145 Coal Street, Cumbola, PA 17930.

TO BE SOLD AS THE PROPERTY of Defendant(s) Carissa N. Delpais.

No. S-364-15

---

### **(SALE NO. 8)**

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

Defendant(s): Eric D. Krieger.

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

Judgment Amount: \$64,227.87.

Tax Parcel: 09-13-0192.000.

Property known as: 907 Center Street, Sheppton, PA 18248.

TO BE SOLD AS THE PROPERTY of Defendant(s) Eric D. Krieger.

No. S-130-15

---

### **(SALE NO. 9)**

Plaintiff: Hidden River Credit Union, Successor by Name Change From The Schuylkill County School Employees Credit Union.

Defendants: Donna M. Sulikoski, Diane L. Rennick and David Rennick.

Attorneys for Plaintiff: Joseph G. Zerbe, Esquire, Derenzo & Zerbe, 111 East Market Street, Pottsville, PA 17901-0238, (570) 622-1947.

Judgment Amount: \$60,281.06 Plus Interest From August 4, 2015, and Costs of Suit.

Schuylkill County Tax Parcel No.: 2-7-42(3).

TO BE SOLD AS THE PROPERTY of Donna M. Sulikoski, Diane L. Rennick and David Rennick, Husband and Wife.

No. S-1962-2014

---

### **(SALE NO. 10)**

Plaintiff: The Bank of New York Mellon fka The Bank of New York As Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-21CB Mortgage Pass-Through Certificates, Series 2005-21CB.

Defendants: Theodore H. Heffner and Barbara Ann Miller.

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

Judgment Amount: \$200,165.79.

Tax Parcel Number: 18-06-0013.001.

Premises: 197 East 2nd Mountain Road, Pottsville, Pennsylvania 17901.

## SCHUYLKILL LEGAL RECORD

---

TO BE SOLD AS THE PROPERTY of Theodore H. Heffner and Barbara Ann Miller.

No. S-1363-2009

---

### (SALE NO. 11)

Plaintiff: The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-22 c/o Specialized Loan Servicing LLC.

Defendants: George L. Roseman and Patty Roseman.

Attorneys for Plaintiff: Richard J. Nalbandian, III / Parker McCay, PA, phone number: (856) 810-5815.

Judgment: \$95,220.16.

Tax Parcel No.: 46-4-127.

Property known as: 109 W. Biddle Street, Gordon, PA 17936.

TO BE SOLD AS THE PROPERTY of George L. Roseman and Party Roseman.

No. S-647-15

---

### (SALE NO. 12)

Plaintiff: LSF8 Master Participation Trust.

Defendants: Joseph C. Klemas and Lisa A. Klemas.

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

Judgment Amount: \$110,143.74.

Tax Parcel Number: 49-2-177.

Premises: 149 North Kennedy Drive, McAdoo, Pennsylvania 18237.

TO BE SOLD AS THE PROPERTY of Joseph C. Klemas and Lisa A. Klemas.

No. S-1879-14

---

### (SALE NO. 13)

Plaintiff: Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage

Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates.

Defendants: Tracy L. Yeastadt and William Yeastadt.

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

Judgment Amount: \$99,919.96.

Tax Parcel Number: 68-6-14.

Premises: 781 North Centre Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Tracy L. Yeastadt and William Yeastadt.

No. S-1415-14

---

### (SALE NO. 14)

Plaintiff: The Bank of New York Mellon fka The Bank of New York As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-11.

Defendants: David Peters and Jennifer L. Peters.

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: \$73,739.99.

Tax Parcel No.: 58-5-145.

Property known as: 7 Fairview Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of David Peters and Jennifer L. Peters.

No. S-2264-14

---

### (SALE NO. 15)

Plaintiff: Real Estate Mortgage Network, Inc.

Defendant: Paul J. Myers, Jr.

Attorneys for Plaintiff: KML Law Group, PC, Suite 5000, BNY Independence Center, 701 Market Street,



## SCHUYLKILL LEGAL RECORD

---

Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$90,368.70.

Tax Parcel No.: 13-22-54.

Property known as: 1007 East Main Street, Hegins, PA 17938.

TO BE SOLD AS THE PROPERTY of Paul J. Myers, Jr.

No. S-274-14

---

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

Plaintiff: Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not in Its Individual Capacity but Solely As Trustee for BCAT 2014-4TT.

Defendant: Heriberto Vargas.

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: \$186,065.72.

Tax Parcel No.: 48-8-409.

Property known as: 430 West Mahanoy Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Heriberto Vargas.

No. S-1696-12

---

### **(SALE NO. 17)**

Plaintiff: JP Morgan Chase Bank National Association.

Defendant: Michael E. Fisher.

Plaintiff Attorney: Cristina Lynn Connor, Esq., Suite 5000, BNY Independence Center, 701 Market Street, Philadelphia, PA 19106-1532.

Containing 0.54 Acres, More or Less.

Parcel: #34-21-188.

Being known as: 188 Totem Drive, Auburn, PA 17922.

No. S-131-2015

### **(SALE NO. 18)**

Plaintiff: PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known As National City Mortgage Co., Doing Business As Accubanc Mortgage.

Defendant: David A. Giranda.

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

Judgment Amount: \$48,266.86.

Tax Parcel No.: 15-12-199.

Property known as: 51 Bridge Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of David A. Giranda.

No. S-173-14

---

### **(SALE NO. 19)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Terry B. Casady and Tracy L. Casady.

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: \$131,581.49.

Tax Parcel No.: 63-6-476.

Property known as: 204 West Main Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Terry B. Casady and Tracy L. Casady

No. S-48-2015

---

### **(SALE NO. 20)**

Plaintiff: GDBT I Trust 2011-1.

Defendant(s): Rita I. Kufrovich and Gerald Kufrovich.



## SCHUYLKILL LEGAL RECORD

---

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

Judgment Amount: \$39,388.00.

Tax Parcel No.: 25-19-26.

Property known as: R.R. 1, Box 1104 a/k/a 31 Hilltop Road, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of Gerald Kufrovich.

No. S-1352-11

---

### (SALE NO. 21)

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

Defendant: John Verbash a/k/a John R. Verbash.

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

Judgment Amount: \$26,888.14.

Tax Parcel No.: 43-4-299.

Property known as: 124 South Middle Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of John Verbash a/k/a John R. Verbash.

No. S-812-15

---

### (SALE NO. 22)

Plaintiff: Green Tree Servicing LLC.

Defendant(s): Donald Marshall and Sharon P. Marshall.

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

Judgment Amount: \$28,225.80.

Tax Parcel No.: 48-08-0692.000.

Property known as: 608 West Spruce Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Donald Marshall and Sharon P. Marshall.

No. S-1600-14

---

### (SALE NO. 23)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant: Ricky C. Matejick, As Administrator of the Estate of Donald C. Lucas.

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

Judgment Amount: \$71,465.23.

Tax Parcel No.: 46-4-47.

Property known as: 308 Plane Street, Gordon, PA 17936.

TO BE SOLD AS THE PROPERTY of Ricky C. Matejick, As Administrator of the Estate of Donald C. Lucas, Deceased.

No. S-683-14

---

### (SALE NO. 24)

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

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

Judgment: \$47,532.37.

Tax Parcel No.: 68-32-64.

Property known as: 228 North 18th Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Dean E. Eckley and Angeline L. Eckley.

No. S-291-15

---

### (SALE NO. 25)

Plaintiff: U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. As Successor to

## SCHUYLKILL LEGAL RECORD

---

LaSalle Bank, N.A. As Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2.

Defendant: Katherine Mercer.

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: \$73,585.51.

Tax Parcel No.: 09-06-0016.000.

Property known as: 851 Main Boulevard, Shepton, PA 18248.

TO BE SOLD AS THE PROPERTY of Katherine Mercer.

No. S-431-14

---

### (SALE NO. 26)

Plaintiff: Citifinancial Servicing LLC, a Delaware Limited Liability Company.

Defendant(s): Dennis L. Truscott and Kelly R. Truscott.

Attorneys for Plaintiff: Robert W. Williams, Esquire, Milstead and Associates, LLC, 1 E. Stow Road, Marlton, NJ 08053, (856) 482-1400.

Judgment Amount: \$84,284.90.

Tax Parcel No.: 33-4-61.

Property known as: 997 Mountain Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Dennis L. Truscott and Kelly R. Truscott.

No. S-793-15

---

### (SALE NO. 27)

Plaintiff: Deutsche Bank National Trust Company, As Trustee for GSAMP Trust 2006-SD3 Mortgage Pass-Through Certificates, Series 2006-SD3.

Defendants: Donna M. Nebroskie, Joseph M. Nebroskie.

Attorney for Plaintiff: Mark J. Udren, Esquire, Woodcrest Corporate

Center, 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003-3620.

Judgment Amount: \$439,995.25.

Property ID No.: 68410091 (68-41-91).

Being known as: 1415 Howard Ave., Pottsville, PA 17901.

No. S-409-2011

---

### (SALE NO. 28)

Plaintiff: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. As Successor to JPMorgan Chase Bank, N.A., As Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Pass-Through Certificates, Series 2006-RS1 c/o Ocwen Loan Servicing, LLC.

Defendant(s): Roger J. Stearns.

Attorneys for Plaintiff: William E. Miller, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrenton, PA 18976, (215) 572-8111.

Judgment Amount: \$79,592.20.

Tax Parcel No.: 66-1-14.

Property known as: 25 East Colliery Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Roger J. Stearns.

No. S-749-15

---

### (SALE NO. 30)

Plaintiff: Wells Fargo Bank, N.A.

Defendant(s): Kelly Werdt a/k/a Kelly A. Werdt and Robert Werdt a/k/a Robert J. Werdt.

Attorneys for Plaintiff: Robert W. Williams, Esquire, Milstead and Associates, LLC, 1 E. Stow Road, Marlton, NJ 08053, (856) 482-1400.

Judgment Amount: \$94,031.09.

Tax Parcel No.: 66-2-91.

Property known as: 1101 E. Grand Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Kelly Werdt a/k/a Kelly A.

## SCHUYLKILL LEGAL RECORD

---

Werdt and Robert Werdt a/k/a Robert J. Werdt.

No. S-362-15

---

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

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Christine F. Stillitano.

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

Judgment Amount: \$2,399.35.

Tax Parcel No.: 42-03-0056.

Property known as: 214 Laurel Road, Deer Lake, Pennsylvania 17961.

TO BE SOLD AS THE PROPERTY of Christine F. Stillitano.

Nos. S-0030-2013, S-4669-2012

---

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

Plaintiff: Saint Clair Area School District.

Defendant: Mary Ann Miller.

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

Judgment Amount: \$1,518.25.

Tax Parcel No.: 54-02-0143.

Property known as: 36 Water Street, New Philadelphia, Pennsylvania 17959.

TO BE SOLD AS THE PROPERTY of Mary Ann Miller.

Nos. S-4608-2014, S-3879-2014

---

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

Plaintiff: Saint Clair Area School District.

Defendant: Rudolph M. Mancini.

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

Judgment Amount: \$1,535.88.

Tax Parcel No.: 02-15-0137.

Property known as: 82 Water Street, Blythe Township, Pennsylvania 17930.

TO BE SOLD AS THE PROPERTY of Rudolph M. Mancini.

Nos. S-3523-2014, S-2374-2014

---

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

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Michael J. Daley.

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

Judgment Amount: \$146,361.08.

Tax Parcel No.: 68-17-0057.000.

Property known as: 1422 Seneca Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Michael J. Daley.

No. S-2340-14

---

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

Plaintiff: Wells Fargo Bank, NA.

Defendants: Lori A. Batz a/k/a Lori Batz, David Batz.

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: \$37,978.09.

Tax Parcel No.: 66-01-0350.000.

Premises known as: 317 South 4th Street, Tower City, PA 17980-1558.

TO BE SOLD AS THE PROPERTY of Lori A. Batz a/k/a Lori Batz, David Batz.

No. S-565-15

---

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

Plaintiff: The Bank of New York Mellon f/k/a As The Bank of New York, As Trustee for the Certificate-

## SCHUYLKILL LEGAL RECORD

---

holders of CWABS, Inc., Asset-Backed Certificates Series 2005-7 by Green Tree Servicing LLC.

Defendants: Guy Bordner, Jessica D. Bordner.

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: \$86,931.80.

Tax Parcel No.: 66-01-0316.000.

Premises known as: 46 West Wi-conisco Avenue, Tower City, PA 17980-1426.

TO BE SOLD AS THE PROP-ERTY of Guy Bordner, Jessica D. Bordner.

No. S-2160-14

---

### (SALE NO. 38)

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

Defendant: Ryan A. Petro a/k/a Ryan Petro.

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: \$61,062.62.

Tax Parcel No.: 65-14-0039.000.

Premises known as: 635 East Broad Street, Tamaqua, PA 18252-2206.

TO BE SOLD AS THE PROP-ERTY of Ryan A. Petro a/k/a Ryan Petro.

No. S-1479-14

---

### (SALE NO. 39)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Cindy M. Grohol, John N. Diblasi.

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: \$35,117.80.

Tax Parcel No.: 36-08-0095.000.

Premises known as: 151 Schuylkill Avenue, Shenandoah, PA 17976-1338.

TO BE SOLD AS THE PROP-ERTY of Cindy M. Grohol, John N. Diblasi.

No. S-820-15

---

### (SALE NO. 40)

Plaintiff: Suntrust Mortgage, Inc. f/k/a Crestar Mortgage Corporation.

Defendants: Michael I. Wagner, Leslie Joy Wagner, the United States of America c/o the United States At-torney for the Middle District of PA.

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: \$187,314.15.

Tax Parcel No.: 28-02-0037.004.

Premises known as: 1102 Schuyl-kill Mountain Road, Schuylkill Ha-ven, PA 17972-9139.

TO BE SOLD AS THE PROP-ERTY of Michael I. Wagner, Leslie Joy Wagner, the United States of America c/o the United States At-torney for the Middle District of PA.

No. S-311-2013

---

### (SALE NO. 41)

Plaintiff: Wells Fargo Bank, NA.

Defendants: Marcia M. Gortva, George J. Gortva.

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: \$101,003.27.

## SCHUYLKILL LEGAL RECORD

---

Tax Parcel No.: 19-13-0220.000.  
Premises Known As: 220 Davos  
Circle, Zion Grove, PA 17985.

TO BE SOLD AS THE PROP-  
ERTY of Marcia M. Gortva, George  
J. Gortva.

No. S-322-15

---

### **(SALE NO. 42)**

Plaintiff: Wells Fargo Financial  
Pennsylvania, Inc.

Defendant: Rose Marie M. Con-  
nors a/k/a Rosemary M. Connors.

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

Judgment Amount: \$37,861.04.

Tax Parcel No.: 68-12-0120.000.

Premises known as: 411 Main  
Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-  
ERTY of Rose Marie M. Connors  
a/k/a Rosemary M. Connors.

No. S-987-2015

---

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

Plaintiff: Federal National Mort-  
gage Association.

Defendant: Kyle Hutta.

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: \$62,396.12.

Tax Parcel Nos.: 26-11-0033-000,  
26-11-0028.000.

Premises known as: 7 Nolania  
Road, Barnesville, PA 18214-2303.

TO BE SOLD AS THE PROP-  
ERTY of Kyle Hutta.

No. S-1747-14

---

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

Plaintiff: Wells Fargo Bank, NA.

Defendants: Salvatore Micciulla,  
Leocadio Roman.

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: \$45,185.83.

Tax Parcel No.: 25-21-0037.000.

Premises known as: 16 Oak Street,  
Tamaqua, PA 18252-4016.

TO BE SOLD AS THE PROP-  
ERTY of Salvatore Micciulla, Leoca-  
dio Roman.

No. S-171-2015

---

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

Plaintiff: Federal National Mort-  
gage Association.

Defendants: Gilbert Correa, Olga  
Correa.

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: \$61,541.11.

Tax Parcel No.: 38-03-0524.000.

Premises known as: 838 Walnut  
Street, Ashland, PA 17921-1839.

TO BE SOLD AS THE PROP-  
ERTY of Gilbert Correa, Olga Cornea.

No. S-195-2015

---

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

Plaintiff: Wells Fargo Bank, NA.

Defendant: Nicole Yoder.

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: \$101,843.21.

Tax Parcel No.: 63-7-26.

Premises known as: 133 South  
Margaretta Street a/k/a 133 Marga-  
retta Street, Schuylkill Haven, PA  
17972-1660.

## SCHUYLKILL LEGAL RECORD

---

TO BE SOLD AS THE PROPERTY of Nicole Yoder.

No. S-2268-14

---

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

Plaintiff: US Bank National Association, As Trustee for Sasco Mortgage Loan Trust 2006-WF2.

Defendants: Pedro A. Quinones, Gloria E. Quinones.

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: \$39,424.77.

Tax Parcel No.: 59-04-0165.000.

Premises known as: 19 Pike Street,  
Port Carbon, PA 17965-1812.

TO BE SOLD AS THE PROPERTY of Pedro A. Quinones, Gloria  
E. Quinones.

No. S-194-2015

---

### **(SALE NO. 48)**

Plaintiff: Wells Fargo Bank, NA.

Defendant: Tyler M. Wertz.

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: \$189,099.55.

Tax Parcel No.

Parcel Number: 34-28-2530.000.

Parcel Number: 34-28-2529.000.

Parcel Number: 34-28-2531.000.

Premises known as: 2530 Papoose  
Drive, Auburn, PA 17922-9533.

TO BE SOLD AS THE PROPERTY of Tyler M. Wertz.

No. S-492-15

---

All Parties and claimants are  
hereby notified that schedules of dis-  
tribution 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

July 22, 2015

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

Nov. 5, 12, 19

---

### REGISTER OF WILLS

#### Letters on Estates

The name of the deceased appears  
first, followed by the residence, name  
of executor or administrator, esti-  
mated amount of personalty and re-  
alty and name of attorney.

---

MICHAEL KULKA; St. Clair; Marcia  
Ann Shea, Executrix; PE:  
\$120,000; RE: \$60,000; Eric M.  
Mika, Esquire

GEORGE D. MAJOR; Frackville;  
Dianne R. Post, Executrix; PE:  
\$10,000; RE: None; Thomas K.  
Noonan, Esquire

CHARLES R. KROH; Frailey Twp.;  
Merlin A. Kroh, Administrator;  
PE: \$2,000; RE: None; No Attor-  
ney

MAE M. SCHEUREN; Butler Twp.;  
Mary Ann Snyder, Executrix; PE:  
\$250,000; RE: \$40,544; Barbara  
L. Feudale, Esquire

RONALD G. KELLER; Orwigsburg;  
Arlene E. Smith, Executrix; PE:  
\$50,000; RE: \$100,000; Harry  
Rubright, Esquire

RUSSELL C. KOPPENHAVER; Pine  
Grove Twp.; H. David Tschopp  
and Florence C. Kohr, Co-  
Executors; PE: \$963,200; RE:  
None; Earl R. Etzweiler, Esquire