

## 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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**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

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#### SECOND PUBLICATION

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**BLUM, HENRY a/k/a HENRY T. BLUM a/k/a HENRY T. BLUM, JR. a/k/a HENRY BLUM, JR.**, deceased

Late of St. Clair Borough, Schuylkill County, PA

Executrices: Donna Gera and Deidre Blum, 223 Morea Road, Frackville, PA 17931

Attorney: Stephen S. Slaton, Esquire, 100 East Seventh Street, Mount Carmel, PA 17851

**DUNLEAVY, WILLIAM C.**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executors: William Dane Dunleavy, 1016 Penn St., Oberlin, PA 17113 and Karen Ann Spieles, 101 E. Chestnut St., Apt. 307, Frackville, PA 17931

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

**EVERETT, HELEN M.**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executor: Roy W. Mengel, 1 South Third Street, Frackville, PA 17931

Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

**FEHR, RICHARD E. a/k/a RICHARD EARL FEHR, JR.**, deceased

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

Executrices: Pamela L. Donovan, 672 Schuylkill Mountain Road, Schuylkill Haven, PA 17972 and

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Angela L. Kutz, 186 Morningside Drive, Pottsville, PA 17901

Attorneys: James C. Bohorad, Esquire, Lipkin, Marshall, Bohorad & Thornburg, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280

**KAUFFMAN, DEAN F.**, deceased  
Late of the Borough of Auburn, Schuylkill County, PA  
Executrix: Melissa Kauffman, 220 West Church Street, Orwigsburg, PA 17961

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

**LORAH, HELEN A.**, deceased  
Late of West Penn Township, Schuylkill County, PA  
Executor: Leroy G. Lorah, 508 Cold Spring Road, Andreas, PA 18211

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250

**MARX, IRENE G.**, deceased  
Late of Norwegian Township, Schuylkill County, PA  
Co-Executrices: Patricia Heffner, 139 North Street, Minersville, PA 17954 and Gloria Cappella, 1141 Peach Mountain Road, Pottsville, PA 17901

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

**MATUK, ALFRED J.**, deceased  
Late of the Borough of Shenandoah, Schuylkill County, PA  
Executrix: Susan Matuk, 14 Ridge Road, Ringtown, PA 17967

Attorneys: James E. Crossen, Esquire, Williamson, Friedberg &

Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

**STEINBRUNN, JOHN A.**, deceased  
Late of the Borough of Orwigsburg, Schuylkill County, PA  
Co-Administratrices: Amanda S. Koehler, 4010 Spring Meadow Drive, Ellicott City, MD 21042 and Jodi L. O'Neill, 69 Harmony Court, Orwigsburg, PA 17961

Attorneys: James C. Bohorad, Esquire, Lipkin, Marshall, Bohorad & Thornburg, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280

**TIDABOCK, CHARLES E., JR. a/k/a CHARLES E. TIDABOCK**, deceased  
Late of Andreas, Schuylkill County, PA

Administratrix: Linda J. Tidabock c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062

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### THIRD PUBLICATION

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**ANDREWS, PAULINE**, deceased  
Late of the Borough of Frackville, Schuylkill County, PA  
Executor: Edmund Paul Andrews.  
Attorneys: Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268

**BENYO, TERESA**, deceased  
Late of the Borough of Coaldale, Schuylkill County, PA  
Executrix: Mary E. Shereba c/o William J. Fries, Esquire, The Atrium, 2895 Hamilton Boulevard, Suite 106, Allentown, PA 18104

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Attorney: William J. Fries, Esquire, The Atrium, 2895 Hamilton Boulevard, Suite 106, Allentown, PA 18104

**DeWIRE, RAYMOND J., SR. a/k/a RAYMOND JOHN DeWIRE**, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executors: Louann Christopher, 61C North St. Andrews Drive, Ormond Beach, FL 32174 and Raymond John DeWire, Jr., 995 Clamtown Road, Tamaqua, PA 18252

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

**DIXON, ROSEMARY A.**, deceased  
Late of the Borough of Frackville, Schuylkill County, PA

Executor: Brad C. Dixon, 142 South Nice Street (Rear), Frackville, PA 17931

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

**FIELD, GERALD E.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executrix: Carol S. Field, 2419 Sharp Mountain Road, Pottsville, PA 17901

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

**GREGONIS, VINCENT J. a/k/a VINCENT JOSEPH GREGONIS**, deceased

Late of the Borough of Gordon, Schuylkill County, PA

Administratrix: Deanna M. Sharp, 13 Poplar Road, Albrightsville, PA 18210

Attorneys: Keith J. Strouse, Esquire, Strouse and Strouse, 816 Center Street, Ashland, PA 17921

**HERNANDEZ, DANIEL A.**, deceased

Late of 800 Grove Street, West Brunswick Township, Schuylkill County, PA

Administrators: Rosalina Pichardo, 1380 University Ave., Bronx, NY 10452 and Russell E. Farbiarz, Esq., Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

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

**HIGGINS, RICHARD F.**, deceased  
Late of Pottsville, Schuylkill County, PA

Executrices: Nancy L. Schlitzer, 21 Cottage Hill West, Pottsville, PA 17901 and Marybeth Dohmann, 480 Wynonah Drive, Auburn, PA 17922

Attorneys: Ronald T. Derenzo, Esquire, Derenzo & Zerbe, 111 East Market Street, Pottsville, PA 17901

**WOOD, VIOLET J.**, deceased  
Late of the Township of West Penn, Schuylkill County, PA

Executor: Thomas Scott Wood, 110 Market Street, Tamaqua, PA 18252

Attorneys: James E. Crossen, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

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NOTICE OF ADMINISTRATIVE  
SUSPENSION

NOTICE IS HEREBY GIVEN that  
the following Schuylkill County at-

SCHUYLKILL LEGAL RECORD

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torneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated September 21, 2015, pursuant to Rule 219, Pa. R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$200.00. The Order became effective October 21, 2015.

Ellwood, Stephen P.  
Halcovage, Michael Patrick  
Meeran, Ishaak

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
Nov. 5

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NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania for the following corporation:

MOTHER BEAR'S CANDY, INC.  
under the provisions of the Pennsylvania Business Corporation Law of 1988.

ILES COOPER, ESQUIRE  
WILLIAMSON, FRIEDBERG &  
JONES, LLC

Ten Westwood Road  
P.O. Box 1190  
Pottsville, PA 17901

Nov. 5

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NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania for the following corporation:

SAM'S PLACE LOTTERY &  
TOBACCO, INC.

under the provisions of the Pennsylvania Business Corporation Law of 1988.

ILES COOPER, ESQUIRE  
WILLIAMSON, FRIEDBERG &  
JONES, LLC

Ten Westwood Road  
P.O. Box 1190  
Pottsville, PA 17901

Nov. 5

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NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that amended Articles of Incorporation were filed with the Department of State, Bureau of Corporations and Charitable Organizations, on or about October 23, 2015, for the following domestic business nonprofit corporation:

HIGHRIDGE IMPROVEMENT  
DISTRICT AUTHORITY

The corporation has been incorporated under the provisions of the Pa. Municipal Authorities Act.

By Order of:  
EDWARD M. BRENNAN,  
ESQUIRE

Solicitor, Board of Supervisors of  
Cass Township  
Schuylkill County, Pennsylvania  
EDWARD M. BRENNAN,  
ESQUIRE

Solicitor, Board of Supervisors of  
Foster Township  
Schuylkill County, Pennsylvania  
NICHOLAS A. QUINN, ESQUIRE

Solicitor, Minersville Area  
School District  
HARRY B. CROSSWELL,  
ESQUIRE

Solicitor, Frank J. Zukas,  
Executive Director  
Schuylkill County Industrial  
Development Authority  
ALVIN B. MARSHALL,  
ESQUIRE

Solicitor, Schuylkill County  
Board of Commissioners

Nov. 5

SCHUYLKILL LEGAL RECORD

NOTICE OF ORGANIZATION  
LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on or about October 15, 2015, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the limited liability company is:

SCHUYLKILL CE CENTER, LLC  
Sudhir R. Patel, Esquire  
Fanelli, Evans & Patel, P.C.  
No. 1 Mahantongo Street  
Pottsville, PA 17901  
(570) 622-2455

Nov. 5

NOTICE OF FILING ARTICLES  
OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected that Kunkel Farms, Inc., a PENNSYLVANIA CORPORATION, having a registered address at 1540 Little Mountain Road, Bethel, PA 19507 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that it is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

RICHARD J. WIEST, ESQUIRE  
WILLIAMSON, FRIEDBERG &  
JONES, LLC

10 Westwood Road  
Pottsville, PA 17901  
(570) 622-5933

Nov. 5

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, Pennsylvania, 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.

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, Ta-  
maqua, Pennsylvania 18252.

TO BE SOLD AS THE PROP-  
ERTY of Pamela Hoffmaster a/k/a  
Pamela L. Hoffmaster.

No. S-698-15

(SALE NO. 2)

Plaintiff: Riverview Bank, Succes-  
sor 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.

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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.

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.

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

No. S-364-15

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**(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, Shepton, PA 18248.

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

No. S-130-15

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**(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

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**(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.

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

No. S-1363-2009

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**(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 Patty Roseman.

No. S-647-15

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**(SALE NO. 12)**

Plaintiff: LSF8 Master Participation Trust.

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

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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, 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



**SCHUYLKILL LEGAL RECORD**

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**(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

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**(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

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**(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

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**(SALE NO. 20)**

Plaintiff: GDBT I Trust 2011-1.

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

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

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**(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

**SCHUYLKILL LEGAL RECORD**

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**(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

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**(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

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**(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

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**(SALE NO. 25)**

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

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**(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

**SCHUYLKILL LEGAL RECORD**

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**(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

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**(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

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

No. S-362-15

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**(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

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**(SALE NO. 32)**

Plaintiff: Schuylkill County Municipal Authority.

Defendants: David Zimmerman, Christine Zimmerman.

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

Judgment Amount: \$3,723.51.

Tax Parcel No.: 67-04-0229.

Property known as: 227 E. Main Street, Tremont, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of David Zimmerman, Christine Zimmerman.

Nos. S-0145-2013, S-4943-2012

SCHUYLKILL LEGAL RECORD

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

Defendants: Guy Bordner, Jessica D. Bordner.

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: \$86,931.80.

Tax Parcel No.: 66-01-0316.000.

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

TO BE SOLD AS THE PROPERTY of Guy Bordner, Jessica D. Bordner.

No. S-2160-14

## SCHUYLKILL LEGAL RECORD

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### **(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 Hav-en, 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.

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.

## SCHUYLKILL LEGAL RECORD

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

TO BE SOLD AS THE PROPERTY of Rose Marie M. Connors a/k/a Rosemary M. Connors.

No. S-987-2015

### (SALE NO. 43)

Plaintiff: Federal National Mortgage 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 PROPERTY 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 PROPERTY of Salvatore Micciulla, Leocadio Roman.

No. S-171-2015

### (SALE NO. 45)

Plaintiff: Federal National Mortgage 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 PROPERTY 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 Margaretta Street, Schuylkill Haven, PA 17972-1660.

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.

## SCHUYLKILL LEGAL RECORD

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

TO BE SOLD AS THE PROP-  
ERTY of Pedro A. Quinones, Gloria  
E. Quinones.

No. S-194-2015

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### (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 PROP-  
ERTY of Tyler M. Wertz.

No. S-492-15

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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

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### 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 realty  
and name of attorney.

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HARRY C. DONMOYER; Tremont;  
Anna E. Esten, Executrix; PE:  
\$28,000; RE: \$45,000; Terrence J.  
Kerwin, Esquire

WILLIAM JOSEPH ASH a/k/a WIL-  
LIAM J. ASH; Pottsville; Theresa  
Catherine Dunmoyer, Executrix;  
PE: \$1,000; RE: \$10,000; Ronald  
R. Pellish, Esquire

LEONA H. DOVE a/k/a LEONA  
DOVE; Shenandoah; John Dove,  
James Dove and Lisa Rooney, Co-  
Executors; PE: \$1,000; RE:  
\$20,000; Thomas J. Pellish, Es-  
quire

MARY A. KUTSKIEL a/k/a MARY  
KUTSKIEL; Shenandoah; Mari-  
anne Bobbin, Executrix; PE:  
\$3,400; RE: \$22,000; Thomas J.  
Pellish, Esquire

HELEN T. POPPISH; Minersville;  
Paul P. Poppish and Mark Seman-  
chik, Co-Administrators; PE:  
\$4,500; RE: \$20,000; Mark Se-  
manchik, Esquire

HERBERT ARTHUR SHAY a/k/a  
HERBERT A. SHAY; Pottsville;  
Jesse T. Shay, Executor; PE:  
\$60,000; RE: \$100,000; Thomas J.  
Pellish, Esquire

RALPH H. REICHERT; Schuylkill  
Haven; Dwayne H. Reichert, Ex-  
ecutor; PE: \$10,000; RE: \$40,000;  
Harry A. Rubright, Esquire

GEORGE V. SOELLNER; Pottsville;  
Denise S. Mullin, Executrix; PE:  
\$14,000; RE: \$52,000; Martin J.  
Cerullo, Esquire

CARLTON F. CROUSE a/k/a CARL-  
TON FRANCIS CROUSE;  
Schuylkill Haven; Carlton C.  
Crouse, Executor; PE: \$20,000;  
RE: None; Thomas J. Pellish, Es-  
quire