

## 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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**ANTHONY, MARY L.**, deceased  
Late of the Township of North Manheim, Schuylkill County, PA  
Executor: Robert M. Anthony, 465 Route 61 South, Schuylkill Haven, PA 17972  
Attorneys: J. Robert Zane, Esquire, Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**HAIN, RONALD W., SR.**, deceased  
Late of the Township of Branch, Schuylkill County, PA  
Executor: Richard K. Hain, P.O. Box 217, Llewellyn, PA 17944  
Attorneys: Joseph H. Jones, Jr., Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

**McALLISTER, MERLE W.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA

Executors: Jeffrey P. Bowe, 11 LaBrecht Place, Tamaqua, PA 18252 and Brenda B. Sebring, 101 Hunters Point, Greensburg, PA 15601

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

**TRUSCOTT, DELORES M.**, deceased

Late of the Township of North Manheim, Schuylkill County, PA  
Administrators: Sharon L. Stidham and Dennis L. Truscott, 22 Margaret Street, Pottsville, PA 17901  
Attorney: Harry A. Rubright, Esq., 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

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#### SECOND PUBLICATION

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**BROWN, JEAN M.**, deceased  
Late of Ashland Borough, Schuylkill County, PA  
Executors: Ms. Lynne Brown, 33 Ashbury Rd., Ocean City, NJ 08226, Mr. John Brown, III, 2015 Centre St., Ashland, PA 17821 and Mr. David Brown, 111 Valley Hill Rd., Ashland, PA 17921  
Attorney: Stephen S. Slaton, Esquire, 100 East Seventh Street, Mount Carmel, PA 17851

**FEASTER, DEBRA K.**, deceased  
Late of the Township of North Manheim, Schuylkill County, PA  
Administratrix: Brenda J. Faverio, 74 New Mill Road, Smithtown, NY 11787  
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901-7280

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**FRYE, CHARLES**, deceased  
Late of the Township of Rush,  
Schuylkill County, PA  
Executor: William Frye, 26 W.  
Main St., Tamaqua, PA 18252  
Attorney: Andrew B. Zelonis, Esq.,  
558 State Road, Barnesville, PA  
18214

**KLINGER, WRELA V.**, deceased  
Late of the Township of Hubley,  
Schuylkill County, PA  
Executor: Wrela E. Klinger, 2233  
East Main Street, Sacramento, PA  
17968  
Attorneys: James P. Diehl, Esquire,  
Williamson, Friedberg & Jones,  
LLC, 10 Westwood Road, P.O.  
Box 1190, Pottsville, PA 17901

**KUNKEL, MARLENE MARGA-  
RET**, deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA  
Executrix: Margaret M. Kunkel,  
517 Railroad Street, Tamaqua, PA  
18252  
Attorney: Andrew B. Zelonis, Esq.,  
558 State Road, Barnesville, PA  
18214

**LUCKENBILL, ALVAR.**, deceased  
Late of 1000 Orwigsburg Manor  
Drive, Orwigsburg Borough,  
Schuylkill County, PA  
Executrix: Margaret C. Luckenbill,  
727 Franklin St., Hamburg, PA  
19526  
Attorneys: Alexa S. Antanavage,  
Esq., Antanavage Farbiarz, PLLC,  
64 North Fourth Street, Hamburg,  
PA 19526

**MINCHOFF, CHARLES A., SR.**  
**a/k/a CHARLES A. MINCHOFF**  
**a/k/a CHARLES MINCHOFF**,  
deceased  
Late of the Township of North  
Manheim, Schuylkill County, PA

Executrix: Deborah A. Minchoff,  
200 Sparrow Lane, Pottsville, PA  
17901

Attorney: William E. Kirwan, Es-  
quire, 300 One Norwegian Plaza,  
Pottsville, PA 17901

**RIZZARDI, GEORGE L.**, deceased  
Late of the Township of Norwe-  
gian, Schuylkill County, PA  
Executrix: Lisa A. Kostyal, 160  
Bullshead Rd., Pottsville, PA  
17901

**STAUFFENBERG, ROBERTAM.**,  
deceased  
Late of Pine Grove Township,  
Schuylkill County, PA  
Executor: Fulton Bank, N.A.,  
Attn.: Gerri L. Caldwell, CTFA,  
One Penn Square, P.O. Box 7989,  
Lancaster, PA 17604

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

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### THIRD PUBLICATION

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**BELLETIERE, ROBERT L.**, de-  
ceased  
Late of Zion Grove, Schuylkill  
County, PA  
Administrator: Robert Weather-  
man  
Attorney: James A. Schneider,  
Esquire, 439 West Broad Street,  
Hazleton, PA 18201-6106

**CLARK, ARLENE K.**, deceased  
Late of the Borough of Tower City,  
Schuylkill County, PA  
Co-Executors: Earl C. Clark, 97  
Watershed Road, Klingerstown,  
PA 17941 and Lena M. Shoffler,  
334 Rumshtown Road, Lykens, PA  
17048  
Attorneys: Joseph D. Kerwin, Es-  
quire, Kerwin and Kerwin, LLP,

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4245 State Route 209, Elizabethville, PA 17023-9765

**NAHF, MARGARET a/k/a MARGARET A. NAHF**, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Sylvia A. Cordeiro, 119 Mahanoy Street, Tamaqua, PA 18252

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

**REHRIG, BLANCHE**, deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Donna L. Lenarz, 67 Brokhoff Road, Pottsville, PA 17901

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890

**SELINSKY, MARY ANN**, deceased

Late of 253 Germanville Road, Ashland, Schuylkill County, PA

Administratrix: Laura DeFalco, 308 Hampton Drive, Birdsboro, PA 19508

Attorneys: Matthew R. Kessler, Esq., Law Offices of Matthew R. Kessler, L.L.C., 1008 Benjamin Franklin Highway—West, Douglassville, PA 19518

**TOMAINO, JOY L.**, deceased

Late of the City of Pottsville, Schuylkill County, PA

Co-Executors: Jill K. Salmon, 1947 Howard Avenue, Pottsville, PA 17901 and Paul W. Miller, 1645 Elk Avenue, Pottsville, PA 17901

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

**YABLONSKY, GEORGE J.**, deceased

Late of Shenandoah, West Mahanoy Township, Schuylkill County, PA

Executor: Joseph A. Yablonsky, 508 Rattlin Run Road, Ringtown, PA 17967

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

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STATE OF WISCONSIN

CIRCUIT COURT

WINNEBAGO COUNTY

SUMMONS

U.S. Bank National Association  
Plaintiff

v.

James W. Thorpe  
Defendant

CASE NO. 2017CV001048

FORECLOSURE OF

MORTGAGE: 30404

To: each person named above as a defendant

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you.

Within 40 days, after March 1, 2018 (which is the first day that this Summons was published), you must respond with a written demand for a copy of the Complaint. The demand must be sent or delivered to the Court, which address is: Winnebago County Courthouse, 415 Jackson Street, Oshkosh, WI 54903-2808 and to Codilis, Moody & Circelli, P.C., plaintiff's attorneys, whose address is 15W030 North Frontage Road, Suite 200, Burr Ridge, IL 60527. You may have an attorney help or represent you.

If you do not demand a copy of the complaint within 40 days, the Court may grant judgment against you for

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the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future and may also be enforced by garnishment or seizure of property.

NOTE: This law firm is a debt collector.

EMILY THOMS, ESQUIRE  
WI State Bar No. 1075844  
CODILIS, MOODY &  
CIRCELLI, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road  
Suite 200  
Burr Ridge, IL 60527  
(630) 794-5200  
pleadings@il.cslegal.com  
50-17-02436

Mar. 1, 8, 15

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### NOTICE

#### SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on  
FRIDAY, APRIL 20, 2018

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

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#### (SALE NO. 1)

Plaintiff: Bank of America, N.A.,  
Successor by Merger to BAC Home  
Loans Servicing, LP f/k/a Country-  
wide Home Loans Servicing, LP.  
Defendant(s): Ruth E. Shuey.

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

Judgment Amount: \$55,218.84.

Tax Parcel No.: 62-02-0241.001.

Property known as: 131 South  
Third Street, Saint Clair, PA 17970.

TO BE SOLD AS THE PROP-  
ERTY of Ruth E. Shuey.

No. S-778-17

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#### (SALE NO. 2)

Plaintiff: Riverview Bank s/b/m  
Union Bank and Trust Company.

Defendant: Jennifer L. Gibas a/k/a  
Jennifer Lee Gibas.

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: \$10,131.44.

Being Tax Parcel No. 54-02-0426.

Property known as: 177 Valley  
Street, New Philadelphia, PA 17959.

TO BE SOLD AS THE PROP-  
ERTY of Jennifer Lee Gibas a/k/a  
Jennifer L. Gibas, Defendant.

No. S-1064-2017

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#### (SALE NO. 3)

Plaintiff: Hidden River Credit  
Union.

Defendant: James J. Capiga.

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

Judgment Amount: \$51,323.24  
plus interest from December 22, 2017,  
and costs of suit.

Schuylkill County Tax Parcel No.:  
36-08-0126.

TOGETHER with the frame  
dwelling erected thereon being num-

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bered 39 Schuylkill Avenue, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of James J. Capiga.

No. S-511-2017.

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### (SALE NO. 4)

Plaintiff: Branch Banking and Trust Company s/i/i to National Penn Bank s/i/i to Keystone Nazareth Bank and Trust Company.

Defendant: Kelly L. Naylor a/k/a Kelly L. Wagner.

Attorneys for Plaintiff: Rebecca J. Price, Esquire, Attorney ID No. 206182, Norris McLaughlin & Marcus, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101, (610) 391-1800; (610) 391-1805 (Fax).

Judgment Amount: \$104,822.55.

Property being known as: 605 Arlington Street, Tamaqua, Pennsylvania 18252 (Tax PIN: 65-14-0142.000).

TO BE SOLD AS THE PROPERTY of Kelly L. Naylor a/k/a Kelly L. Wagner.

No. S-1169-17

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### (SALE NO. 5)

Plaintiff: Wells Fargo Bank N.A.  
Defendants: Charles I. Jones, Jr. and Krista A. Jones.

Being UPI No.: 51-2-38.

Commonly known as: 19 Coal Street, Middleport PA 17953.

No. S-850-2017

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### (SALE NO. 6)

Plaintiff: Fulton Bank, N.A.

Defendant: Jonathan M. Kramer.

Attorneys for Plaintiff: Marc A. Hess, Esquire /Henry & Beaver LLP, 937 Willow Street, P.O. Box 1140, Lebanon, PA 17042-1140.

Judgment Amount: \$31,985.51.

Tax Parcel No.: 58-2-1(13).

Said premises being known as: 507 Pine Hill Drive, Pine Grove, Pennsylvania 17963.

TO BE SOLD AS PROPERTY of Jonathan M. Kramer.

No. S-947-17

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### (SALE NO. 7)

Plaintiff: Santander Bank, N.A.

Defendants: Estate of Patricia Job a/k/a Patricia Ann Job a/k/a Patricia A. Job, Deceased; Francis Job, Colleen Stauffer, and Sean Job, Solely in each of their Capacities as Personal Representatives and Heirs of the Estate of Patricia Job a/k/a Patricia Ann Job a/k/a Patricia A. Job, Deceased.

Attorneys for Plaintiff: Michael S. Bloom, Esquire, Pressman & Doyle, LLC, (610) 532-4222—Phone.

Judgment Amount: \$184,266.37.

Tax Parcel No.: 25-07-0086.001.

Property known as: 11 Church Road, Barnesville, Rush Township, PA 18214.

TO BE SOLD AS THE PROPERTY of Heirs and Devises of Patricia Job a/k/a Patricia Ann Job a/k/a Patricia A. Job, Deceased.

No. S-948-2016

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### (SALE NO. 8)

Plaintiff: Santander Bank, N.A.

Defendants: Clyde B. Bayer, Jr. and Martha K. Bayer.

Attorneys for Plaintiff: Michael S. Bloom, Esq., Pressman & Doyle, LLC, Telephone: (610) 532-4222.

Judgment: \$153,181.86.

Tax Parcel No.: 28-17-2600.000.

Property known as: 2600 Crow Foot Drive, Auburn, South Manheim Township, PA.

No. S-941-17

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### (SALE NO. 9)

Plaintiff: U.S. Bank National Association, not in its individual capacity.

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ity but solely as trustee for the RMAC Trust, Series 2016-CTT.

Defendants: Unknown Heirs and/or Administrators of the Estate of Roberta F. Bowitz a/k/a Roberta Bowitz; Susan F. Bowitz, as believed heir and/or Administrator to the Estate of Roberta F. Bowitz a/k/a Roberta Bowitz; Laura Bowitz Lewis, as believed heir and/or Administrator to the Estate of Roberta F. Bowitz a/k/a Roberta Bowitz; Thomas Bowitz, Jr., as believed heir and/or Administrator to the Estate of Roberta F. Bowitz a/k/a Roberta Bowitz; Dawn Bowitz Lewis, as believed heir and/or Administrator to the Estate of Roberta F. Bowitz a/k/a Roberta Bowitz.

Attorneys for Plaintiff: Kimberly A. Bonner, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028.

Judgment Amount: \$96,165.30.  
Parcel No.: 39-02-0057.001.

Property known as: 520 Market Street, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of Roberta F. Bowitz, Single.  
No. S-1250-2016

**(SALE NO. 10)**

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

Defendants: Bernard J. Kulkaski and Joanne A. Kulkaski.

Attorneys for Plaintiff: Jack M. Seitz, Esquire, Lesavoy Butz & Seitz LLC, 1620 Pond Road, Allentown, PA 18195, (610) 530-2700.

Judgment Amount: \$627,052.09 (as reassessed as of 2/17/17).  
Tax Parcel No.: 21-10-0052.001.  
Property known as: 80 Roberts Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Bernard J. Kulkaski and Joanne A. Kulkaski.

No. S-141-2016

**(SALE NO. 11)**

Plaintiff: LSF8 Master Participation Trust.

Defendants: John Jalonski and Christina Jalonski.

Attorney for Plaintiff: Kevin J. Cummings, Esquire, PA I.D. 209660, Phone Number: (412) 434-7955.

Judgment: \$53,273.87.

Tax Parcel No.: 04-21-0056.000.

Property known as: 487 Main Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of John Jalonski and Christina Jalonski.

No. S-1501-2017

**(SALE NO. 12 )**

Plaintiff: LSF9 Master Participation Trust.

Defendants: Thomas P. Kurtek and Debra L. Kurtek.

Attorney for Plaintiff: Kevin J. Cummings, Esquire, PA I.D. 209660, Phone Number: (412) 434-7955.

Judgment: \$31,432.01.

Tax Parcel No.: 68-19-0141.000.

Property known as: 506 Fairview Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Thomas P. Kurtek and Debra L. Kurtek.

No. S-651-2017

**(SALE NO. 13)**

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant: Robert C. Woll.

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

Judgment Amount: \$55,506.35.

Tax Parcel Number: 68-40-0153.

Premises: 1708 W. Norwegian Street, Pottsville, Pennsylvania 17901.

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TO BE SOLD AS THE PROPERTY of Robert C. Woll.  
No. S-369-16

**(SALE NO. 14)**

Plaintiffs: Forrest L. Shadle and Dorothy M. Shadle, his wife.

Defendants: Theodore C. Shadle and Penny S. Shadle, his wife and the United States of America.

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

Judgment Amount: \$46,046.25 plus interest from December 27, 2017, and costs of suit.

Schuylkill County Tax Parcel No.: 4-30-20.

TO BE SOLD AS THE PROPERTY of Theodore C. Shadle and Penny S. Shadle and the United States of America.

No. S-2095-2015

**(SALE NO. 15)**

Plaintiff: HSBC BANK USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3, by its Attorney in Fact Ocwen Loan Servicing LLC.

Defendant(s): George Mammarella.

Attorney for Plaintiff: Edward J. McKee, Esquire.

Judgment Amount: \$203,504.30.

Tax Parcel No.: 26-03-0012.006.

Property known as: 22 Circle Drive, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of George Mammarella.

No. S-1277-2012

**(SALE NO. 16)**

Plaintiff: the Gratz Bank.

Defendants: Edward K. Bensinger and Catherine M. Bensinger, husband and wife.

Attorney for Plaintiff: Joseph C. Michetti, Jr., Esquire, (570) 797-8651.

Judgment Amount: \$113,114.55 on the First Mortgage and \$44,933.35 on the Second Mortgage.

Tax Parcel No.: 63-05-0070.002.

Property known as: 604 Hillcroft Avenue, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Edward K. Bensinger and Catherine M. Bensinger.

No. S-1520-2017

**(SALE NO. 17)**

Plaintiff: Eagle Rock Resort Co., LLC.

Attorney for Plaintiff: John M. Hampton, Esquire, Eagle Rock Resort, 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Tax Parcel No.: 9-23-186.

Property known as: Lot 186 of WSS5 Subdivision.

TO BE SOLD AS THE PROPERTY of Mary M. Rollins.

No. S-1835-15

**(SALE NO. 18)**

Plaintiff: Ditech Financial LLC.

Defendants: Clark E. Bohr, Jr. and Sandra L. Diaz.

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

Judgment Amount: \$103,317.78.

Tax Parcel No.: 21-8-84.

Property known as: 173 Dark Woods Rd., Pine Grove, PA 17963.

No. S-1114-17

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**(SALE NO. 19)**

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company.

Defendant: James C. Evans, Jr.

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

Judgment Amount: \$63,250.21.

Tax Parcel No.: 65-11-93.

Property known as: 247 Franklin Street Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of James C. Evans, Jr.

No. S-1095-17

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**(SALE NO. 20)**

Plaintiff: Shenandoah Valley School District.

Defendant: Richard M. Wargo.

Attorney for Plaintiff: David D. Dugan, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,257.56.

Tax Parcel No.: 64-06-0233.

Property known as: 31 S. Grant Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Richard M. Wargo.

Nos. J-4164-2016, J-2969-2016

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**(SALE NO. 21 )**

Plaintiff: Shenandoah Valley School District.

Defendant: Marie J. Manbeck.

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

Judgment Amount: \$3,066.94.

Tax Parcel No.: 36-08-0041.

Property known as: 57 Weston Place, W. Mahanoy Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Marie J. Manbeck.

Nos. J-4326-2014, J-3543-2014

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**(SALE NO. 22 )**

Plaintiff: Shenandoah Valley School District.

Defendant: Alma Gonzalez.

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

Judgment Amount: \$1,553.78.

Tax Parcel No.: 64-05-0081.

Property known as: 107 E. Coal Street, Shenandoah, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Alma Gonzalez.

Nos. J-4541-2014, J-3641-2014

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**(SALE NO. 23)**

Plaintiff: Panther Valley School District.

Defendant: Sharon Ruggiero.

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

Judgment Amount: \$1,580.85.

Tax Parcel Nos.: 40-03-0106 and 40-03-0105.

Property known as: 101 First Street, Coaldale, Pennsylvania 18218 and East Ridge Street, Coaldale, Pennsylvania 18218.

TO BE SOLD AS THE PROPERTY of Sharon Ruggiero.

Nos. J-2003-2008, J-0212-2008,  
J-5327-2007 and J-5792-2007

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**(SALE NO. 24)**

Plaintiff: Shenandoah Valley School District.

Defendant: Diamond Mined, L.L.C.



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Attorney for Plaintiff: David D. Dugan, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,600.92.

Tax Parcel No.: 64-04-0399.

Property known as: 404-406 W. Coal Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Diamond Mined, L.L.C.

Nos. J-5537-2016, J-4410-2016

**(SALE NO. 25)**

Plaintiff: Hidden River Credit Union.

Defendant: Sabrina Hedemann.

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

Judgment Amount: \$93,016.48 plus interest from December 13, 2017, and costs of suit.

Schuylkill County Tax Parcel No.: 68-12-0085.

TO BE SOLD AS THE PROPERTY of Sabrina Hedemann.

No. S-512-2017

**(SALE NO. 26)**

Plaintiff: Schuylkill County Municipal Authority.

Defendants: Anthony Gerald Mikos, Sandy Leary Mikos.

Attorney for Plaintiff: David D. Dugan, Esquire, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,647.46.

Tax Parcel No.: 12-07-0043.

Property known as: 1 E. Centre Street, Frailey Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Anthony Gerald Mikos, Sandy Leary Mikos.

Nos. J-0493-2016, J-3380-2015

**(SALE NO. 27)**

Plaintiff: Deutsche Bank National Trust Company.

Defendants: Mark Poslosky, Known Heir of Richard A. Poslosky and Carole A. Poslosky, Matthew Poslosky, Known Heir of Richard A. Poslosky and Carole A. Poslosky, Michelle Poslosky, Individually, and as Known Heir of Richard A. Poslosky and Carole A. Poslosky, Scott Poslosky, Known Heir of Richard A. Poslosky and Carole A. Poslosky, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Carole A. Poslosky, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Richard A. Poslosky.

Attorneys for Plaintiff: Udren Law Offices, P.C.

Judgment Amount: \$83,184.01.

Being known as: 623 North 3rd Street, Pottsville, PA 17901.

Property ID Nos.: 68-20-38 and 68-20-39.

No. S-1671-16

**(SALE NO. 28)**

Plaintiff: HSBC Bank USA, National Association.

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

Attorneys for Plaintiff: Udren Law Offices, P.C.

Judgment Amount: \$72,735.57.

Tax ID Number(s): 57-4-148.

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

Property ID No.: 57-4-148.

No. S-970-2017

**(SALE NO. 29)**

Plaintiff: Shenandoah Valley School District.

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Defendants: Apolinar Arias, Lili-  
ana Jiminez.

Attorney for Plaintiff: David D.  
Dugan, Esquire, 2700 Horizon Drive,  
Suite 100, King of Prussia, PA 19406,  
(484) 690-9300.

Judgment Amount: \$1,369.18.

Tax Parcel No.: 64-07-0116.

Property known as: 436 W. Centre  
Street, Shenandoah, Pennsylvania  
17976.

TO BE SOLD AS THE PROP-  
ERTY of Apolinar Arias, Liliana  
Jiminez.

Nos. J-5135-2015, J-3920-2015

### (SALE NO. 30)

Plaintiff: Saint Clair Area School  
District.

Defendant: Eric Chaplick.

Attorney for Plaintiff: David D.  
Dugan, Esquire, 2700 Horizon Drive,  
Suite 100, King of Prussia, PA 19406,  
(484) 690-9300.

Judgment Amount: \$1,390.08.

Tax Parcel No.: 62-03-0508.

Property known as: 215 S. Morris  
Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROP-  
ERTY of Eric Chaplick.

Nos. J-5095-2014, J-4559-2014

### (SALE NO. 31)

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

Defendant(s): Unknown Heirs,  
Successors, Assigns and All Persons,  
Firms or Associations Claiming Right,  
Title or Interest From or Under James  
J. McGowan a/k/a James McGowan,  
Deceased.

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

Judgment Amount: \$75,280.66.

Tax Parcel No.: 59-4-191.

Property known as: 44 Coal Street,  
Port Carbon, PA 17965.

TO BE SOLD AS THE PROP-  
ERTY of James McGowan.

No. S-565-17

### (SALE NO. 32)

Plaintiff: Bank of America, N.A.,  
Successor by Merger to BAC Home  
Loans Servicing LP f/k/a Country-  
wide Home Loans Servicing LP c/o  
Pennymac Loan Services, LLC.

Defendant(s): Kenneth E. Smith.

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

Judgment Amount: \$86,534.60.

Tax Parcel No.: 63-06-0723.000.

Property known as: 318 Parkway,  
Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROP-  
ERTY of Kenneth E. Smith.

No. S-1253-17

### (SALE NO. 33)

Plaintiff: Pennymac Loan Services,  
LLC.

Defendant(s): Robert D, Engle-  
man, Sr. and Christine M. Engleman.

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

Judgment Amount: \$78,621.47.

Tax Parcel No.: 68-21-353.

Property known as: 18 South Jack-  
son Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROP-  
ERTY of Robert D. Engleman, Sr. and  
Christine M. Engleman.

No. S-1162-17

### (SALE NO. 34)

Plaintiff: Nationstar Mortgage  
LLC.

## SCHUYLKILL LEGAL RECORD

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Defendants: Thomas R. Manning and Sharon Manning.

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

Judgment Amount: \$72,563.44.

Tax Parcel Nos.: 14-10-0021.000 and 14-10-0020.000.

Property known as: 2218 East Main Street, Sacramento, PA 17968.

TO BE SOLD AS THE PROPERTY of Thomas R. Manning and Sharon Manning.

No. S-1131-17

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

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Daniel Lazusky, Joleen Koncsler.

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: \$82,175.48.

Tax Parcel No.: 30-08-0053.000.

Premises known as: 413 Ringtown Boulevard a/k/a 413 Ringtown, Ringtown, PA 17967-9799.

TO BE SOLD AS THE PROPERTY of Daniel Lazusky, Joleen Koncsler.

No. S-445-17

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

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

Defendants: David L. Arner, Colleen Arner a/k/a Colleen J. Arner.

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: \$41,473.79.

Tax Parcel No.: 37-14-0026.001.

Premises known as: 342 Mush Dahl Road, New Ringgold, PA 17960-9050.

TO BE SOLD AS THE PROPERTY of David L. Arner, Colleen Arner a/k/a Colleen J. Arner.

No. S-781-17

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

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, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103, (215) 563-7000.

Judgment Amount: \$65,968.94.

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. 38)**

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

Defendants: Howard T. Seibert, Jean Seibert a/k/a Jean S. Seibert.

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: \$21,101.27.

Tax Parcel No.: 48-08-0188.000.

**SCHUYLKILL LEGAL RECORD**

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Premises known as: 515 West Mahanoy Avenue, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Howard T. Seibert, Jean Seibert a/k/a Jean S. Seibert.

No. S-1427-17

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**(SALE NO. 39)**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Robert L. Richards, Jr.

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: \$53,670.71.

Tax Parcel No.: 54-02-0044.

Premises known as: 26 Macomb Street, New Philadelphia, PA 17959-1030.

TO BE SOLD AS THE PROPERTY of Robert L. Richards, Jr.

No. S-736-17

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**(SALE NO. 40)**

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

Defendant: Kevin Schwalm.

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: \$7,218.40.

Tax Parcel No.: 04-02-0017.000.

Premises known as: 2 Wildcat Road, Girardville, PA 17935-1001.

TO BE SOLD AS THE PROPERTY of Kevin Schwalm.

No. S-1448-17

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**(SALE NO. 41)**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Audrey L. Warner.

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: \$86,906.66.

Tax Parcel Nos.: 29-14-0028.000, 29-14-0010.002, 29-14-0010.001.

Premises known as: 119 Mollleystown Road, Pine Grove, PA 17963-8680.

TO BE SOLD AS THE PROPERTY of Audrey L. Warner.

No. S-54-17

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**(SALE NO. 42)**

Plaintiff: Nationstar Mortgage LLC.

Defendant: Karen M. Adams a/k/a Karen M. Ringo.

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: \$85,097.96.

Tax Parcel Nos.: 20-09-0011.000, 20-08-0067.000.

Premises known as: 423 Main Street, Seltzer, PA 17901-1632.

TO BE SOLD AS THE PROPERTY of Karen M. Adams a/k/a Karen M. Ringo.

No. S-1280-12

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**(SALE NO. 43)**

Plaintiff: Wells Fargo USA Holdings, Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc.

Defendants: Ronald E. Murhon, Sr., Sara I. Murhon.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$95,146.69.  
Tax Parcel No.: 28-02-0027.000.  
Premises known as: 357 Berne Drive a/k/a 357 Berne, Schuylkill Haven, PA 17972-9121.

TO BE SOLD AS THE PROPERTY of Ronald E. Murhon, Sr., Sara I. Murhon.

No. S-834-17

**(SALE NO. 44)**

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

Defendant: James L. Hall.

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: \$6,973.93.

Tax Parcel No.: 48-08-0506.000.

Premises known as: 330 W. S.  
Street a/k/a 330 West South, Mahanoy  
City, PA 17948.

TO BE SOLD AS THE PROP-  
ERTY of James L. Hall.

No. S-1400-17

**(SALE NO. 45)**

Plaintiff: U.S. Bank National As-  
sociation, as Trustee for Residential  
Asset Mortgage Products, Inc., Mort-  
gage Asset-Backed Pass-Through  
Certificates, Series 2005-EFC2.

Defendants: Daniel J. Long a/k/a  
Daniel J. Long, Sr. a/k/a Daniel Long,  
Jennifer L. Long a/k/a Jennifer Emer-  
ich a/k/a Jennifer L. Emerich.

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: \$74,298.28.

Tax Parcel No.: 41-7-162.

Premises known as: 75 Front  
Street, Cressona, PA 17929-1316.

TO BE SOLD AS THE PROP-  
ERTY of Jennifer L. Long a/k/a Jen-  
nifer Emerich a/k/a Jennifer L. Emer-  
ich.

No. S-1091-17

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 thereto within ten  
(10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

January 10, 2018

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

Mar. 1, 8, 15

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.

TIMMY S. KILLIAN a/k/a TIMMY  
SAMUEL KILLIAN; N. Manheim  
Twp.; Brent W. Killian, Adminis-  
trator; PE: \$27,000; RE: None; No  
Attorney

RUTH I. MILLER a/k/a RUTH  
IRENE MILLER; Hegins Twp.;  
Amy Y. Csendes, Executrix; PP:  
\$5,000; RE: \$54,554.50; David H.  
Rattigan, Esquire

KATHI KOZAK; Frackville; Mary  
Ann Stetz, Executrix; PP: \$4,000;  
RE: \$30,000; Eric M. Mika, Es-  
quire

ANNE D. PIEKARSKY; Shenando-  
ah; Robert Piekarsky, Administra-  
tor; PP: \$11,500; RE: None; Robert  
M. Reedy, Esquire

## SCHUYLKILL LEGAL RECORD

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- EDWARD F. BARTLETT, JR.; Palo Alto; Judith A. Drake, Administratrix; PP: \$5,000; RE: None; John B. Lieberman, III, Esquire
- THEODORE DZIADOSZ; W. Mahanoy Twp.; Laura Jane Licata, Executrix; PP: None; RE: \$50,000; Eric M. Mika, Esquire
- THOMAS J. COLLINS a/k/a THOMAS JOSEPH COLLINS; Ryan Twp.; Donna Stone, Executrix; PP: \$174,000; RE: \$22,000; Brian Joseph Urban, Esquire
- JEAN E. SCHNECK a/k/a JEAN SCHNECK a/k/a JEAN ELIZABETH SCHNECK; Orwigsburg; Kenneth L. Schneck, Executor; PP: \$200,000; RE: None; James G. Caravan, Esquire
- PAUL J. SALADIGO a/k/a PAUL J. SALADIGO, JR.; Kelayres; Paula Dagostino, Executrix; PP: \$250,000; RE: \$300,000; No Attorney
- SYLVIA ANNE MENTZER a/k/a SYLVIA ANN MENTZER; N. Manheim Twp.; Keith A. Mentzer, Executor; PP: \$18,000; RE: \$70,000; No Attorney
- MARY ANN SELINSKY a/k/a MARY A. SELINSKY a/k/a MARY ANN E. SELINSKY; Butler Twp.; Laura M. DeFalco, Administratrix; PP: \$9,000; RE: \$70,000; Matthew Kessler, Esquire
- MARY CHIODO a/k/a MARY JOANN CHIODO; Pottsville; Rosalie E. Kalyan, Executrix; PP: \$26,000; RE: \$2,000; Martin J. Cerullo, Esquire
- RICHARD MORRIS PULS a/k/a RICHARD M. PULS; Shenandoah; Patricia Ann Howard and Dennis John Puls, Sr., Co-Administrators; PP: \$75,000; RE: None; John R. Kantner, Esquire
- ALVA R. LUCKENBILL; Orwigsburg; Margaret C. Luckenbill, Executrix; PP: \$6,500; RE: \$65,000; Alexa S. Antanavage, Esquire
- EDWARD R. WABBY, JR. a/k/a ED WABBY a/k/a ED WABBY, JR.; Norwegian Twp.; Donna L. Wabby, Administratrix; PP: \$25,000; RE: \$175,000; John R. Kantner, Esquire
- MARGARET NAHF a/k/a MARGARET A. NAHF; Tamaqua; Sylvia A. Cordeiro, Executrix; PP: \$5,000; RE: \$10,000; Jeffrey P. Bowe, Esquire
- ROBERT L. BELLETIERE; E. Union Twp.; Robert Weatherman, Administrator; PP: \$2,000; RE: \$124,000; James A. Schneider, Esquire
- DAWN M. HUGGINS; Tamaqua; Ashley Goho, Administratrix; PP: None; RE: None; Joseph J. Velitsky, Esquire
- STERLING P. HEPLER; Washington Twp.; Duane Hepler, Executor; PP: \$75,000; RE: None; James C. Bohorad, Esquire
- FRANCIS BRENNAN a/k/a FRANCIS J. BRENNAN; Minersville; Paul James Brennan, Executor; PP: None; RE: \$51,000; Edward M. Brennan, Esquire
- DEBRA K. FEASTER; N. Manheim Twp.; Brenda J. Faverio, Administratrix; PP: \$25,000; RE: None; James C. Bohorad, Esquire
- GEORGE L. RIZZARDI; Pottsville; Lisa A. Kostyal, Executrix; PP: \$5,000; RE: None; No Attorney
- JEAN M. BROWN; Ashland; Lynne Brown, John Brown, III and David Brown, Co-Executors; PP: \$200,000; RE: \$100,000; Stephen S. Slaton, Esquire