

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

GALVIN, DIANN M., deceased

Late of the Township of North Manheim, Schuylkill County, PA
Administrator: David P. Galvin,
225 Main Street, Pottsville, PA
17901

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

KROPP, DOROTHY S. a/k/a DOROTHY KROPP, deceased

Late of the Township of West Penn, Schuylkill County, PA
Executor: Herbert J. Kropp, 165
Orwigsburg Street, Tamaqua, PA
18252

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

NEAHMIA, BARBARA A., deceased

Late of the Borough of Ashland,
Schuylkill County, PA

Administratrix CTA: Marsha
Kruzich, 829 S. Broad Street,
Lansdale, PA 19446

Attorney: Thomas B. Burkholder,
Esq., 2619 Waldman Drive, Wil-
liamsport, PA 17701

POGIRSKI, ROSE MARIE C. a/k/a ROSE MARIE POGIRSKI, de- ceased

Late of the Township of Branch,
Schuylkill County, PA

Executor: Michael J. Pogirski, 664
Harlley Drive, Angola Village, NY
14006

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

SHEETO, DOLORES L., deceased

Late of the Borough of McAdoo,
Schuylkill County, PA

Executors: Richard J. Sheetto, 312
East Grant Street, McAdoo, PA
18236 and Joseph P. Sheetto, Jr.,
108 Mark Road, Hazleton, PA
18201

Attorneys: Jeffrey P. Bowe, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

VALINCH, WILLIAM G., JR., deceased

Late of Tamaqua, Rush Township,
Schuylkill County, PA

Executors: Joseph Linkevich and
Joan F. Yacobenas c/o Joseph J.
Velitsky, Esquire, Velitsky &
Frycklund, 49 East Ludlow Street,
Summit Hill, PA 18250

Attorneys: Joseph J. Velitsky, Es-
quire, Velitsky & Frycklund, 49
East Ludlow Street, Summit Hill,
PA 18250

WAGNER, BETTY J., deceased

Late of the Borough of McAdoo,
Schuylkill County, PA

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Executor: Darryl Wagner, 2940 School House Road, Dover, PA 17315

YONOSKY, WALTER ROBERT, JR. a/k/a WALTER R. YONOSKY a/k/a WALTER R. YONOSKY, JR., deceased
Late of the City of Pottsville, Schuylkill County, PA
Executrix: Eileen DeStefano, 14 Tall Oaks Drive, Pottsville, PA 17901
Attorneys: Thomas J. Campion, Jr., Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

SECOND PUBLICATION

EBLING, RUDY C., deceased
Late of Pottsville, Schuylkill County, PA
Executor: Clayton Ebling, 203 Uxbridge, Cherry Hill, NJ 08034
Attorney: Douglas C. Lovisky, Esquire, 1500 West College Avenue, State College, PA 16801

MONAGHAN, DOROTHY, deceased
Late of the City of Pottsville, Schuylkill County, PA
Executrix: Pamela Leymeister, 1309 Mahantongo Street, Pottsville, PA 17901
Attorney: William C. Reiley, Esquire, Garfield Square, 510 West Market Street, Pottsville, PA 17901

WALCK, GERARD P., SR., deceased
Late of the Borough of McAdoo, Schuylkill County, PA
Executor: Gerard P. Walck, Jr., 41 North Logan Street, McAdoo, PA 18237
Attorneys: James E. Crossen, III, Esquire, Williamson, Friedberg &

Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

THIRD PUBLICATION

FRIENDY, SHIRLEY L. a/k/a SHIRLEY FRIENDY, deceased
Late of the Borough of McAdoo, Schuylkill County, PA
Executrix: Michelle Parise
Attorneys: Joseph R. Baranko, Jr., Esquire, The Slusser Law Firm, 1620 N. Church Street, Suite 1, Hazleton, PA 18202

McDONALD, THOMAS F., deceased
Late of the Township of Blythe, Schuylkill County, PA
Executrix: Susanne H. Abbott, 106 Chillingham Road, Irmo, SC 29063
Attorneys: Richard J. Wiest, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

WEHR, GLADYS E., deceased
Late of West Penn Township, Schuylkill County, PA
Executor: Ronald J. Wehr
Attorney: Holly A. Heintzelman, 192 South First Street, Leighton, PA 18235, (610) 377-3331

NOTICE

INNOVATIVE FRUITS, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ROBERT H. JACOBS, ESQUIRE
400 Northampton Street
Suite 408
Easton, PA 18042

Apr. 30

NOTICE

**SHERIFF'S SALE OF
REAL ESTATE**

By virtue of Writs of Execution issued out of the Court of Common

SCHUYLKILL LEGAL RECORD

Pleas, Civil Division, to me directed, will be exposed to public sale on
FRIDAY, JUNE 12, 2020
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: Lake Hauto Club.
Defendants: Joseph M. Porvaznik, II, individually, and Joseph M. Porvaznik, II and Susan Marie Porvaznik a/k/a Sister Susan Joseph Porvaznik, Executors and Personal Representatives of the Estate of Joseph M. Porvaznik a/k/a Joseph Porvaznik.

Attorney for Plaintiff: Joseph P. Troy, Esquire, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972, (570) 385-4511.

Judgment Amount: \$9,692.27.

Tax Parcel No.: 25-15-85.1.

Premises known as: 38 Pine Terrace, Nesquehoning, PA 18240.

TO BE SOLD AS THE PROPERTY of Joseph M. Porvaznik, II.
No. S-801-2017

(SALE NO. 2)

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

Defendants: Kathleen R. Gablick and Sandra J. Gablick.

Attorneys for Plaintiff: James P. Diehl, Esquire (Attorney ID #255399), Williamson, Friedberg & Jones, LLC Ten Westwood Road, (570) 622-5933.

Judgment Amount: \$16,410.21.

Being UPI No.: 68-15-58.

TO BE SOLD AS THE PROPERTY of Kathleen R. Gablick, Defendant.

No. S-1712-19

(SALE NO. 3)

Plaintiff: Eagle Rock Community Association, Inc.

Defendant: Christopher J. Pittinger.

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

Judgment Amount: \$4,300.00.

Tax Parcel No.: 09-18-119.

Property known as: Lot 119 Subdivision ER, Eagle Rock Resort, East Union Township.

TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.
No. S-1749-18

(SALE NO. 4)

Plaintiff: Riverview Bank.

Defendant: Carbonite Filter Corporation.

Attorneys for Plaintiff: Joseph P. Schalk, Esquire, Barley Snyder LLC, 213 Market St., 12th Fl., Harrisburg, PA 17101, (717) 399-1562.

Judgment Amount: \$134,956.87.

Tax Parcel No.: 06-05-0003.001.

Property known as: 96 Hazel Street, Borough of Delano, Delano Township, Schuylkill County, Pennsylvania.

TO BE SOLD AS PROPERTIES of Carbonite Filter Corporation.

No. J-6094-19

(SALE NO. 5)

Plaintiff: Fulton Bank, N.A.

Defendant: Matthew Klinger.

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

Judgment Amount: \$26,926.99.

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Tax Parcel: 67-03-0076.

Said premises being known as: 325 West Main Street, Tremont, Pennsylvania 17981.

TO BE SOLD AS PROPERTY
of Matthew Klinger.

No. S-1486-19

(SALE NO. 6)

Plaintiff: Fairway Consumer Discount Company.

Defendants: Thomas C. Rowlands and Joanne M. Rowlands, his wife.

Attorney for Plaintiff: David E. Schwager, Esquire, (570) 824-3511.

Judgment Amount: \$33,174.45 as of June 12, 2020.

The Tax Map Numbers for the above-described premises are: 32-1-69 and 32-1-70.

PREMISES improved with a single family frame dwelling more commonly known as 70 Whitetail Crossing, Tamaqua, Walker Township, Schuylkill County, Pennsylvania.

TOGETHER with all building and improvements thereon.

TO BE SOLD AS THE PROPERTY of Thomas C. Rowlands and Joanne M. Rowlands, his wife.

No. S-1402-16

(SALE NO. 7)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Ronald E. Kocher, Jr. a/k/a Ronald Kocher, Jr. a/k/a Ronald Kocher; Danielle E. Kocher a/k/a Danielle Kocher.

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

Judgment Amount: \$104,323.06.

Parcel No.: 33-12-59(12).

Property known as: 23 Wild Cherry Road, Washington Township a/k/a Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Ronald E. Kocher, Jr. and Danielle E. Kocher, his wife.

No. S-1579-2019

(SALE NO. 8)

Plaintiff: MidFirst Bank.

Defendant: Janel R. Gaspar.

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

Judgment Amount: \$52,957.56.

Parcel No.: 65-11-0097.000.

Property known as: 234 Clay Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Janel R. Gaspar.

No. S-1864-2019

(SALE NO. 9)

Plaintiff: Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust.

Defendants: Joseph M. Buffington, Theresa L. Buffington a/k/a Theresa Buffington.

Attorneys for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wisahickon Avenue, North Wales, PA 19454, (215) 855-9521.

Judgment Amount: \$191,247.45.

Tax Parcel Nos.: 66-1-65 and 66-1-64.1.

Property known as: 204 East Colliery Avenue, Tower City, Borough of Tower City, Schuylkill, PA 17980.

TO BE SOLD AS THE PROPERTY of Theresa L. Buffington.

No. S-2219-2011

(SALE NO. 10)

Plaintiff: Eagle Rock Resort Co., L.L.C.

Defendant: Edmundo A. Mercado.

SCHUYLKILL LEGAL RECORD

Attorneys for Plaintiff: Richard M. Squire & Associates, LLC, One Jenkintown Station, Ste. 104, 115 West Avenue, Jenkintown, PA 19046, (215) 886-8790.

Judgment: \$31,080.44.

Tax Parcel No.: 9-26-013.

Property known as: Lot 321, Subdivision HF3, Eagle Rock Resort, East Union Township, PA 17967.

TO BE SOLD AS THE PROPERTY of Edmundo A. Mercado.

No. J-2062-18

(SALE NO. 11)

Plaintiff: Eagle Rock Resort Co., L.L.C.

Defendant: Raquel C. De Vera Bacugan.

Attorneys for Plaintiff: Richard M. Squire & Associates, LLC, One Jenkintown Station, Ste. 104, 115 West Avenue, Jenkintown, PA 19046, (215) 886-8790.

Judgment: \$39,720.59.

Tax Parcel No.: 09-26-0281.000.

Property known as: Lot 281 Subdivision HF4, Eagle Rock Resort, East Union Township, PA 17967.

TO BE SOLD AS THE PROPERTY of Raquel C. De Vera Bacugan.

No. J-3912-17

(SALE NO. 12)

Plaintiff: Eagle Rock Resort Co., L.L.C.

Defendants: Jose Espeleta, Jr. and Elizabeth P. Espeleta.

Attorneys for Plaintiff: Richard M. Squire & Associates, LLC, One Jenkintown Station, Ste. 104, 115 West Avenue, Jenkintown, PA 19046, (215) 886-8790.

Judgment: \$25,091.22.

Tax Parcel No.: 9-25-321.

Property known as: Lot 321, Subdivision HF3, Eagle Rock Resort, East Union Township, PA 17967.

TO BE SOLD AS THE PROPERTY of Jose Espeleta, Jr. and Elizabeth P. Espeleta.

No. S-1564-20-16

(SALE NO. 13)

Plaintiff: Loancare, LLC.

Defendants: Jeffrey Tasto a/k/a Jeffrey L. Tasto; Terri Tasto.

Attorneys for Plaintiff: RAS Citron, LLC, Robert Flacco, Esquire, ID No. 325024.

Judgment Amount: \$201,564.65.

Tax ID Number(s): 56-8-16.

SOLD AS THE PROPERTY of John L. Hester and Sandra L. Hester, his wife and United States of America.

BEING KNOWN AS: 330 Eisenhower Drive, Orwigsburg, PA 17961.

PROPERTY ID: 56-8-16.

No. S-2153-2019

(SALE NO. 14)

Case Number: S-1295-2019.

Judgment Amount: \$89,824.61.

Attorneys for Plaintiff: RAS Citron, LLC, Robert Crawley, Esquire, ID No. 319712.

Being known as: 346 North Coal Street, Port Carbon, PA 17965.

Property ID: 59-2-286.

TO BE SOLD AS PROPERTY of Michael Walsh, As Sole Owner.

No. S-1295-2019

(SALE NO. 15)

Plaintiff: Ditech Financial LLC.

Defendants: Ann Marie Hadesty; David C. Hadesty.

Attorneys for Plaintiff: RAS Citron, LLC, Robert Crawley, Esquire, ID No. 319712, (855) 225-6906.

Judgment Amount: \$26,104.72.

Tax Parcel Nos.: 65-7-117(1) and 65-7-117.

Property known as: 436 Pine Street Tamaqua, PA 18252.

No. S-708-2019

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(SALE NO. 16)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendant(s): Michael A. Brogan and Amanda Derby.

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

Judgment Amount: \$70,712.44.

Tax Parcel No.: 40-02-0203.000.

Property known as: 141 West Ruddle Street, Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Michael A. Brogan and Amanda Derby.

No. S-1279-19

(SALE NO. 17)

Plaintiff: Quicken Loans Inc.

Defendant(s): Raymond E. Pagenhardt.

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

Judgment Amount: \$124,942.35.

Tax Parcel No.: 34-23-0084.000.

Property Known As: 84 Comanche Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of Raymond E. Pagenhardt.

No. S-169-19

(SALE NO. 18)

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-13.

Defendant(s): Scott Reinhardt and Valerie Reinhardt.

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

Judgment Amount: \$367,296.80.

Tax Parcel No.: 37-14-0061.016.

Property Known As: 177 Tower Road, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Scott Reinhardt and Valerie Reinhardt.

No. S-2097-2014

(SALE NO. 19)

Plaintiff: Midfirst Bank.

Defendant: Kyle L. Smith.

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

Judgment Amount: \$22,953.44.

Tax Parcel No.: 04-30-0094.000.

Property Known As: 12 Lenker Street, Lavelle, PA 17943.

TO BE SOLD AS THE PROPERTY of Kyle L. Smith.

No. S-1353-19

(SALE NO. 20)

Plaintiff: Santander Bank, N.A.

Defendant: Paul Dembinsky.

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: \$48,812.13.

Tax Parcel No.: 41-08-0022.000.

Premises known as: 97 Railroad Street, Cressona, PA 17929-1436.

TO BE SOLD AS THE PROPERTY of Paul Dembinsky.

No. S-1408-2019

(SALE NO. 21)

Plaintiff: LSF10 Master Participation Trust.

Defendant(s): Jill A. Musselman, Ralph L. Musselman and Judianne T. Wilson a/k/a Julianne T. Wilson.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market

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

Judgment Amount: \$261,307.21.

Tax Parcel Nos.: 22-19-0007.001 and 22-19-0007.000

Property Known As: 235 South Yohe Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Jill A. Musselman, Ralph L. Musselman and Judianne T. Wilson a/k/a Julianne T. Wilson.

No. S-1035-18

(SALE NO. 22)

Plaintiff: JS Equities, Inc. c/o Paragon Management Group, LLC.

Defendant: William R. Schilling, III.

Attorneys for Plaintiff: Dana S. Plon, Esquire, dplon@sirlinlaw.com. Identification No.: 80361, Sirlin Lesser & Benson, P.C., 123 South Broad Street, Suite 2100, Philadelphia, PA 19109, (215) 864-9700.

Judgment Amount: \$858,831.16, plus interest @ 6% from 9/17/19.

Tax Parcel Nos.: Tax Parcel / BRT 07-08-0071.000, 07-08-0072.000, 07-08-0073.000, 07-08-0074.000 and 07-08-0075.000.

Property known as: 41 Stoney Lane, New Ringgold, PA 17960, East Brunswick Township, Schuylkill County, Pennsylvania*.

TO BE SOLD AS THE PROPERTY of* William R. Schilling III, 877 Pine Valley Road, New Ringgold, PA 17960, Robert W. Schilling, 21 Tracy Drive, Doylestown, PA 18901.

*The sale is of the one half (1/2) interest in the property owned by William R. Schilling, III and not the entire property.

No.: J-6262-2019

(SALE NO. 23)

Plaintiff: PHH Mortgage Corporation.

Defendant(s): Kevin S. Buggy.

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

Judgment Amount: \$48,203.90.

Property known as: 30 Laurel Street, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Kevin S. Buggy.

No. S-1559-19

(SALE NO. 24)

Plaintiff: Quicken Loans Inc.

Defendants: Robinson DeLora a/k/a Robinson De Lora and Mayra Lora.

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: \$99,346.66.

Tax Parcel Nos.: 36-09-0019.000 and 36-09-0024.003.

Properties known as: 309 Virginia Avenue, Shenandoah, PA 17976, and Arizona Avenue, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Mayra Lora and Robinson DeLora (a/k/a Robinson De Lora).

No. S-1931-2018

(SALE NO. 25)

Plaintiff: PHH Mortgage Corporation.

Defendant(s): Alexis Santiago Pena a/k/a Alexis Pena.

Attorneys for Plaintiff: Andrew J. Marley, Esquire, Stern & Eisenberg PC, 1581 Main Street, Ste. 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$56,909.05.

Parcel No.: 65-07-0026.000.

Being known as: 513 Washington Street, Tamaqua, PA 18252.

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TO BE SOLD AS THE PROPERTY of Alexis Santiago Pena a/k/a Alexis Pena.

No. S-1418-2019

(SALE NO. 26)

Plaintiff: Revolve Capital Group, LLC.

Defendant(s): Jeffrey D. Cole a/k/a Jeffrey Cole.

Attorneys for Plaintiff: Andrew J. Marley, Esquire, Stern & Eisenberg PC, 1581 Main Street, Ste. 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$69,679.79.

Being known and numbered as: 88 Pottsville Street, Cressona, PA 17929.

Parcel No.: 41-05-0052.000.

TO BE SOLD AS THE PROPERTY of Jeffrey D. Cole a/k/a Jeffrey Cole.

No. S-769-2019

(SALE NO. 27)

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

Defendant(s): Arlene M. Blatt and Kate Lynn Blatt.

Attorneys for Plaintiff: Brian T. LaManna, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

Judgment Amount: \$80,124.38.

Property known as: 343 Nichols Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Arlene M. Blatt and Kate Lynn Blatt.

No. S-1898-2019

(SALE NO. 28)

Plaintiff: Cilici, LLC.

Defendant(s): Lisa M. Rhoads.

Attorneys for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Inter-

plex, Suite 215, Trevoise, PA 19053, (215) 942-2090.

Judgment Amount: \$39,668.77.

Tax Parcel No.: 30-02-0009.008.

Property known as: 20 Rhoades Lane a/k/a 20 Rhoads Lane, Zion Grove, PA 17985.

TO BE SOLD AS THE PROPERTY of Lisa M. Rhoads.

No. S-559-18

(SALE NO. 29)

Plaintiff: Eagle Rock Resort Co.

Defendant: Luzviminda Buyog.

Attorney for Plaintiff: Dirk Berger, Esquire, Associate General Counsel, Eagle Rock Resort Co., 1 Country Club Drive, Hazle Twp., PA 18202, Ph. (570) 384-1377, Fax (570) 384-1379.

Judgment Amount: \$30,080.09.

Tax Parcel No: 9-25-174.

Property known as: Lot 174 of HF3 Subdivision, Eagle Rock Resort, East Union Township.

TO BE SOLD AS THE PROPERTY of Luzviminda Buyog.

No. S-1778-19

(SALE NO. 30)

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

Defendant: D&B Realty, LLC.

Attorneys: 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 Carabello Enterprises, Inc.

No. S-1795-19

(SALE NO. 31)

Plaintiff: Pennsylvania Housing Finance Agency.

Defendant: Ryan Koch.

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

Judgment Amount: \$84,918.58.

Tax Parcel: 68-05-0021.001.

Instrument #: 2018-00002508.

Property known as: 254 Wallace Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Defendant Ryan Koch.

No. S-1467-19

(SALE NO. 35)

Plaintiff: Finance of America Reverse LLC.

Defendant: Eugene W. Morrison, Executor of the Estate of Eugene P. Morrison.

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

Judgment Amount: \$158,833.94.

Tax Parcel Number: 25-23-0003.000.

Premises: 21 Wyoming Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Eugene W. Morrison, Executor of the Estate of Eugene P. Morrison.

No. S-974-2019

(SALE NO. 36)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Michael Yourey, Jennifer Q. Yourey.

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: \$162,368.61.

Tax Parcel No.: 03-10-0006.000.

Premises known as: 125 Llewellyn Road, Pottsville, PA 17901-9064.

TO BE SOLD AS THE PROPERTY of Michael Yourey, Jennifer Q. Yourey.

No. S-1627-2019

(SALE NO. 37)

Plaintiff: Wells Fargo Bank, NA.

Defendants: Emily S. Reiner-Wank a/k/a Emily Sarah Reiner-Wank, Keith F. Wank.

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: \$117,247.52.

Tax Parcel No.: 68-58-0081.000.

Premises known as: 2109 Woodglan Road, Pottsville, PA 17901-1317.

TO BE SOLD AS THE PROPERTY of Emily S. Reiner-Wank a/k/a Emily Sarah Reiner-Wank, Keith F. Wank.

No. S-1268-17

(SALE NO. 38)

Plaintiff: HSBC Bank USA, National Association, as Trustee GSMPS Mortgage Loan Trust 2005-RPL.

Defendant: Felicia V. Kimmel.

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: \$19,169.10.

Tax Parcel No.: 67-03-0181.000.

Premises known as: 133 Laurel Street a/k/a 133 West Laurel Street, Tremont, PA 17981-1703.

TO BE SOLD AS THE PROPERTY of Felicia V. Kimmel.

No. S-1804-2019

(SALE NO. 39)

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Beau Justin G. Kufro a/k/a Beau Justin Gerald Kufro a/k/a Beau J. Kufro, Amy Clayton.

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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: \$51,743.08.

Tax Parcel No.: 63-03-0097.000.

Premises known as: 15 Center Avenue, Schuylkill Haven, PA 17972-1001.

TO BE SOLD AS THE PROPERTY of Beau Justin G. Kufro a/k/a Beau Justin Gerald Kufro a/k/a Beau J. Kufro, Amy Clayton.

No. S-652-2019

(SALE NO. 40)

Plaintiff: Nationstar Mortgage LLC d/b/a Mr.cooper As Successor by Merger to Pacific Union Financial, LLC.

Defendant(s): Lyndsey Miller and Nathan L. Miller.

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

Judgment Amount: \$205,257.13.

Tax Parcel No.: 37-20-0067.000.

Property Known As: 3219 Summer Valley Road, New Ringgold, PA 17960.

TO BE SOLD AS THE PROPERTY of Lyndsey Miller and Nathan L. Miller.

No. S-1594-19

(SALE NO. 41)

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

Defendants: Tracy L. Willinsky, Mark A. Willinsky.

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: \$22,738.49.

Tax Parcel No.: 68-13-0022.000.

Premises known as: 703 North Centre Street a/k/a 703 Centre Street, Pottsville, PA 17901-1111.

TO BE SOLD AS THE PROPERTY of Tracy L. Willinsky, Mark A. Willinsky.

No. S-694-2019

(SALE NO. 42)

Plaintiff: Pennymac Loan Services, LLC.

Defendants: Mark A. Harris, Jr. a/k/a Mark Harris, Jr., Danielle M. Harris a/k/a Danielle Harris.

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: \$78,552.10.

Tax Parcel No.: 68-48-0010.000.

Premises known as: 114 South 20th Street a/k/a 114 South Twentieth Street, Pottsville, PA 17901-3203.

TO BE SOLD AS THE PROPERTY of Mark A. Harris, Jr. a/k/a Mark Harris, Jr., Danielle M. Harris a/k/a Danielle Harris.

No. S-1185-2019

(SALE NO. 43)

Plaintiff: Branch Banking and Trust Company Successor by Merger to National Penn Bank.

Defendants: John J. Boxer, Sandra K. Boxer.

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: \$20,510.87.

Tax Parcel No.: 64-04-0407.000.

SCHUYLKILL LEGAL RECORD

Premises known as: 419 West Arlington Street, Shenandoah, PA 17976-1525.

TO BE SOLD AS THE PROPERTY of John J. Boxer, Sandra K. Boxer.

No. S-1210-2019

(SALE NO. 44)

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.

Defendant: Jonas R. McCabe.

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: \$17,452.64.

Tax Parcel No.: 59-03-0138.000.

Premises known as: 81 Rose Avenue a/k/a 81 Rose Street, Port Carbon, PA 17965-1521.

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

No. S-1617-2019

(SALE NO. 45)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendants: Glen A. Paules, Melissa A. Paules.

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: \$44,992.51.

Tax Parcel No.: 32-13-0025.000.

Premises known as: RD #3, Box 261 a/k/a 63 River Road, Tamaqua, PA 18252-5400.

TO BE SOLD AS THE PROPERTY of Glen A. Paules, Melissa A. Paules.

No. S-1616-2019

(SALE NO. 46)

Plaintiff: Wells Fargo Bank, N.A.

Defendant: April L. Glidewell.

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: \$51,398.93.

Tax Parcel No.: 52-02-0083.000.

Premises known as: 413 Carbon Street, Minersville, PA 17954-1207.

TO BE SOLD AS THE PROPERTY of April L. Glidewell.

No. S-2277-2019

(SALE NO. 47)

Plaintiff: Shenandoah Valley School District.

Defendant: Karen Williams.

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

Judgment Amount: \$1,990.28.

Tax Parcel No.: 36-08-0161.

Property known as: 162 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Karen Williams.

No. J-5157-2014

(SALE NO. 48)

Plaintiff: Eagle Rock Community Association, Inc.

Defendants: William Barrasse and Theresa Barrasse.

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

Judgment Amount: \$1,733.00.

Tax Parcel No.: 9-20-308.

Property known as: Lot 308 Sub-division WS, Eagle Rock Resort, East Union Township.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of William Barrasse and Theresa Barrasse.

No. S-1531-18

(SALE NO. 49)

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

Judgment Amount: \$1,347.98.

Tax Parcel No.: 40-02-0514.

Property known as: 122 E. Phillips Street, Coaldale, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Kimberley A. Arnold.

No. J-0753-2018

(SALE NO. 50)

Plaintiff: Pottsville Area School District.

Defendant: Jacqueline B. Robinson.

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

Judgment Amount: \$1,912.38.

Tax Parcel No.: 68-32-0113.

Property known as: 1621-1623 Cherry Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jacqueline B. Robinson.

No. J-4143-2017

(SALE NO. 51)

Plaintiff: Shenandoah Valley School District.

Defendant: Ramon Moises.

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

Judgment Amount: \$3,278.90.

Tax Parcel No.: 64-04-0449.002.

Property known as: 532 W. Coal Street, Shenandoah, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ramon Moises.

No. J-4947-2015

(SALE NO. 52)

Plaintiff: Saint Clair Area School District.

Defendant: Edward J. Stutz.

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

Judgment Amount: \$1,492.20.

Tax Parcel No.: 54-02-0029.

Property known as: 209 Macomb Street, N. Philadelphia, Pennsylvania 17959.

TO BE SOLD AS THE PROPERTY of Edward J. Stutz.

No. J-2167-2015

(SALE NO. 53)

Plaintiff: Pottsville Area School District.

Defendant: Angela M. Keller.

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

Judgment Amount: \$1,198.12.

Tax Parcel No.: 68-26-0037.

Property known as: 904 Laurel Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Angela M. Keller.

No. J-5986-2017

(SALE NO. 54)

Plaintiff: St. Clair Area School District.

Defendant: Margaret A. Frantz.

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

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$1,075.86.
Tax Parcel No.: 62-05-0083.
Property known as: 308 S. Second Street, St. Clair, Pennsylvania.
TO BE SOLD AS THE PROPERTY of Margaret A. Frantz.
No. J-4662-2016

(SALE NO. 55)

Plaintiff: Shenandoah Valley School District.
Defendant: Karen Williams.
Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,877.09.
Tax Parcel No.: 36-08-0112.
Property known as: 95 Schuylkill Avenue, W. Mahanoy Township, Pennsylvania.
TO BE SOLD AS THE PROPERTY of Karen Williams.
No. J-0369-2018

(SALE NO. 56)

Plaintiff: Pottsville Area School District.
Defendant: Donald C. Ditzler, Jr.
Attorneys for Plaintiff: Portnoff Law Associates, Ltd., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,806.97.
Tax Parcel No.: 68-21-0072.
Property known as: 526 Arch Street, Pottsville, Pennsylvania.
TO BE SOLD AS THE PROPERTY of Donald C. Ditzler, Jr.
No. J-5461-2017

(SALE NO. 57)

Plaintiff: Eagle Rock Community Association, Inc.
Defendant: Christopher J. Pittinger.

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

Judgment Amount: \$2,655.00.
Tax Parcel No.: 09-17-314.
Property known as: Lot 314 Sub-division ER, Eagle Rock Resort, East Union Township.
TO BE SOLD AS THE PROPERTY of Christopher J. Pittinger.
No. S-1750-18

(SALE NO. 58)

Plaintiff: Pennsylvania Housing Finance Agency.
Defendants: Scott J. Litchko and Emily S. Ringo.
Attorneys for Plaintiff: Leon P. Haller, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102, (717) 234-4178.
Judgment Amount: \$84,010.30.
Tax Parcel: 52-02-0413.000.
Instrument #: 201700004267.

Property known as: 627 North 2nd Street, Minersville, PA 17954.
TO BE SOLD AS THE PROPERTY of Defendants Scott J. Litchko and Emily S. Ringo.
No. S-2134-18

(SALE NO. 59)

Plaintiff: U.S. Bank National Association As Trustee for the Pennsylvania Housing Finance Agency.
Defendant(s): Christopher Schaefer.
Attorney for Plaintiff: Leon P. Haller, Esquire, (717) 234-4178.
Judgment Amount: \$38,171.49.
Tax Parcel: 65-13-0300.000.

Property Known As: 408 Hazle Street, Tamaqua, PA 18252.
TO BE SOLD AS THE PROPERTY of Defendant(s) Christopher Schaefer.
No. S-1799-18

SCHUYLKILL LEGAL RECORD

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 11, 2020

Sheriff Sale list available online at:
www.co.schuylkill.pa.us.

Apr. 30; May 7, 14

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.

MADELINE L. MCGEE; Pottsville; Robert Weaver, Executor; PP: \$1,000; RE: \$40,263.60; Joseph H. Jones, Jr., Esquire

ROBERT H. ORNDORFF, III; Schuylkill Haven; Susan Sidella, Executrix; PP: None; RE: \$35,000; Matthew D. Rossi, Esquire

ELIZABETH M. KERWICK; Orwigsburg; Elizabeth Jane Lohr, Executrix; PP: \$500; RE: \$5,000; Maryann Conway, Esquire

CHARLES E. BECKER a/k/a CHARLES E. BECKER, JR.; Pottsville; Jordan Mosolino, Administrator DBNCTA; PP: \$1,000; RE: \$2,500; Eric M. Lieberman, Esquire

LINDA I. MOSOLINO; Pottsville; William M. Mosolino, Executor; PP: \$500; RE: \$1,000; Eric M. Lieberman, Esquire

LAWRENCE G. MARTIN; Wayne Township; Cynthia R. Yoder and Lawrence C. Martin, Co-Administrators; PP: None; RE: \$50,000; David J. Rossi, Esquire

DANIEL J. McDONALD; Rush Township; Catherine M. McDonald, Executrix; PP: None; RE: \$80,000; William E. McDonald, Esquire

RICHARD D. KISSINGER; West Penn Twp.; Craig J. Kissinger, Executor; PP: \$20,000; RE: \$100,000; Eric M. Mika, Esquire

PAUL ROBERT HALLER a/k/a PAUL R. HALLER; South Manheim Twp.; Ruby J. Paris, Executrix; PP: \$200,000; RE: \$18,661.60; Ashley M. Securda, Esquire

DOLORES V. McNAMARA; North Union Twp.; Joan Falatovich, Dianne R. Thompson and Nancy Paluschock, Co-Executrices; PP: \$20,000; RE: \$100,000; Paul Domalakes, Esquire

MONETTE TREON a/k/a MONETTE H. TREON a/k/a MONETTE H. PFLUEGER TREON; Orwigsburg; Jerry Pflueger, Executor; PP: \$50,000; RE: None; J. Robert Zane, Esquire

BARBARA ANNE WOOD a/k/a BARBARA A. WOOD; Butler Township; Michelle Lynn Kline, Executrix; PP: \$5,000; RE: \$136,000; Richard J. Wiest, Esquire

BEATRICE AGNES HAAS a/k/a BEATRICE A. HAAS a/k/a BEATRICE HAAS; West Penn Twp.; Eleanor Miller, Executrix; PP: None; RE: \$125,000; Christine A. Holman, Esquire

STANLEY WHITLEY; West Brunswick Twp.; Anthony Shave, Administrator; PP: \$12,000; RE: \$1,000; No Attorney