

SCHUYLKILL LEGAL RECORD

ESTATE AND TRUST NOTICES

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

FIRST PUBLICATION

ACHENBACH, ALLAN A., deceased

Late of Frackville, Schuylkill County, PA

Administratrix: Tammy Achenbach, 10198 Guenevere Court, Mechanicsville, VA 23116

Attorneys: James O'Connor, O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

ANDRUCHEK, JESSICA LYNN, deceased

Late of the Borough of Minersville, Schuylkill County, PA

Co-Administrators: Michael Andruchek and Joanne Andruchek, 524 Lytle St., Minersville, PA 17954

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

CHICKIRDA, JOANNE, deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executrix: June L. Zubey, 509 May Drive, 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

FRANTZ, GARY L., deceased

Late of the Borough of New Ringgold, Schuylkill County, PA

Executrix: Donna M. Frantz, P.O. Box 76, New Ringgold, PA 17960

Attorneys: William E. Kirwan, Esquire, William E. Kirwan, Esquire, P.C., 300 One Norwegian Plaza, Pottsville, PA 17901

HAMILTON, MARK ALLEN, deceased

Late of Pottsville City, Schuylkill County, PA

Administrator: Markus Hamilton, 1344 W. Norwegian St., Pottstown, PA 17901

Attorneys: Andrew E. DiPiero, Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006

HARTSHORNE, CATHERINE, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA

Administrator: Gregory W. Hartshorne, 126 Schuylkill Avenue, Tamaqua, PA 18252

Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

KOBIGE, ROBERT M., SR. a/k/a ROBERT M. KOBIGE, deceased

Late of East Norwegian Township, Schuylkill County, PA

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Executors: Robert M. Kobige, Jr.,
229 Stadium Street, Minersville,
PA 17954 and Kristine M. Gem-
mell, 343 S. Mill Street, St. Clair,
PA 17970

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

KUCHERA, PATRICIA A., de-
ceased

Late of Kline Township, Schuylkill
County, PA

Executrix: Carol Shemanski

Attorneys: Joseph R. Baranko, Jr.,
Esquire, The Slusser Law Firm,
1620 N. Church Street, Suite 1,
Hazleton, PA 18202

MILLER, JOSEPH S., deceased

Late of the Township of Porter,
Schuylkill County, PA

Administrators: Kole J. Miller, 167
Oak Street, Tower City, PA 17980
and Roman C. Miller, 124 South
5th Street, Tower City, PA 17980

Attorneys: Joseph D. Kerwin, Es-
quire, Kerwin and Kerwin, LLP,
4245 State Route 209, Elizabeth-
ville, PA 17023-9765

**NUSH, ALANA a/k/a ALANA M.
NUSH**, deceased

Late of the Borough of Minersville,
Schuylkill County, PA

Executor: Spencer Nush, 182 Gay
Street, Apt. 205, Philadelphia, PA
19128

Attorney: Mark Semanchik, Es-
quire, 44 North Balliet Street,
Frackville, PA 17931

SECOND PUBLICATION

BELTZ, MARIE G., deceased

Late of No. 1319 Shady Lane, Ta-
maqua, Schuylkill County, PA

Executrix: Kathleen Beltz, 1319
Shady Lane, Tamaqua, PA 18252

Attorneys: Harry A. Rubright,
Esquire, Rubright, Domalakes,
Troy & McDonald, 29 E. Main
Street, P.O. Box 706, Schuylkill
Haven, PA 17972

BITTLE, ALBERT O., deceased
Late of Pottsville, Schuylkill Coun-
ty, PA

Administrator: Albert O. Bittle,
944 Penn Street, 3rd Floor, Read-
ing, PA 19602

Attorneys: Albert J. Evans, Es-
quire, Fanelli, Evans & Patel, P.C.,
No. 1 Mahantongo Street, Potts-
ville, PA 17901

BLANTZ, GLORIA A., deceased
Late of Pine Grove, Schuylkill
County, PA

Executor: James Thornton c/o
George W. Porter, Esquire, 909 E.
Chocolate Ave., Hershey, PA
17033

Attorney: George W. Porter, Es-
quire, 909 E. Chocolate Ave.,
Hershey, PA 17033

HOBBS, RUTH M., deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executors: Harry Hobbs, 40 South
Jackson Street, Pottsville, PA
17901 and Noreen Hobbs, 1407
Mahantongo Street, Pottsville, PA
17901

Attorneys: Alvin B. Marshall, Es-
quire, Marshall, Bohorad, Thorn-
burg, Price & Campion, P.C., 1940
West Norwegian Street, P.O. Box
1280, Pottsville, PA 17901

McCOY, HELEN A., deceased

Late of the Borough of Ashland,
Schuylkill County, PA

Executrices: Mary E. Wood, 1158
American Street, Catasauqua, PA
18032 and Ellen A. Sutjak, 9041
Ashfield Road, Slatington, PA
18080

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

THIRD PUBLICATION

DODDS, MARTHA N., deceased
Late of Orwigsburg Borough, Schuylkill County, PA
Executor: Robert G. Dodds, 1826 Ridgewood Road, Orwigsburg, PA 17961

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

DOWER, THOMAS MICHAEL a/k/a THOMAS M. DOWER, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA
Administrator: Robin L. Dower, 338 Furnace Street, Shenandoah, PA 17976

Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

FERRENCE, MABEL C., deceased
Late of the Borough of Tamaqua, Schuylkill County, PA

Executor: Daniel Christian, 22 Ryan Avenue, Tamaqua, PA 18252
Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

FRANKO, AGNES A., deceased
Late of the Borough of Tamaqua, Schuylkill County, PA

Executrix: Joanne Malys, 418 Cassidy Court, Blandon, PA 19510

KALBACH, AMY ANN a/k/a AMY A. KALBACH a/k/a AMY KALBACH, deceased

Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executor: Karl Nicholas Kalbach, 6080 Valley View Court, Placer-ville, CA 95667

Attorney: Barbara L. Feudale, Esquire, 419 McKnight Street, P.O. Box 25, Gordon, PA 17936

KOHR, DIANE ELIZABETH a/k/a DIANE E. KOHR a/k/a DIANE KOHR, deceased

Late of South Manheim Township, Schuylkill County, PA

Executrix: Samantha M. Stout, 24 Center Avenue, Schuylkill Haven, PA 17972

Attorneys: Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

LEWIS, FRANCIS L. a/k/a FRANCIS LEWIS, deceased

Late of the Borough of Shenandoah, Schuylkill County, PA

Executrix: Susan Swearhart, 131 North Emerick Street, Shenandoah, PA 17976

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

MAGILL, MARYANNE ELIZABETH a/k/a MARYANNE E. MAGILL a/k/a MARYANNE MAGILL a/k/a MARYANN E. MAGILL, deceased

Late of Oneida, Schuylkill County, PA

Administrator: Andrew Magill, 66 Mill Hill Road, Sugarloaf, PA 18249

Attorneys: Joseph R. Ferdinand, Esquire, Gillespie Miscavige & Ferdinand, LLC, 3 E. Butler Drive, Suite 102, Drums, PA 18222

PTASZKOWSKI, BERTHA, deceased

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

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Executrix: Carol Ann Ptaszkowski,
227 Florida Avenue, Shenandoah,
PA 17976

Attorney: Barbara L. Feudale,
Esquire, 419 McKnight Street,
P.O. Box 25, Gordon, PA 17936

**RENNINGER, WILLIAM J. a/k/a
WILLIAM JOSEPH REN-
NINGER**, deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executor: William E. Renninger,
3110 Cyprus Road S., Dover, PA
17315

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

SMITH, CHARLOTTE M., de-
ceased

Late of the Borough of Frackville,
Schuylkill County, PA

Executrix: Kathy Burda, 225 S.
Spencer Street, Frackville, PA
17949

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

**STEWARD, ROBERT H. a/k/a
ROBERT STEWARD**, deceased

Late of East Union Township,
Schuylkill County, PA

Administratrix: Lorie Reimiller
Attorneys: Richard J. Marusak,
Esquire, Ustynoski & Marusak,
LLC, 101 West Broad St., Suite
205, Hazleton, PA 18201

**STEWARD, THOMAS LEE a/k/a
THOMAS L. STEWARD a/k/a
THOMAS STEWARD**, deceased

Late of East Union Township,
Schuylkill County, PA

Administratrix: Lorie Reimiller

Attorneys: Richard J. Marusak,
Esquire, Ustynoski & Marusak,
LLC, 101 West Broad St., Suite
205, Hazleton, PA 18201

STOUTLAND, JERRY H., deceased
Late of the Township of West
Brunswick, Schuylkill County, PA
Executrix: Nancy P. Pugliese, 24
Red Coach Lane, Holmdel, NJ
07733

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

SYZDEK, GLADYS, deceased
Late of Ryan Township, Schuylkill
County, PA

Executrix: Sandra Syzdek, 4 E.
Chestnut Street, Barnesville, PA
18214

Attorneys: Thomas K. Noonan,
Esquire, Law Offices of Edward
M. Brennan, 306 Mahantongo
Street, Pottsville, PA 17901

NOTICE

NOTICE IS HEREBY GIVEN
to all creditors and claimants of Seitz
Brothers Exterminating, Inc. a busi-
ness corporation, that the shareholder
has approved a proposal that the cor-
poration dissolve voluntary and that
the corporate officer is now engaged
in winding up and settling the affairs
of the corporation under the provisions
of Section 1975 of the Pennsylvania
Business Corporation Law of 1988.

Brian Seitz, President
83 Claremont Ave.
Tamaqua, PA 18252

Apr. 22

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
T.M.M., a Minor

SCHUYLKILL LEGAL RECORD

NO. S-347-2021

NOTICE OF NAME CHANGE

Petitioner, Ashley Lorah, filed a Petition for Change of Name on March 9, 2021, to change the minor child's name to T.M.L. A Hearing on the Petition is scheduled for May 11, 2021, at 9:30 a.m. in Courtroom No. 5 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

KAREN E. RISMILLER,
ESQUIRE

Attorney I.D. No. 56041
LAW OFFICES OF

KAREN E. RISMILLER
Attorneys for Petitioner

The Landmark Building
115 South Centre Street
Pottsville, PA 17901
(570) 628-2333

Apr. 22

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL DIVISION
SANTANDER BANK, N.A.

Plaintiff

v.

RICHARD A. OLT, JR., IN
HIS CAPACITY AS HEIR OF
RICHARD OLT a/k/a
RICHARD A. OLT, SR. a/k/a
RICHARD OLT, SR., DECEASED;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
RICHARD OLT a/k/a
RICHARD A. OLT, SR. a/k/a
RICHARD OLT, SR., DECEASED
Defendant(s)

NO.: S-2344-2019

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

NOTICE TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Richard Olt a/k/a Richard A. Olt, Sr. a/k/a Richard Olt, Sr., Deceased

Being Premises: 257 LONG-STRETCH RD., PINE GROVE, PA 17963.

Being in PINE GROVE TOWNSHIP, County of SCHUYLKILL, Commonwealth of Pennsylvania, 21-10-0002.012.

Improvements consist of residential property.

Sold as the property of Richard Olt a/k/a Richard A. Olt, Sr. a/k/a Richard Olt, Sr.

Your house (real estate) at 257 LONGSTRETCH RD., PINE GROVE, PA 17963 is scheduled to be sold at the Sheriff's Sale on August 11, 2021 at 10:00 A.M., at the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901, to enforce the Court Judgment of \$111,-941.92 obtained by, SANTANDER BANK, N.A. (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Apr. 22

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
OLIVIA DRU VALENCIA,
a Minor

NO. S-494-21

NOTICE OF NAME CHANGE
Petitioner, Jessica Teter, filed a Petition for Change of Name on April

SCHUYLKILL LEGAL RECORD

6, 2021, to change the minor child's name Olivia Dru Valencia-Teter. A Hearing on the Petition is scheduled for Thursday, June 3, 2021, at 9:30 a.m. in Courtroom No. 5 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

CHRISTINE A. HOLMAN,
ESQUIRE
Attorney I.D. No. 61350
LAW OFFICE OF
CHRISTINE A. HOLMAN
Attorneys for Petitioner

204 East Broad Street
Tamaqua, PA 18252
(570) 668-5321

Apr. 22

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
IN RE: CHANGE OF NAME OF
DANIELLA SKYE MARSHALL,
a Minor
NO. S-495-21

NOTICE OF NAME CHANGE

Petitioner, Jessica Teter, filed a Petition for Change of Name on April 6, 2021, to change the minor child's name Daniella Skye Teter. A Hearing on the Petition is scheduled for Thursday, June 3, 2021, at 9:30 a.m. in Courtroom No. 5 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901.

CHRISTINE A. HOLMAN,
ESQUIRE
Attorney I.D. No. 61350
LAW OFFICE OF
CHRISTINE A. HOLMAN
Attorneys for Petitioner

204 East Broad Street
Tamaqua, PA 18252
(570) 668-5321

Apr. 22

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State, Commonwealth of Pennsylvania, on March 15, 2021, pursuant to the Business Corporation Law of 1988, as amended for:

MAP DISTRIBUTORS, INC.

Richard J. Marusak, Esquire
Ustynoski and Marusak, LLC
101 West Broad Street
Suite 205
Hazleton, PA 18201

Apr. 22

NOTICE

SHERIFF'S SALE OF
REAL ESTATE

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

FRIDAY, JUNE 4, 2021

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: Pennsylvania Housing Finance Agency.

Defendant: Fernando Herrejon Lopez.

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

Judgment Amount: \$42,598.75.

Tax Parcel: 44-05-0096.000.

Instrument #: 2017-00003050.

Property known as: 1406 Main Street, Gilberton, PA 17934.

TO BE SOLD AS THE PROPERTY of Defendant Fernando Herrejon Lopez.

No. S-2250-19

SCHUYLKILL LEGAL RECORD

(SALE NO. 2)

Plaintiff: B&B Funding, LLC v.
John C. James, Jr.

Defendant: John C. James, Jr.

Attorneys for Plaintiff: Andrew J.
Marley, Esquire, Stern & Eisenberg,
PC, The Shops at Valley Square, 1581
Main Street, Suite 200, Warrington,
PA 18976.

Judgment Amount: \$107,244.20.

Containing 9,900 square feet or
0.23 acres.

Tax Parcel No.: 27-08-0100.000.

Property known as: 169 Sunny
Drive, Mary D, PA 17952.

TO BE SOLD AS THE PROPER-
TY of John C. James, Jr.

No. S-1584-19

(SALE NO. 3)

Plaintiff: Midfirst Bank.

Defendant: Keir E. Sayenga.

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

Judgment Amount: \$86,774.17.

Parcel No.: 68-40-0156.000.

Property known as: 1714 West
Norwegian Street, Pottsville, PA
17901.

TO BE SOLD AS THE PROPER-
TY of Keir E. Sayenga, no marital
status shown.

No. S-1332-2020

(SALE NO. 4)

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

Defendants: David Fessler a/k/a
David T. Fessler a/k/a David T.
Fessler, Jr.; Wendy Fessler a/k/a Wen-
dy A. Fessler.

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

Judgment Amount: \$73,603.66.

Parcel No.: 55-06-0022.000.

Property known as: Box #6 RR#3
a/k/a 205 Hughes Street, New Ring-
gold, PA 17960.

TO BE SOLD AS THE PROPER-
TY of David T. Fessler and Wendy A.
Fessler, husband and wife.

No. S-2084-2019

(SALE NO. 5)

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

Defendant(s): Tomas Rivadeneira.

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

Judgment Amount: \$53,650.87.

Tax Parcel No.: 65-13-0087.000.

Property known as: 111 Market
Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPER-
TY of Tomas Rivadeneira.

No. S-797-19

(SALE NO. 6)

Plaintiff: LSRMF MH Master
Participation Trust II.

Defendant(s): Michael D. Dellock.

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

Judgment Amount: \$104,392.77.

Tax Parcel No.: 34-26-1027.000;
34-26-1026.000.

Property known as: 1027 Indian
Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPER-
TY of Michael D. Dellock.

No. S-1326-19

(SALE NO. 7)

Plaintiff: M&T Bank.

Defendant(s): Jason R. Frantz a/k/a
Jason Frantz.

SCHUYLKILL LEGAL RECORD

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

Judgment Amount: \$26,193.18.

Tax Parcel No.: 45-08-0026.000.

Property known as: 385 West Main Street, Girardville, PA 17935.

TO BE SOLD AS THE PROPERTY of Jason R. Frantz a/k/a Jason Frantz.

No. S-1908-19

(SALE NO. 8)

Plaintiff: First Citizens Community Bank, Successor by Merger to First National Bank of Fredericksburg.

Defendants: Emprie Glass Paint & Mirror, Inc., Koperna Realty, Guarantor, Roger S. Koperna and Andrew D. Koperna t/d/b/a/ Koperna Realty, a Pennsylvania Partnership, Guarantor, Roger S. Koperna and Andrew D. Koperna, Co-Partners, Guarantors, Andrew D. Koperna and Roger S. Koperna, Partners, Guarantors, Roger S. Koperna, Guarantor, Teena M. Koperna, Guarantor, Andrew D. Koperna, Guarantor, Judy A. Koperna, Guarantor.

Attorneys for Plaintiff: Matthew G. Brushwood, Esquire, Barley Snyder, 50 N. 5th Street, 2nd Floor, Reading, PA 19601, (610) 898-7165.

Judgment Amount: \$723,440.60.

ALL THAT CERTAIN parcel of property situate in the City of Pottsville, Schuylkill County, Pennsylvania, being Lot 3 of the Ost Subdivision, bounded and being described as follows:

PREMISES BEING KNOWN AS 1265 Laurel Blvd., Pottsville, PA 17901.

Parcel Identification No.: 68-25-0053.

TO BE SOLD AS THE PROPERTY of Roger S. Koperna and Andrew D. Koperna t/d/b/a Koperna Realty, a Pennsylvania Partnership.

ALL THAT CERTAIN lot or piece of ground situate in the City of Pottsville, Schuylkill County, Pennsylvania, bounded and described as follows:

TOGETHER WITH the building thereon erected, known as Number 501 South Centre Street.

PREMISES BEING KNOWN AS 501 S. Centre Street, Pottsville, PA 17901.

Parcel Identification No.: 68-36-0104.001.

TO BE SOLD AS THE PROPERTY of Roger S. Koperna and Andrew D. Koperna, Co-Partners.

ALL THAT CERTAIN lot or piece of ground situate on the Northwesterly corner of Fourth and Mahantongo Streets in the City of Pottsville, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

TOGETHER with the appurtenances thereon erected, consisting of an apartment house and garages, known as and being numbered 400 Mahantongo Street.

PREMISES BEING KNOWN AS 400 Mahantongo Street, Pottsville, PA 17901.

Parcel Identification No.: 68-27-0405.000.

TO BE SOLD AS THE PROPERTY of Roger S. Koperna and Andrew D. Koperna, as Co-Partners.

ALL THAT CERTAIN lot or piece of ground with a block of two three-story frame dwelling houses thereon erected, being houses Nos. 210-212 St. Peter Street, situate on the Southwardly side of St. Peter Street in the Borough of Schuylkill Haven, County of Schuylkill and State of

SCHUYLKILL LEGAL RECORD

Pennsylvania, bounded and described as follows:

TOGETHER WITH the appurtenances thereon erected consisting of a double block of three-story frame dwelling houses used and occupied as apartments.

PREMISES BEING KNOWN AS 210-212 St. Peter Street, Schuylkill Haven, PA 17972.

Parcel Identification No.: 63-06-0608.000.

TO BE SOLD AS THE PROPERTY of Roger S. Koperna and Andrew D. Koperna.

No. J-4451-15

(SALE NO. 9)

Plaintiff: Blue Mountain School District.

Defendants: Kerry Titus, Joan Lechleitner.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$4,323.72.

Tax Parcel No.: 34-03-0069.006.

Property known as: 2269 Panther Valley Road, Wayne Township, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Kerry Titus, Joan Lechleitner.

No. J-0897-2019

(SALE NO. 10)

Plaintiff: Blue Mountain School District.

Defendant: Robyn Osiecki.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$6,787.90.

Tax Parcel No.: 18-09-055.

Property known as: 155 W. Adamsdale Road, N. Manheim Township, Pennsylvania 17972.

TO BE SOLD AS THE PROPERTY of Robyn Osiecki.

No. J-4895-2019

(SALE NO. 11)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Carl D. Beach.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$4,286.88.

Tax Parcel No.: 03-02-0101.

Property known as: 17 Brickley Road, Branch Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Carl D. Beach.

No. J-7618-2019

(SALE NO. 12)

Plaintiff: Schuylkill County Municipal Auth.

Defendants: Paul G. Kennedy, Denise L. Kennedy.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$4,756.55.

Tax Parcel No.: 42-06-0040.003.

Property known as: 601 Willow Road, Deer Lake, Pennsylvania 17961.

TO BE SOLD AS THE PROPERTY of Paul G. Kennedy, Denise L. Kennedy.

No. J-4799-2016

(SALE NO. 13)

Plaintiff: Tamaqua Area School District.

Defendant: Edgar Riveros Sanchez.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon

SCHUYLKILL LEGAL RECORD

Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$8,163.24.

Property known as: 36-38 West Broad Street, Tamaqua, Pennsylvania.

Tax Parcel No.: 65-12-0250.

Property known as: 36 W. Broad Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Edgar Riveros Sanchez.

No. J-4450-2016

(SALE NO. 14)

Plaintiff: Pottsville Area School District.

Defendant: Keith E. Maley.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,616.22.

Tax Parcel No.: 59-04-0082.

Property known as: 33 Coal Street, Port Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Keith E. Maley.

No. J-7978-2019

(SALE NO. 16)

Plaintiff: Tamaqua Area School District.

Defendant: Edward A. Christman.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$5,874.29.

Tax Parcel No.: 65-19-0020.

Property known as: 230 Green Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Edward A. Christman.

No. J-4402-2019

(SALE NO. 17)

Plaintiff: Tamaqua Area School District.

Defendant: Edward A. Christman.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$5,458.35.

Tax Parcel No.: 65-20-0003.

Property known as: 175 Orwigsburg Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Edward A. Christman.

No. J-6479-2019

(SALE NO. 18)

Plaintiff: Tamaqua Area School District.

Defendant: Edward A. Christman.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$5,114.54.

Tax Parcel No.: 65-19-0018.

Property known as: 228 Green Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Edward A. Christman.

No. J-4401-2019

(SALE NO. 19)

Plaintiff: Pottsville Area School District.

Defendant: 9hart Investment Group, L.L.C.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$8,372.54.

Tax Parcel No.: 68-20-0323.

Property known as: 207 N. Centre Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of 9hart Investment Group, L.L.C.

No. J-5989-2017

SCHUYLKILL LEGAL RECORD

(SALE NO. 20)

Plaintiff: Tamaqua Area School District.

Defendant: Terrance Gilbert, Trustee of the Montgomery Legal Land Trust.

Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$20,669.94.

Tax Parcel No.: 37-20-0132.

Property known as: 492 Blue Mountain Drive, West Penn Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Terrance Gilbert, Trustee of the Montgomery Legal Land Trust.

No. J-0167-2009

(SALE NO. 21)

Plaintiff: Wilmington Savings Fund Society, FSB, As Trustee for Stanwich Mortgage Loan.

Defendants: Dawn A. Umberger and John G. Umberger.

Attorney for Plaintiff: Jill M. Fein, Esquire, (215) 579-7700.

Judgment Amount: \$82,342.70 plus costs.

Tax Parcel No.: 58-05-0241.000.

Property known as: 32 E. Pottsville St., Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Dawn A. Umberger and John G. Umberger

No. S-1402-20

(SALE NO. 22)

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-15.

Defendant: Vincent J. Palerino, Sr.

Attorneys for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal

Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$73,797.92.

Tax Parcel No.: 68-19-110.

Property known as: 873 Davis Avenue, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Vincent J. Palerino, Sr.

No. S-2321-17

(SALE NO. 23)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Christine Martin a/k/a Christine Marie Martin; Anthony Martin a/k/a Anthony Christopher Martin.

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

Judgment Amount: \$98,512.76.

Parcel No.: 63-05-0007.000.

Property known as: 607 Schuylkill Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Anthony Christopher Martin and Christine Marie Martin, his wife.

No. S-2141-2019

(SALE NO. 24)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Wade C. Crabill, Jr. a/k/a Wade Crabill, Jr.; Deborah Crabill.

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

Judgment Amount: \$37,690.97.

Parcel No.: 68-27-0296.000.

Property known as: 620 West Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Wade C. Crabill, Jr. and Deborah Crabill, husband and wife.

No. S-285-2020

SCHUYLKILL LEGAL RECORD

(SALE NO. 25)

Plaintiff: Residential Capital Partners, Secured Loan Fund VII, LLC.

Defendant: D&B Realty, LLC.

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

Judgment Amount: \$158,606.42.

Tax Parcel Number: 68-7-46.

Premises: 0 Front and Spruce, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of D&B Realty, LLC.

No. S-1795-19

(SALE NO. 26)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Glen Paules and Melissa Paules.

Attorneys for Plaintiff: LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$44,992.51.

Tax Parcel No.: 32-13-0025.0000.

Property known as: 63 River Road, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Glen Paules and Melissa Paules.

No. S-1616-2019

(SALE NO. 27)

Plaintiff: Branch Banking & Trust Company s/b/m National Penn Bank s/b/m Keystone Nazareth Bank & Trust Company s/b/m First Federal Bank.

Attorneys for Plaintiff: Brock & Scott, PLLC, Phone (844) 856-6646.

Judgment Amount: \$17,452.64.

Tax Parcel: 59-03-0138.000.

Premises Being: 81 Rose Avenue a/k/a 81 Rose Street, Port Carbon, PA 17965.

TO BE SOLD AS THE PROPERTY of Jonas R. McCabe.

No. S-1617-2019

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

March 17, 2021

Sheriff Sale list available online at:

www.co.schuylkill.pa.us.

Apr. 22, 29; May 6

REGISTER OF WILLS

Letters on Estates

The name of the deceased appears first, followed by the residence, name of executor or administrator, estimated amount of personalty and realty and name of attorney.

WILLIAM H. WAGNER a/k/a WILLIAM H. WAGNER, JR.; McAdoo; Alyssa Wagner and Brittney Wagner, Co-Administratrices; PP: \$7,500; RE: \$75,000; Nicholas A. Quinn, Esquire

BERNARD J. MARCHALONIS a/k/a BERNARD JOSEPH MARCHALONIS; Ryan Township; Robert B. Marchalonis and Mary Catherine Seibert, Co-Executors; PP: \$20,000; RE: \$20,000; John B. Lieberman, III, Esquire

DAVID R. JACOBSON a/k/a DAVID RODRICK JACOBSON; Saint Clair; Lynn Werez, Administratrix; PP: \$10,000; RE: None; Ashley M. Securda, Esquire

JOHN C. GRAZIS, JR.; Pottsville; John Andre Grazis, Executor; PP: