

## 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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**ADLEY, GERALDINE L.,** deceased

Late of Tower City Borough, Schuylkill County, PA

Executor: David C. Rhoades, 5561 State Route 209, Lykens, PA 17048

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

**BISKUPICS, JOAN a/k/a JOAN A.**

**BISKUPICS,** deceased

Late of the Borough of McAdoo, Schuylkill County, PA

Administrator: Frank Biskupics c/o Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201

Attorney: Peter O'Donnell, Esquire, 305 South Church Street, Suite 175, Hazleton, PA 18201, (570) 501-3790

**BOWMAN, CLAIRE L.,** deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Executor: Harry A. Rubright, Esq., 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

**BRENSINGER, MARY H.,** deceased

Late of 2 Woodbridge Road, Orwigsburg, Schuylkill County, PA

Executor: Christopher Witkus, 128 Hepner Road, Hamburg, PA 19526

Attorneys: Russell E. Farbiarz, Esq., Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

**DADERKO, STEVE,** deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Stephen J. Daderko, 144 Great Oaks Drive, Nesquehoning, PA 18240

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

**MALEY, ROBERT E.,** deceased

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

Executor: Keith E. Maley, 436 Quiggley Circle, Harrisburg, PA 17112

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

**PLUCKER, LOIS,** deceased

Late of the Borough of Deer Lake, Schuylkill County, PA

Executors: Susan K. Moyer and David W. Plucker, 1297 Sch. Mt. Rd., Schuylkill Haven, PA 17972

Attorney: Harry A. Rubright, Esquire, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

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### SECOND PUBLICATION

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**CHISTAKOFF, JAMES G.**, deceased

Late of the Township of Branch, Schuylkill County, PA

Executrix: Desiree Smith, 72 Black Diamond Road, Pottsville, PA 17901

Attorneys: Paul J. Datte, Esquire, Cerullo, Datte & Burke, P.C., 450 West Market Street, P.O. Box 450, Pottsville, PA 17901

**HAAS, ROBERT L.**, deceased

Late of the Township of Eldred, Schuylkill County, PA

Executor: Kevin Haas, 990 Vista Road, Pitman, PA 17964

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

**REED, NANCY K.**, deceased

Late of the Township of Frailey, Schuylkill County, PA

Executor: Robert L. Reed, Jr., 15 East Main Street, Tremont, PA 17981

Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

**RICE, NANCY LOUISE a/k/a NANCY L. RICE**, deceased

Late of Pitman Township, Schuylkill County, PA

Executor: Alfred Groff, 4 Edie Drive, Denver, PA 17517

Attorneys: Michael S. Bechtold, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, P.O. Box 49, Lebanon, PA 17042

**SEIGFRIED, JANE L.**, deceased

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

Executor: Robert A. Wildermuth, 66 Middlesex Avenue Extension, Portland, CT 06480

Attorneys: James E. Crossen, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**SPOTTS, JAY ROBERT a/k/a BOB SPOTTS**, deceased

Late of Wayne Township, Schuylkill County, PA

Executrix: Elizabeth A. Spotts, 51 Church Road, Schuylkill Haven, PA 17972

Attorneys: John R. Kantner, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

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### THIRD PUBLICATION

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**ALLAN, RUTH MAE a/k/a RUTH M. ALLAN**, deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA

Executor: Brian Allan, 51 Ash Street, Cressona, PA 17929

Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville, PA 17901

**ALONGE, DONNA M.**, deceased

Late of the Township of Schuylkill, Schuylkill County, PA

Administrator: Joseph Alonge, 71 Tioga Street, Tuscarora, PA 17982

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

**BRENSINGER, JAMES A. a/k/a JIMMEY A. BRENSINGER**, deceased

Late of East Brunswick Township, Schuylkill County, PA

Executrix: Janice M. Chescavage, 1018 Chestnut Road, Apt. #2, Orwigsburg, PA 17961

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

**CONSUGAR, PATRICIA ANN**, deceased

Late of Foster Township, Schuylkill County, PA

Executrix: Mary P. Consugar, 1815 Eutaw Place, Baltimore, MD 21217

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

**McKINLEY, CLARA a/k/a CLARA L. McKINLEY**, deceased

Late of Rush Township, Schuylkill County, PA

Executor: Chris A. McKinley, 39 Lafayette Avenue, Tamaqua, PA 18252

Attorneys: David H. Rattigan, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

**NEY, GEORGE L.**, deceased

Late of North Union Township, Schuylkill County, PA

Administrator: Billy Joe Ney, 40 Nye Road, Zion Grove, PA 17985

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

**PUSH, JOHN M.**, deceased

Late of the Township of Schuylkill, Schuylkill County, PA

Executrix: Sylvia M. Push, 8 Second Street, Middleport, PA 17953

Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

**STARR, KEVIN M.**, deceased

Late of the Township of Mahanoy, Schuylkill County, PA

Administratrix: Joan M. Starr, 15 Jane Avenue, Schuylkill Haven, PA 17972

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

**TUCCI, LOUIS J., JR.**, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Administratrix: Rosemary Malocu, 609 West Washington Street, Shenandoah, PA 17976

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

**YASEMBOUSKY, KAZUKO**, deceased

Late of the Township of Schuylkill, Schuylkill County, PA

Executrix: Diana Prosymchak, 28 S. Main Street, Mary D, PA 17952

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

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IN THE COURT OF  
COMMON PLEAS OF  
BERKS COUNTY  
ORPHANS' COURT DIVISION  
PRIVATE SALE OF  
REAL ESTATE  
IN RE: ESTATE OF DWAYNE E.  
STUPP, Decedent  
NO. 0617-1862

To: the heirs, legatees, devisees, next of kin, and all other persons interested in said estate

NOTICE IS HEREBY GIVEN that Debra Rarick and Brenda Archer, Personal Representatives of the Dwayne E. Stupp Estate, have filed in the office of the Clerk of said Court

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their petition praying for an order of sale of the real estate of said decedent, consisting of a fractional share of the property located upon the West Side of Pleasant Valley Road, Schuylkill County, Pennsylvania, being UPI No.: 25-05-0147.00, via private sale to Debra Rarick, Brenda Archer, Stephen Stupp and Sandra Schneck for the sum of \$3,466.67, for the reasons set forth in the petition. If no exceptions are filed thereto, if a higher sale offer is made, or if objections are made to granting the same, the Court will be asked to take action upon the petition on March 4, 2019 at the Berks County Courthouse, Reading, Pennsylvania.

J.T. HERBER, III, ESQUIRE  
Attorney ID No.: 92866  
Attorney for Petitioners  
Feb. 21, 28; Mar. 7

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### NOTICE

NOTICE IS HEREBY GIVEN that on February 4, 2019, the petition of Abigail C. Billig was filed in the Schuylkill County Court of Common Pleas, requesting an order to change the name of Abigail C. Billig to Abigail C. Wuttke.

The court has fixed the day of April 15, 2019, at 9:30 a.m., in Courtroom No. 5, of the Schuylkill County Courthouse, 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 petitioner should not be granted.

Prior to the date of the hearing, inquiries can be made to Petitioner's attorney.

MICHAEL S. GREEK, ESQUIRE  
42 East Patterson Street  
P.O. Box 19  
Lansford, PA 18232  
(570) 645-2200

Feb. 28

### NOTICE

NOTICE IS HEREBY GIVEN that on February 4, 2019, the petition of Juliet P. Billig was filed in the Schuylkill County Court of Common Pleas, requesting an order to change the name of Juliet P. Billig to Juliet P. Wuttke.

The court has fixed the day of April 15, 2019, at 9:30 a.m., in Courtroom No. 5, of the Schuylkill County Courthouse, 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 petitioner should not be granted.

Prior to the date of the hearing, inquiries can be made to Petitioner's attorney.

MICHAEL S. GREEK, ESQUIRE  
42 East Patterson Street  
P.O. Box 19  
Lansford, PA 18232  
(570) 645-2200

Feb. 28

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### NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described property has been approved by the Schuylkill County Board of Commissioners at the January 30, 2019 and February 13, 2019 public meetings, at the Courthouse, 401 North Second Street, Pottsville, PA 17901.

THE TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being April 29, 2019, any taxing district having any tax claims or tax judgments against the property to be sold, the owner, an interested party or a person interested in purchasing the

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property may, if not satisfied that the sale price approved by the Bureau is sufficient, petition the Court of Common Pleas of Schuylkill County to disapprove the said sale. **2.** If no objections to the sale are filed, the sale to the initial bidder will be final. **3.** The successful bidder will be required to pay all monies and costs within fifteen (15) days of the deadline for filing objections. **4.** The failure of any purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. **5.** Pursuant to 72 P.S., Section 5931, all sales by the Tax Claim Bureau are subject to the rule of **CAVEAT EMPTOR**. In every case, the property is offered for sale by the Bureau **WITHOUT GUARANTY OR WARRANTY WHATSOEVER**, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. **6.** The property will be sold freed and cleared of all real estate tax claims and tax judgments.

This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613(a) of Act No. 542, approved July 7, 1947, as amended.

**Parcel No. 03-02-0021.001**, Lot and Improvement, 10 Bosses Ln., Township of Branch; Assessed Owners: Steven L. Wilkinson and Carlene B. Wilkinson; Bid: \$2,335.01; **Parcel No. 14-03-0010.000**, 31.3 Acres, More or Less, West of Mahantongo St., Hubley Township; Assessed Owner: Jacob Miller (or the Estate of Jacob Miller, Deceased); Bid: \$792.52; **Parcel No. 16-18-124**, Lot and Improvement, 129 Lower St., Township of Mahanoy; Assessed

Owners: Joseph Backo and Ethel M. Backo; Bid: \$1,342.00; **Parcel No. 21-16-0076.001**, Improvement on Leased Ground, 72 Spittler Rd., Township of Pine Grove; Assessed Owner: Ursula Ammons; Bid: \$928.36; **Parcel No. 24-11-0015.001**, Lot, North Side of West Pine St., Township of Reilly; Assessed Owner: John J. Cullen; Bid: \$3,316.94; **Parcel No. 27-04-0018.000**, Lot and Improvement, 1007 Catawissa St., Township of Schuylkill; Assessed Owner: Kuhn Contracting Company, Inc.; Bid: \$2,283.00; **Parcel No. 27-08-0039.000**, Lot and Improvement, 149 School St., Township of Schuylkill; Assessed Owner: Andrew J. Fayash, Jr.; Bid: \$2,160.00; **Parcel No. 27-09-0136.000**, Lot and Improvement, 313 Valley St., Township of Schuylkill; Assessed Owner: Joseph D. Steibler; Bid: \$1,279.00; **Parcel No. 38-03-0530.001**, Lot and Improvement, 908 Walnut St., Borough of Ashland; Assessed Owner: Steven Geary; Bid: \$3,558.38; **Parcel No. 49-02-0136.001**, Lot and Improvement, 119-121 S. Kennedy Dr., Borough of McAdoo; Assessed Owners: Fred H. Norton and Deborah J. Norton; Bid: \$10,002.00; **Parcel No. 52-02-0195.000**, Lot and Improvement, 433 Pleasant St., Borough of Minersville; Assessed Owner: Justene M. Karkanica; Bid: \$300.00; **Parcel No. 52-02-0653.000**, Lot and Improvement, 104 N. Second St., Borough of Minersville; Assessed Owners: Stephen J. Murphy and Lisa Murphy; Bid: \$300.00; **Parcel No. 54-02-0275.000**, Lot and Improvement, 83 Valley St., Borough of New Philadelphia; Assessed Owner: Denise Grenus; Bid: \$1,278.00; **Parcel No. 64-07-0478.1**, Lot and Improvement, 415 W. Poplar St., Borough of Shenan-

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doah; Assessed Owners: Franklin Reich, Edward Kielczewski and Eve M. Kielczewski; Bid: \$1,350.00; **Parcel No. 65-11-0024.000**, Lot and Improvement, 235 Brown St., Borough of Tamaqua; Assessed Owners: Joseph J. Fulton and Evelyn Mae Fulton; Bid: \$3,631.12; **Parcel No. 65-16-0157.000**, Lot and Improvement, 200 W. Cottage Ave., Borough of Tamaqua; Assessed Owner: Frantz Duval; Bid: \$3,670.07; **Parcel No. 68-13-110**, Lot and Improvement, 713 N. Second St., City of Pottsville; Assessed Owners: Timothy Hasker and Amber Hasker; Bid: \$1,073.00; **Parcel No. 68-35-74.000**, Lot, North Side of West Howard Ave., City of Pottsville; Assessed Owners: Walter H. Schneck and Mary H. Schneck; Bid: \$420.08.

Angela D. Toomey, Director  
Schuylkill County Tax Claim Bureau  
Feb. 28; Mar. 14

**NOTICE  
SHERIFF'S SALE OF  
REAL ESTATE**

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

FRIDAY, APRIL 12, 2019  
at 10:00 o'clock in the Forenoon, at the Courthouse in the City of Pottsville, Schuylkill County, Pennsylvania, the Following Described Real Estate to wit:

**(SALE NO. 1)**

Plaintiff: Fulton Bank, N.A.  
Defendants: Russell R. White and Richard R. White.  
Attorneys for Plaintiff: Marc A. Hess, Esquire, Henry & Beaver LLP, 937 Willow Street, P.O. Box 1140, Lebanon, PA 17042-1140.

Judgment Amount: \$173,883.12.  
Tax Parcel Nos.: 38-3-136 and 38-3-135.

Said Premises being known as: 801 and 803 Centre Street, Ashland, Pennsylvania 17921.

TO BE SOLD AS PROPERTY of Russell R. White and Richard R. White.

No. J-5887-18

**(SALE NO. 2)**

Plaintiff: NS162 LLC.  
Defendant: Debra A. McGowan.

Attorneys for Plaintiff: Richard Brent Somach, Esquire, Attorney ID #19521, Norris McLaughlin, P.A., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101, (610) 391-1800, (610) 391-1805 (fax).

Judgment Amount: \$56,072.80.  
Property being known as: 110 West Bacon Street, Borough of Palo Alto, County of Schuylkill, Pottsville, PA 17901 (Tax Parcel No. 57-05-0131.000).

TO BE SOLD AS THE PROPERTY of Debra A. McGowan

No. S-631-18

**(SALE NO. 3)**

Plaintiff: Tamaqua Area School District.

Defendants: Ollie J. McDonald, Administrator, Loretta A. Beasley, Administratrix.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,685.38.  
Tax Parcel No.: 65-08-0013.

Property known as: 410 E. Elm Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ollie J. McDonald, Admin-

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istrator, Loretta A. Beasley, Administrator.

No. J-5542-2017

### (SALE NO. 4)

Plaintiff: Panther Valley School District.

Defendants: Randy S. Frick, Paula J. Bower.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,857.13.

Tax Parcel No.: 40-03-0187.

Property known as: 230 E. Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Randy S. Frick, Paula J. Bower.

No. J-5247-2017

### (SALE NO. 5)

Plaintiff: Panther Valley School District.

Defendant: Bonnie L. Vasiliou.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,817.62.

Tax Parcel No.: 40-02-0288.

Property known as: 109 Second Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Bonnie L. Vasiliou.

No. J-0270-2018

### (SALE NO. 6)

Plaintiff: FA-SCD SNF Investors I LLC.

Defendants: RE Pottsville, LCC & Tandem Mezz B, LLC.

Attorneys for Plaintiff: Clifford Sacalis, Ballard Spahr, LLP, (215) 665-8500, sacaliss@ballardspahr.com.

Judgment: \$119,234,547.49.

Description of improvements: Commercial property with skilled nursing facility containing approximately 18.6 acres.

Street Address: Commonly described as "Luther Ridge at Seiders Hill, Schuylkill County, Pennsylvania," located at 160 Red Horse Road, Pottsville, Schuylkill County, PA 17901.

Tax Parcel Numbers: 18-24-117; and 18-24-118.

No. S-1538-2018

### (SALE NO. 7)

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

Defendant: Melissa M. Winand.

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

Judgment Amount: \$84,545.55.

Parcel No.: 52-02-0948.000.

Property known as: 461 Sunbury Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Melissa M. Winand.

No. S-44-2018

### (SALE NO. 8)

Plaintiff: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing.

Defendant: Leandra J. Uberti a/k/a Leandra Uberti.

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

Judgment Amount: \$46,568.88.

Parcel No.: 68-26-0109.001.

Property known as: 907 West Laurel Street a/k/a 907 Laurel Boulevard, Pottsville, PA 17901.

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TO BE SOLD AS THE PROPERTY of Leandra J. Uberti a/k/a Leandra Uberti.

No. S-1561-2017

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**(SALE NO. 9)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendants: Edward J. Tarantelli;  
Diane L. Tarantelli.

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

Judgment Amount: \$24,963.54.

Parcel No.: 04-28-0021.000.

Property known as: Road 1 Box 611 a/k/a 142 Main Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Diane L. Tarantelli and Edward J. Tarantelli, husband and wife.

No. S-1247-2018

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**(SALE NO. 10)**

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company.

Defendants: Barbara M. Wirth; Quentin Wirth.

Attorneys for Plaintiff: RAS Citron, LLC, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054, (855) 225-6906.

Judgment: \$114,061.60.

Tax Parcel No.: 28-25-1992.

Property known as: 1992 Moccasin Drive, Auburn (Township of South Manheim), PA 17922.

TO BE SOLD AS THE PROPERTY of Barbara M. Wirth; Quentin Wirth.

No. S-1500-2018

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**(SALE NO. 11)**

Plaintiff: U.S. Bank National Association, As Trustee for the Regis-

tered Holder of Asset Backed Securities Corporation Home Equity Loan Trust, Series 2005-HE1 Asset Backed Pass-Through Certificates, Series 2005-HE1.

Defendants: Jennifer Kavanaugh; Joseph Kavanaugh.

Attorneys for Plaintiff: RAS Citron, LLC, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054.

Judgment: \$171,390.42.

Tax Parcel No.: 5-16-39.

Property known as 671 Forest Lane a/k/a 671 Forrest Lane, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Kavanaugh; Joseph Kavanaugh.

No. S-462-2018

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**(SALE NO. 12)**

Plaintiff: HSBC Bank USA, National Association, As Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C.

Defendants: Edward J. McKeown, III; Tina M. McKeown.

Attorneys for Plaintiff: RAS Citron, LLC, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054.

Judgment: \$72,735.57.

Tax Parcel No.: 57-04-0148.000.

Property known as: 518 West Savory Street, Pottsville (Borough of Palo Alto), PA 17901.

TO BE SOLD AS THE PROPERTY of Edward J. McKeown, III; Tina M. McKeown.

No. S-970-2017

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**(SALE NO. 13)**

Plaintiff: Pottsville Area School District.

Defendants: David Legutko, Julie Legutko.

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Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406 (484) 690-9300.

Judgment Amount: \$1,705.72.

Tax Parcel No.: 59-02-0103.

Property known as: 505 Third Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of David Legutko, Julie Legutko.

No. J-3993-2017

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**(SALE NO. 14)**

Plaintiff: Pottsville Area School District.

Defendant: Lonny K. Hosler.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,586.10.

Tax Parcel No.: 68-36-0028.

Property known as: 225 Pierce Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Lonny K. Hosler.

No. J-3984-2017

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**(SALE NO. 15)**

Plaintiff: Pottsville Area School District.

Defendant: Anna Mae Seroka.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,486.02.

Tax Parcel No.: 68-12-0031.

Property known as: 222 Railroad Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Anna Mae Seroka.

No. J-5577-2017

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**(SALE NO. 16)**

Plaintiff: Pottsville Area School District.

Defendant: Richard A. Boyer.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,018.30.

Tax Parcel No.: 68-32-0105.

Property known as: 1613 Cherry Street, Pottsville, Pennsylvania.

No. J-5539-2017

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**(SALE NO. 17)**

Plaintiff: Pottsville Area School District.

Defendant: Michelle Dowd.

Attorney for Plaintiff: Robert P. Daday, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,586.39.

Tax Parcel No.: 59-02-0293.

Property known as: 317 Valley Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Michelle Dowd.

No. J-4147-2017

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**(SALE NO. 18)**

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York As Trustee for the Certificateholders of the CWABS, Asset-Backed Certificates Trust 2006-19.

Defendant: Dolores Lloyd and Lisa McShane-Lloyd.

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

Judgment Amount: \$188,531.51.

Tax Parcel No.: 25-1-10.

Property known as: 424 Ben Titus Road, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Dolores Lloyd and Lisa McShane-Lloyd.

No. S-973-17

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**(SALE NO. 19)**

Plaintiff: Bayview Loan Servicing, LLC.

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

Judgment Amount: \$25,505.78.

TOGETHER with a two and one-half (2 1/2) story frame dwelling thereon erected.

Tax Parcel No.: 52-05-0559.000.

Property known as: 445 South 3rd Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of The Unknown Heirs of Anthony Rossi a/k/a Anthony J. Rossi, Deceased, Emmanuel Rossi Solely in His Capacity as Heir of Anthony Rossi a/k/a Anthony J. Rossi, Deceased, Eugene Rossi Solely in His Capacity as Heir of Anthony Rossi a/k/a Anthony J. Rossi, Deceased and Laurie Ruch Solely in Her Capacity as Heir of Anthony Rossi a/k/a Anthony J. Rossi, Deceased.

No. S-328-18

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**(SALE NO. 20)**

Plaintiff: M&T Bank.

Defendants: Ivy J. Dietrich and Ronald J. Dietrich.

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

Judgment Amount: \$183,987.63.

Tax Parcel No.: 33-12-0068.010.

Property known as: 389 Dad Burnhams Road, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Ivy J. Dietrich and Ronald J. Dietrich.

No. S-1143-18

**(SALE NO. 21)**

Plaintiff: M&T Bank.

Defendants: Gerald C. Griffin and Christine M. Griffin.

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

Judgment Amount: \$424,354.72.

Tax Parcel No.: 30-08-0031-003.

Property known as: 289 Ringtown Boulevard, Ringtown, PA 17967.

TO BE SOLD AS THE PROPERTY of Gerald C. Griffin and Christine M. Griffin.

No. S-1751-16

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**(SALE NO. 22)**

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But As Trustee for Pretium Mortgage Acquisition Trust.

Defendants: Judith Piccolo, Arne J. Sutton and Heather Lee Sutton a/k/a Heather Sutton.

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

Judgment Amount: \$44,499.03.

Tax Parcel No.: 19-14-714.

Property known as: 714 Aspen Drive, Zion Grove, PA 17985.

TO BE SOLD AS THE PROPERTY of Judith Piccolo, Arne J. Sutton and Heather Lee Sutton a/k/a Heather Sutton.

No. S-534-18

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**(SALE NO. 23)**

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant: Ralph I. Miller.

**SCHUYLKILL LEGAL RECORD**

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

Judgment Amount: \$124,080.46.

Tax Parcel No.: 34-03-0024.000.

Property known as: 335 Hidden Valley Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Ralph I. Miller.

No. S-812-18

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**(SALE NO. 24)**

Plaintiff: Atlantica, LLC.

Defendant: David Socko a/k/a David M. Socko.

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

Judgment Amount: \$48,803.50.

Tax Parcel No.: 67-4-317.

Property known as: 74 Branch Street, Tremont, PA 17981.

No. S-899-18

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**(SALE NO. 25)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: John M. Lutchen.

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

Judgment Amount: \$61,889.97.

Tax Parcel No.: 08 06 0014.000.

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

TO BE SOLD AS THE PROPERTY of John M. Lutchen.

No. S-729-18

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**(SALE NO. 26)**

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

Defendant: Kevin K. Hoover.

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

Judgment Amount: \$117,313.47.

Tax Parcel No.: 22-17-0111.000.

Property known as: 600 West Grand Avenue, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Kevin K. Hoover.

No. S-443-2018

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**(SALE NO. 27)**

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

Defendants: Joshua J. Laub, Gina N. Dalmas.

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

Judgment Amount: \$52,839.00.

Tax Parcel No.: 65-18-0002.000.

Premises known as: 422 Arlington Street, Tamaqua, PA 18252-2104.

TO BE SOLD AS THE PROPERTY of Joshua J. Laub, Gina N. Dalmas.

No. S-1272-18

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**(SALE NO. 28)**

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

Defendant: Nigel H. Duke.

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

Judgment Amount: \$79,616.20.

Tax Parcel No.: 17-07-0129.000.

Premises known as: 206 Arnots Street a/k/a 206 Arnot Street, St. Clair, PA 17970.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Nigel H. Duke.  
No. S-561-18

**(SALE NO. 29)**

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant: Allison M. Drey.

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

Judgment Amount: \$85,162.99.

Tax Parcel No.: 56-05-0156.000.

Premises known as: 322 West Mifflin Street, Orwigsburg, PA 17961-1818.

TO BE SOLD AS THE PROPERTY of Allison M. Drey.

No. S-2367-17

**(SALE NO. 30)**

Plaintiff: M&T Bank.

Defendant: Marycarol Severa.

Attorneys for Plaintiff: M. Troy Freedman, Esquire, Stern & Eisenberg, PC, The Shops at Valley Square, 1581 Main Street, Suite 200, War-  
rington, PA 18976.

Judgment Amount: \$30,625.59.

Tax Parcel No.: 49-03-0108.000.

Property known as: 16 East Garfield Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Marycarol Severa.

No. S-1635-16

**(SALE NO. 31)**

Plaintiff: Arvest Central Mortgage Company.

Defendant(s): All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Mary Ellen Miller, deceased.

Attorneys for Plaintiff: Daniel Jones, Esquire, Stern & Eisenberg PC,

1581 Main Street, Ste. 200, War-  
rington, PA 18976, (215) 572-8111.

Judgment Amount: \$102,649.96.

Tax Parcel No.: 42-03-0104.001.

Property known as: 321 Pine Boul-  
evard, Orwigsburg, PA 17961.

TO BE SOLD AS THE PROP-  
ERTY of Mary Ellen Miller (now  
deceased).

No. S-692-18

**(SALE NO. 32)**

Plaintiff: Pennsylvania Housing  
Finance Agency.

Defendant(s): Brett E. Reppert.

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

Judgment Amount: \$37,385.78.

Tax Parcel: 65-11-0031.000.

Property known as: 257 Brown  
Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROP-  
ERTY of Defendant(s) Brett E. Rep-  
pert.

No. S-989-18

**(SALE NO. 33)**

Plaintiff: U.S. Bank National As-  
sociation, As Trustee for the Pennsylv-  
ania Housing Finance Agency.

Defendant: Richard Fisher.

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

Judgment Amount: \$146,837.33.

Tax Parcel ID#: 52-01-0015.000.

Being a vacant parcel of land lo-  
cated adjacent to: 615 Sunbury Street,  
Minersville, PA 17954.

Tax Parcel IDs: 52-01-0015.001  
and 52-1-15.

Being the same premises which Dr.  
John Kozura et al. by Deed dated  
March 17, 2011 and recorded April 4,  
2011 in Schuylkill County Record  
Book 2400 Page 179, granted and  
conveyed unto Richard Fisher.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Richard Fisher.  
No. S-939-2014

**(SALE NO. 34)**

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Bienvenid Abreu, Leonardo Cruz.

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

Judgment Amount: \$13,346.11.

Tax Parcel No.: 64-07-0421.000.

Premises known as: 420 Cherry  
Street a/k/a 420 W. Cherry, Shenan-  
doah, PA 17976.

TO BE SOLD AS THE PROP-  
ERTY of Bienvenid Abreu, Leonardo  
Cruz.

No. S-419-2018

**(SALE NO. 35)**

Plaintiff: Wilmington Savings  
Fund Society, FSB d/b/a Christiana  
Trust, Not Individually But As Trustee  
for Pretium Mortgage Acquisition  
Trust.

Defendant: James L. Hall, Jr. a/k/a  
James L. Hall.

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

Judgment Amount: \$43,764.88.

Tax Parcel No.: 30-06-0057.000.

Premises known as: 297 Patterson-  
ville Road, Ringtown, PA 17967-  
9765.

TO BE SOLD AS THE PROP-  
ERTY of James L. Hall, Jr. a/k/a  
James L. Hall.

No. S-713-18

**(SALE NO. 36)**

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

Defendant: Mary Welikonich.

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

Judgment Amount: \$11,089.74.

Tax Parcel No.: 43-03-0215.000.

Premises known as: 400 West  
Spring Street, Frackville, PA 17931-  
1120.

TO BE SOLD AS THE PROP-  
ERTY of Mary Welikonich.

No. S-1332-18

**(SALE NO. 37)**

Plaintiff: Wells Fargo Bank, N.A.  
Successor by Merger to Wachovia  
Bank, N.A.

Defendant: Lori Weikel.

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

Judgment Amount: \$22,822.71.

Tax Parcel No.: 48-04-0393.000.

Premises known as: 412 East Ma-  
hanoy Street, Mahanoy City, PA  
17948-2809.

TO BE SOLD AS THE PROP-  
ERTY of Lori Weikel.

No. S-1300-2018

**(SALE NO. 38)**

Plaintiff: LSF10 Master Participa-  
tion Trust.

Defendant: Phillip J. Gintz a/k/a  
Phillip James Gintz.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$49,189.38.  
Tax Parcel No.: 49-02-0105.001.  
Premises known as: 20 West Washington Street a/k/a 20 West Washington, Mcadoo, PA 18237-1408.

TO BE SOLD AS THE PROPERTY of Phillip J. Gintz a/k/a Phillip James Gintz.

No. S-841-18

**(SALE NO. 39)**

Plaintiff: Pennymac Loan Services, LLC.

Defendant: Laura A. Kellett a/k/a Laura Kellett.

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

Judgment Amount: \$117,292.19.

Tax Parcel No.: 68-25-0003.000.

Premises known as: 1240 Mount Hope Avenue, Pottsville, PA 17901-1407.

TO BE SOLD AS THE PROPERTY of Laura A. Kellett a/k/a Laura Kellett.

No. S874-18

**(SALE NO. 40)**

Plaintiff: Pennymac Loan Services, LLC.

Defendant: Jean M. Mihalick.

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

Judgment Amount: \$95,802.59.

Tax Map No.: 15-11-0206.000.

Title to said premises vested in Jean M. Mihalick, by Deed from Lisa Skotek, Dated 01/26/2016, Recorded 02/08/2016, in Book 2554, Page 2692.

Tax Parcel No.: 15-11 -0206.000.

Premises known as: 20 North James Street a/k/a 20 James Street, Kelayres, PA 18231.

TO BE SOLD AS THE PROPERTY of Jean M. Mihalick.

No. S-277-18

**(SALE NO. 41)**

Plaintiff: Branch Banking and Trust Company, a North Carolina Corporation, as Successor in Interest to Susquehanna Bank.

Defendants: Michael J. Carrelli, Jr., Jacqueline Carrelli.

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

Judgment Amount: \$79,262.24.

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

Premises known as: 223 East Jackson Street, Mcadoo, PA 18237-2301.

TO BE SOLD AS THE PROPERTY of Michael J. Carrelli, Jr., Jacqueline Carrelli.

No. S-686-16

**(SALE NO. 42)**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Kayla L. Dinger a/k/a Kayla Zimmerman.

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

Judgment Amount: \$64,833.25.

Tax Parcel No.: 58-05-0175.000.

Premises known as: 6 Fairview Street a/k/a 0 Fairview Street, Pine Grove, PA 17963-1106.

TO BE SOLD AS THE PROPERTY of Kayla L. Dinger a/k/a Kayla Zimmerman.

No. S-1165-18

SCHUYLKILL LEGAL RECORD

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**(SALE NO. 43)**

Plaintiff: Wells Fargo Bank, NA.  
Defendant: Peter Kostingo.

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

Judgment Amount: \$141,806.35.

Tax Parcel No.: 36-11-0020.000.

Premises known as: 145 North Wylam Street, Frackville, PA 17931-1514.

TO BE SOLD AS THE PROPERTY of Peter Kostingo.

No. S-174-18

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**(SALE NO. 44)**

Plaintiff: U.S. Bank National Association, Not in Its Individual Capacity, But Solely as Trustee for NRZ Pass-Through Trust V.

Defendant: Jeffrey A. Najunas a/k/a Jeffrey Najunas.

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

Judgment Amount: \$41,083.38.

The land referred to in this Commitment is described as follows:

Tax Parcel No.: 64-05-0001.000.

Premises known as: 236 North Jardin Street, Shenandoah, PA 17976-1643.

TO BE SOLD AS THE PROPERTY of Jeffrey A. Najunas.

No. S-747-18

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**(SALE NO. 45)**

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

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

Judgment: \$27,161.00.

Tax Parcel No.: 64-05-0411.000.

Property known as: 18 East Lloyd Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Paul D. James, Sr.

No. S-2319-17

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

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

January 9, 2019

Sheriff Sale list available online at

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

Feb. 28; Mar. 7, 14

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SUITS

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

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KUFRO, MEGAN vs. McPEAK, BRIANNA

BANK OF AMERICA NA vs. DERR, CRAIG D

PENNSYLVANIA HOUSING FINANCE A vs. GUTEKUNST, GEORGE T

CARBAUGH, JR, HAROLD E. vs. WEAVER, AMANDA L

GEISSLER, LARISA BOYARSKIKH vs. GEISSLER, HARRY

CAVALRY SPV I LLC, CITIBANK NA vs. FLANAGAN, JAMES V

CAVALRY SPV I LLC, SYNCHRONY BANK vs. GEIGER, JUSTIN

CAVALRY SPV I LLC, CAPITAL ONE BANK (USA) NA vs. FLINT, JENNIFER