

Schuylkill Legal Record

(USPS 484-360)

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No. 10

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EDITOR: Michelle A. Jones, Esq.; ASSOCIATE EDITORS: Margaret A. Ulmer, Esq.; Christopher M. Riedlinger, Esq.; Raymond W. Dorian, Esq.; Christine M. Holman, Esq.

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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

BRODHEAD, RUTH MATILDA, deceased

Late of the Township of North Manheim, Schuylkill County, PA
Executrix: Anna W. Kleckner, 621 East Second Mountain Road, Schuylkill Haven, PA 17972
Attorneys: Lori A. Schafer Guzick, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

CUFF, JAMES J., deceased

Late of Butler Township, Schuylkill County, PA
Executor: Lawrence Cuff, 1016 Devonshire Road, Lancaster, PA 17601
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

DAVIDSON, WILLIAM R., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: James K. Davidson, 6622 Sweetbriar Lane, Zionsville, PA 18092

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

FAZIO, WILLIAM A., SR. a/k/a WILLIAM A. FAZIO, deceased

Late of Barnesville, Ryan Township, Schuylkill County, PA
Co-Executors: Mr. William A. Fazio, Jr., 27 Draper Street, Gilberton, PA 17934 and Mr. Peter M. Fazio, 2828 Egypt Road, Apt. H102, Audubon, PA 19403

Attorneys: John B. Lieberman, III, Esquire and Eric M. Lieberman, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

FLAIM, DANIEL a/k/a DANIEL J. FLAIM, deceased

Late of East Union Township, Schuylkill County, PA
Executor: Joseph L. Flaim, P.O. Box 77, Oneida, PA 18242
Attorneys: Robert S. Sensky, Esquire, Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazleton, PA 18201

GREEN, HARVEY A. a/k/a HARVEY ALLEN GREEN, deceased

Late of the Township of Butler, Schuylkill County, PA
Executors: Donna L. Slater, 200 Beurys Road, Ashland, PA 17921 and Robert A. Green, 1939 Centre Street, Ashland, PA 17921

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

SCHUYLKILL LEGAL RECORD

KOPPENHAVER, HELEN M., deceased

Late of the Township of Hegins, Schuylkill County, PA

Executor: David H. Koppenhaver, 50 Bloch Road, Valley View, PA 17983

Attorneys: Elyse E. Rogers, Esquire, Mette, Evans & Woodside, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 17110-0950

MAHROK, CHARANJIT S., deceased

Late of Mahanoy City, Schuylkill County, PA

Executrix: Dawna Menton, 8879 Willowdale Road, Greencastle, PA 17225

Attorneys: Law Offices of Frank R. Cori, P.C., P.O. Box 222 Orwigsburg, PA 17961, (570) 366-6300

PEIFER, DONALD W., deceased

Late of Frackville Borough, Schuylkill County, PA

Executrix: Susan M. Hocking, 310 Hobart Street, Gordon, PA 17936

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

ROUSH, SALLY LOUISE, deceased

Late of Walker Township, Schuylkill County, PA

Executors: Christian Bachert and Matthew Bachert, 11 East Behney St., Lebanon, PA 17046

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

RUDAITIS, JOHN A., deceased

Late of Norwegian Township, Schuylkill County, PA

Executrix: Cheryl Ann Rudaitis, 1

Acker Dr., Middletown, NJ 07748

Attorney: Richard L. Geschwindt, Esquire, 20 East Noble Avenue,

Shoemakersville, PA 19555

SHUEY, JOYCE L., deceased

Late of 80 E. Second Mountain Rd., Pottsville, North Manheim

Township, Schuylkill County, PA

Executrices: Deborah A. Generala a/k/a Deborah A. Stokes, 80 E.

Second Mountain Rd., Pottsville, PA 17901 and Arlene F. Mengel,

600 Onyx Rd., Hamburg, PA 19526

Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes,

Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill

Haven, PA 17972

SMOLSKY, ANN MARIE, deceased

Late of the Township of Cass, Schuylkill County, PA

Executor: Shawn Joseph Smolsky, 2553 Willow Brook Lane, Pottstown, PA 19464

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad,

Thornburg, Price & Champion, P.C., 1940 West Norwegian Street,

P.O. Box 1280, Pottsville, PA 17901

TILBERRY, ARTHUR R., JR. a/k/a **ARTHUR RAYMOND**

TILBERRY, JR., deceased

Late of Schuylkill Haven Borough, Schuylkill County, PA

Executrix: Bonita D. Tilberry, 487 West Columbia Street, Schuylkill

Haven, PA 17972

Attorneys: Ashley M. Securda, Esquire, Williamson, Friedberg &

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

SCHUYLKILL LEGAL RECORD

YANNES, JOSEPH L., deceased
Late of Saint Clair Borough,
Schuylkill County, PA
Executrix: Brabetta M. Avery,
3131 East Stafford Street, Wichita,
KS 67211

SECOND PUBLICATION

BOROS, DOROTHY, deceased
Late of 611 Pear Street, Saint Clair,
Schuylkill County, PA
Administratrix: Dorothy L.
Meckes, 609 Pine Street, Saint
Clair, PA 17970
Attorneys: Lora J. McDonald,
Esquire, Rubright, Domalakes,
Troy & McDonald, 29 E. Main
Street, P.O. Box 706, Schuylkill
Haven, PA 17972

LYNAM, DAVID E., deceased
Late of the City of Pottsville,
Schuylkill County, PA
Executrix: Josephine E. Spotts, 180
Saint Clair Avenue, Pottsville, PA
17901
Attorneys: William E. Kirwan,
Esquire, William E. Kirwan, Es-
quire, P.C., 300 One Norwegian
Plaza, Pottsville, PA 17901

NAGLE, EDWIN I., deceased
Late of the Township of Wayne,
Schuylkill County, PA
Executrix: Brenda Nagle, 139 S.
Second Street, St. Clair, PA 17970
Attorney: James G. Caravan, Es-
quire, 102 East Main Street,
Schuylkill Haven, PA 17972

SCHAEFFER, LARRY LEE, de-
ceased
Late of the Township of Schuylkill,
Schuylkill County, PA
Executrix: Barbara Ann Fernbach,
88 Back Street, Mary D, PA 17952
Attorney: William C. Reiley, Es-
quire, Garfield Square, 510 West
Market Street, Pottsville, PA
17901

**WALDICK, BETTY J. a/k/a
BETTY JUNE WALDICK a/k/a
BETTY WALDICK**, deceased
Late of the Borough of Gordon,
Schuylkill County, PA
Co-Executors: Azure B. Waldick
and William H. Waldick, Jr., 400
East Biddle Street, P.O. Box 5,
Gordon, PA 17936

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

**ZAHORA, ANTHONY J. a/k/a
ANTHONY J. ZAHORA, SR.
a/k/a ANTHONY ZAHORA**,
deceased

Late of Walker Township, Schuyl-
kill County, PA

Executor: Charles J. Zahora, 210
Evergreen Dr., Marysville, PA
17053

Attorneys: Anthony S. Odorizzi,
Esquire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

THIRD PUBLICATION

BARTASHUS, RITA, deceased
Late of the Township of Mahanoy,
Schuylkill County, PA

Executrix: Mary E. Siemanski, 700
Laurel Lane, Lykens, PA 17048

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

CIESLUKOWSKI, PATRICIA S.,
deceased

Late of Shenandoah, Schuylkill
County, PA

Administrator: Walter J. Cieslu-
kowski, 1540 Braewood Dr.,
Harrisburg, PA 17111

Attorneys: James O'Connor, Es-
quire, O'Connor Law, 608 West
Oak Street, P.O. Box 210, Frack-
ville, PA 17931

SCHUYLKILL LEGAL RECORD

FERREBEE, SARAH A., deceased
Late of North Manheim Township,
Schuylkill County, PA
Executrix: Gail A. Klein c/o Traud
Law Offices, 3055 College Heights
Blvd., Ste. 2A, Allentown, PA
18104
Attorney: T. Benjamin Traud, Esq.,
3055 College Heights Blvd., Ste.
2A, Allentown, PA 18104

KERN, SHIRLEY ANN, deceased
Late of Rush Township, Schuylkill
County, PA
Executrix: Sandra L. Chrush, 57
Lafayette Avenue, Tamaqua, PA
18252
Attorney: Stephanie J. Webb, Es-
quire, P.O. Box 594, Pottsville, PA
17901

LETCAVAGE, DOROTHY H.
a/k/a DOROTHY LET-
CAVAGE, deceased
Late of North Manheim Township,
Schuylkill County, PA
Executrix: Tammy Cooper, 106
Cross Creek Drive, Pottsville, PA
17901
Attorneys: Eric M. Mika, Esquire,
Certified Elder Law Attorney,
Toole, Mika & Jones, LLC, 26 East
Centre Street, Shenandoah, PA
17976

MUCHA, MARY THERESA a/k/a
MARY THERESA Z. MUCHA,
deceased
Late of Baltimore County, Mary-
land
Executrix: Melissa Williams, 3
Felton Road, Lutherville, MD
21093
Attorneys: Linda S. Siegle, Es-
quire, Siegle Law, 1010 Eichel-
berger Street, Suite 3, Hanover, PA
17331

RUMBERGER, RICHARD D., SR.,
deceased
Late of the City of Pottsville,
Schuylkill County, PA
Administratrix: Shelby G. Hostet-
ter, Esquire, 75 Memorial Drive,
Schuylkill Haven, PA 17972

SIMMS, WILLIAM T., deceased
Late of Ashland Borough, Schuyl-
kill County, PA
Administratrix: Karen L. Simms,
15 Well Drive, Ashland, PA 17921
Attorneys: Lori Shafer Guzick,
Esquire, Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

TEREFINKO, NELLIE, deceased
Late of the Borough of Miners-
ville, Schuylkill County, PA
Executor: Mr. Michael Mathey, 17
Old Church Road, North Wales,
PA 19454
Attorneys: John B. Lieberman, III,
Esquire, Eric M. Lieberman, Es-
quire, Lieberman & Tamulonis,
111 East Market Street, Pottsville,
PA 17901

CERTIFICATE OF
ORGANIZATION

NOTICE IS HEREBY GIVEN that
a Certificate of Organization for a
Domestic Limited Liability Company
called:

BENNETT & SONS 71673, LLC
was filed with and approved by the
Pennsylvania Department of State on
February 16, 2022, in accordance with
the provisions of the Pennsylvania
Limited Liability Company Law of
1994.

P. TIMOTHY KELLY,
ESQUIRE
May 5

SCHUYLKILL LEGAL RECORD

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
ACTION TO QUIET TITLE
BUSINESS VENTURES
ASSOCIATES

Plaintiff

vs.

READING COMPANY, READING
ENERGY HOLDINGS, INC.
(FORMERLY TAVC COMPANY),
PCA CORPORATION, and their
successors and/or assigns, if any,
and any others who may claim a
right, title, claim or interest in the
property which is subject to this
Action to Quiet Title

Defendants

NO. S-577-22

NOTICE IS HEREBY GIVEN to
the above-named Defendants, READ-
ING COMPANY, READING ENER-
GY HOLDINGS, INC. (Formerly
TAVC Company), their successors
and/or assigns, if any, and any others
who may claim a right, title, claim or
interest in the property which is sub-
ject to this action to quiet title, that
Plaintiff Business Ventures Associ-
ates, by and through its counsel, filed
an Action to Quiet Title against the
Defendants on April 18, 2022, in the
Court of Common Pleas of Schuylkill
County, docketed to Schuylkill Coun-
ty No. S-577-22. The nature of this
action is as such that the Plaintiff has
set forth that there is a discrepancy in
certain recorded plans and documents
regarding a right-of-way located off
of Lofty Road, Kline Township, PA,
that the correct dimension of this right-
of-way is 33', and that it is the owner,
in fee simple to this particular 8.5 strip
of land consisting of 0.186 acres, more
fully described as follows:

BVA TITLE ACQUISITION 8.5
FT STRIP—0.186 acres

Along UPI# 15-04-0010.000; 15-
04-0011.000 and Railroad UPI# 15-
04-0017.000

Kline Township, Schuylkill Coun-
ty, Pennsylvania

ALL THAT CERTAIN tract of
land being shown on the "Title Acqui-
sition R-O-W Strip" Plan, located on
the North side of State Route 1016
known as Lofty Road, situated in
Kline Township, Schuylkill County,
Pennsylvania. Said plan was prepared
by K.L. Bensinger Inc., Plan No.
1707-F11-4, dated January 10, 2022,
being more fully described as follows
to wit:

BEGINNING at a point online
between lands of Business Venture
Associates (D.B.V. 0423, Pg. 0011;
UPI No. 15-04-0010.000) See subdivi-
sion of lands of Reading Energy
Holdings Project no. S-1429, DWG.
97-256, prepared by Schumacher
Engineering Inc. (Map Book 36, page
88), and lands of A&A Real Estate
Associates, L.P. (D.B.V. 1444 Pg.
0162; UPI No. 15-04-0006.011) See
Preliminary and Final Subdivision of
Lands of PCA Corporation Project No.
S-222 DWG No. 01-200 prepared by
Schumacher Engineering, Inc. (Map
Book 43, page 56), said point is on the
northern 33 foot wide Legal Right-of-
Way of S.R. 1016 known as Lofty
Road;

THENCE continuing along the
said lands of A&A, North 28 degrees
45 minutes 53 seconds West, a dis-
tance of 8.58 feet to a point on the
northern 50 foot wide right of way of
said Lofty Road, also being the south-
west corner of lands of said Business
Venture Associates as shown on Map
Book 43, page 56;

SCHUYLKILL LEGAL RECORD

THENCE continuing along the lands of said Business Venture Associates and along the northern 50 foot wide right of way of said Lofty Road the following three courses and distances:

1.) North 53 degrees 24 minutes 59 seconds East, a distance of 322.71 feet to a point;

2.) Along a curve to the right, having an arc length of 439.06 feet, a radius of 825.00 feet, a central angle of 30 degrees 29 minutes 33 seconds, a chord bearing and distance of North 68 degrees 39 minutes 46 seconds East, a distance of 433.90 feet to a point;

3.) North 83 degrees 54 minutes 32 seconds East, a distance of 179.58 feet to a point;

THENCE continuing along the Legal Right-of-Way at the transition from 50 ft. wide to 33 ft wide known as station 235+50.00, South 06 degrees 04 minutes 58 seconds East, a distance of 9.72 feet to a point along the northern 33 foot wide Legal Right-of-Way of said Lofty Road;

THENCE continuing along the northern 33 foot wide Legal Right-of-Way of said Lofty Road the following three courses and distances:

1.) South 84 degrees 18 minutes 17 seconds West, a distance of 173.94 feet to a point;

2.) Along a curve to the left, having an arc length of 440.18 feet, a radius of 816.50 feet, a central angle of 30 degrees 53 minutes 18 seconds, a chord bearing and distance of South 68 degrees 51 minutes 38 seconds West, a distance of 434.87 feet to a point;

3.) South 53 degrees 24 minutes 59 seconds West, a distance of 323.87 feet to THE POINT OF BEGINNING.

CONTAINING a total area of 0.186 acres or 8,095 sq. ft.

NOTICE

By Motion filed on April 21, 2022 and an Order pursuant to said Motion, dated April 22, 2022, the Plaintiff was authorized to serve Defendants READING COMPANY, READING ENERGY HOLDINGS, INC. (Formerly TAVC Company), (Formerly TAVC Company), their successors and/or assigns, if any, and any others who may claim a right, title, claim or interest in the property which is subject to this action to quiet title by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA BAR
ASSOCIATION
LAWYER REFERRAL SERVICE
100 South Street
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

SCHUYLKILL LEGAL RECORD

Further inquiry can be directed to counsel for Plaintiff as follows:

DONALD G. KARPOWICH,
ESQUIRE

PA ID. No. 78176

WILLIAM L. STEPHENS, JR.,
ESQUIRE

PA ID No. 80455

DONALD G. KARPOWICH,
ATTORNEY-AT-LAW, P.C.

85 Drasher Road
Drums, PA 18222
(570) 788-6647

GREEN TREE 2008-HE1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SCHUYLKILL County, PA docketed to No. S-873-2021, seeking to foreclose the mortgage secured on your property located, 416 WEST MOUNT VERNON STREET, SHENANDOAH, PA 17976.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

May 5

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR GREEN TREE 2008-HE1

Plaintiff

v.

SANDRA AGUILAR,
IN HER CAPACITY AS
ADMINISTRATRIX AND HEIR
OF THE ESTATE OF
MARY ANN KESSLER et al.

Defendants

NO. S-873-2021
COMPLAINT IN MORTGAGE
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN KESSLER, Defendant(s), 416 WEST MOUNT VERNON STREET, SHENANDOAH, PA 17976

You are hereby notified that Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR

SCHUYLKILL LEGAL RECORD

MidPenn Legal Services
315 North Centre Street
#201
Pottsville, PA 17901
(570) 628-3931

JENINE DAVEY, ESQUIRE
ID No. 87077
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff

133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

May 5

NOTICE
SHERIFF'S SALE of
REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on
FRIDAY, JUNE 3, 2022
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: CACL FEDERAL CREDIT UNION.

Defendants: FRANK MATTERA and STEVEN MATTERA.

Attorneys for Plaintiff: Richard J. Wiest, Esquire (Attorney ID #40495), Williamson, Friedberg & Jones, LLC, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$143,755.91.

BEING UPI NO: 68-39-108.

PROPERTY KNOWN AS: 1942 West Market Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Frank and Steven Mattera.
No. S-1224-2021

(SALE NO. 2)

Plaintiff: CACL FEDERAL CREDIT UNION.

Defendant: MICHAEL DAUB.

Attorneys for Plaintiff: Richard J. Wiest, Esquire (Attorney ID #40495), Williamson, Friedberg & Jones, LLC, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$54,602.05.

BEING Schuylkill County UPI: #68-40-0215.

PROPERTY KNOWN AS: 1805 West Norwegian Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Michael Daub.

No. S-1242-21

(SALE NO. 3)

Plaintiff: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust.

Defendant(s): John Jeffries and Patricia Ann Jeffries.

Attorney for Plaintiff: Emmanuel J. Argentieri, Esquire, (856) 384-1515.

Judgment Amount \$139,261.10.

Tax Parcel No. 26-13-0001.000.

PROPERTY KNOWN AS: 7 Hotel Lane, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of John Jeffries and Patricia Ann Jeffries.

No. S-2010-2014

(SALE NO. 4)

Plaintiff: ARGOLICA, LLC.

Defendant: TRUDY SINGLEY.

Attorneys for Plaintiff: FEIN, SUCH, KAHN & SHEPARD, P.C., Ashleigh Levy Marin, Esq., (610) 395-3535.

SCHUYLKILL LEGAL RECORD

Judgment Amount: \$135,929.89.
UPI NO.: 19-12-0091.
PROPERTY KNOWN AS: 238
MAHANAY STREET, NUREM-
BERG, PA 18241.
TO BE SOLD AS THE PROPER-
TY of Trudy Singley.
No. S-1981-21

(SALE NO. 5)

Plaintiff: CACL FEDERAL
CREDIT UNION.
Defendant: LISA A. NOLL a/k/a
LISA A. KENDERDINE.
Attorneys for Plaintiff: Richard J.
Wiest, Esquire (Attorney ID #40495),
Williamson, Friedberg & Jones, LLC,
Pottsville, PA 17901, (570) 622-5933.
Judgment Amount: \$55,523.96.
BEING Schuylkill County UPI:
#41-08-0110.
PROPERTY KNOWN AS: 60
Graeff Street, Cressona, PA 17929.
TO BE SOLD AS THE PROPER-
TY of Lisa A. Noll a/k/a Lisa A.
Kenderline.
No. S-1465-2021

(SALE NO. 6)

Plaintiff: BERKLEIGH HOLD-
INGS, LLC.
Defendant: CORRADO DEVEL-
OPMENT, LLC.
Attorneys for Plaintiff: Christopher
M. Garrell, Esquire, Orlando Law
offices, P.C., 2901 St. Lawrence Av-
enue, Suite 202, Reading, PA 19606,
Phone: (610) 779-3830.
JUDGMENT AMOUNT: \$546,-
733.12 (plus interest and costs).
Tax Parcel Nos.: 42-06-0226.000,
35-08-0125.000.
PROPERTY KNOWN AS: Holly
Rd., Walnut Rd.
TO BE SOLD AS THE PROPER-
TY of Corrado Development, LLC.
No. S-5-2022

(SALE NO. 7)

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
and Theresa L. Buffington a/k/a The-
resa Buffington.
Attorneys for Plaintiff: Hladik,
Onorato & Federman, LLP, 298 Wis-
sahickon 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 PROPER-
TY of Theresa L. Buffington.
No. S-2219-2011

(SALE NO. 8)

Plaintiff: Shenandoah Valley
School District.
Defendant: Roxanne DeAngelo.
Attorneys for Plaintiff: PORT-
NOFF LAW ASSOCIATES, LTD.,
2700 Horizon Drive, Suite 100, King
of Prussia, PA 19406, (484) 690-9300.
Judgment Amount: \$1,375.56.
Tax Parcel No.: 36-04-0337.
PROPERTY KNOWN AS: 243
Mt. Olive Boulevard, W. Mahanoy
Township, Pennsylvania 17976.
TO BE SOLD AS THE PROPER-
TY of Roxanne DeAngelo.
No. J-0355-2019

(SALE NO. 9)

PLAINTIFF: HSBC BANK USA,
NATIONAL ASSOCIATION as
Trustee GSMPS MORTGAGE LOAN
TRUST 2005-RP1.

SCHUYLKILL LEGAL RECORD

DEFENDANT(S): Felicia V. Kimmel.

ATTORNEYS FOR PLAINTIFF: Edward J. McKee, Esquire, STERN & EISENBERG PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$19,-169.10.

Premises being: 133 Laurel Street, Tremont, PA 17970.

Parcel No.: 67-03-0181.000.

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

No. S-1804-2019

(SALE NO. 10)

Plaintiff: Tamaqua Area School District.

Defendant: Kathryn Wagner.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Florizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,352.48.

Tax Parcel No.: 65-17-0065.

PROPERTY KNOWN AS: 300 1/2 Arlington Street, Tamaqua, Pennsylvania 18252.

TO BE SOLD AS THE PROPERTY of Kathryn Wagner.

No. J-4972-2014

(SALE NO. 11)

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS1.

Defendants: PHILIP J. O'SHAUGHNESSY; JUDY G. O'SHAUGHNESSY.

Attorneys for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

Judgment Amount: \$64,187.80.

PARCEL NUMBERS: 65-11-0185.0000.

BEING KNOWN AS: 105 GAY ST., TAMAQUA, PA 18252.

PROPERTY ID: 65-11-0185.0000.

No. S-1431-21

(SALE NO. 12)

Plaintiff: PARTNERS FOR PAYMENT RELIEF DE IV, LLC

Defendant: JOAN M. TRAYAH.

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

Judgment Amount: \$38,574.17 plus costs.

Tax Parcel No.: 57-5-1 (10).

PROPERTY KNOWN AS: 203 East Bacon Street, Pottstown, PA 17901.

TO BE SOLD AS THE PROPERTY of Joan M. Trayah.

No. S-477-21

(SALE NO. 13)

Plaintiff: NEWREZ LLC f/k/a NEW PENN, FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING AS SERVICER FOR THE BANK of NEW YORK MELTON f/k/a THE BANK of NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS of CWABS, INC., ASSET BACKED, CERTIFICATES, SERIES 2004-3.

Defendant(s): CHRISTOPHER J. McGRATH and DAWN M. McGRATH.

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

Judgment Amount: \$154,552.33.

Tax Parcel No.: 21-08-0132.000.

PROPERTY KNOWN AS: 31 OLD FORGE ROAD, PINE GROVE, PA 17963.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Christopher J. McGrath and Dawn M. McGrath.

No. S-1439-2019

(SALE NO. 14)

Plaintiff: QUICKEN LOANS INC.
Defendant(s): MICHAEL MONAHAN.

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

Judgment Amount: \$64,992.72.

Tax Parcel No.: 61-05-0023.000.

PROPERTY KNOWN AS: 553 WEST MAIN STREET, RINGTOWN, PA 17967.

TO BE SOLD AS THE PROPERTY of Michael Monahan.

No. S-1657-19

(SALE NO. 15)

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

Defendant: Maurizio Conigliaro.

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

Judgment Amount: \$49,528.25.

Tax Parcel No. 59-04-0220.000

PROPERTY KNOWN AS: 59 Mill Street, Port Carbon, PA 17965.

TO BE SOLD AS THE PROPERTY of Maurizio Conigliaro.

No. S-760-18

(SALE NO. 16)

PLAINTIFF: Pottsville Area School District.

Defendant: Michael S. Wade.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,519.39.

Tax Parcel No.: 59-01-0020.

PROPERTY KNOWN AS: 404 Market Street, Port Carbon, Pennsylvania 17965.

TO BE SOLD AS THE PROPERTY of Michael S. Wade.

No. J-5206-2017

(SALE NO. 17)

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. 18)

Plaintiff: Riverview Bank.

Defendant: Francis Foster.

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

Judgment Amount: \$39,436.75.

TAX PARCEL: 62-05-0101.000.

DEED BOOK 2566, PAGE 1140.

PROPERTY KNOWN AS: 237 S. SECOND STREET, ST. CLAIR, PA 17970.

TO BE SOLD AS THE PROPERTY of Defendant Francis Foster.

No. S-1087-21

(SALE NO. 19)

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

SCHUYLKILL LEGAL RECORD

DEFENDANTS: THOMAS LENKER AND SAMANTHA M. STRUNGE.

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

Judgment Amount: \$90,198.27.

TAX PARCEL: 58-05-0049.000.

DEED BOOK # 2546, PAGE 0447.

PROPERTY KNOWN AS: 87 WIDEAWAKE STREET, PINE GROVE, PA 17963.

TO BE SOLD AS THE PROPERTY of Defendants Thomas Lenker and Samantha M. Strunge.

No. S-327-20

(SALE NO. 20)

Plaintiff: WELLS FARGO BANK, N.A. s/b/m TO WACHOVIA BANK, N.A. f/k/a FIRST UNION NATIONAL BANK.

Attorneys for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$36,470.62.

Tax Parcel No.: 43-03-0311.000.

PROPERTY KNOWN AS: 339 W. FRACK ST., Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Tracy Hughes, in Her Capacity as Heir of Madeline A. Buchanan, Deceased; Gary Buchanan, in His Capacity as Heir of Madeline A. Buchanan, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Madeline A. Buchanan, Deceased.

No. S-1871-2018

(SALE NO. 21)

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL

ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGERTO LALSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2003-BC2.

Attorneys for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$113,113.58.

Tax Parcel No.: 63-7-21.

PROPERTY KNOWN AS: 203 South Margaretta Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Frederick J. Nebistinsky; Deborah A. Nebistinsky.

No. S-2426-2019

(SALE NO. 22)

Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE of STANWICH MORTGAGE LOAN TRUST I.

Attorneys for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$155,405.73.

Tax Parcel Nos.: 38-3-93 & 38-3-165.

PROPERTY KNOWN AS: 425 Centre Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of David S. Heyer; Christine L. Heyer.

No. S-277-2020

(SALE NO. 23)

Plaintiff: Shenandoah Valley School District.

Defendants: Heather Weingard, Mohammed Azad.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$3,115.74.

SCHUYLKILL LEGAL RECORD

Tax Parcel No.: 64-05-0450.
PROPERTY KNOWN AS: 16 N. Lehigh Street, Shenandoah, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Heather Weingard, Mohammed Azad.

No. J-0928-2016

(SALE NO. 24)

Plaintiff: Shenandoah Valley School District.

Defendant: Patricia M. Greene.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,778.11.

Tax Parcel No.: 36-09-0280.

PROPERTY KNOWN AS: 252 Ohio Avenue, W. Mahanoy Township, Pennsylvania 17976.

TO BE SOLD AS THE PROPERTY of Patricia M. Greene.

No. J-7972-2019

(SALE NO. 25)

Plaintiff: Schuylkill County Municipal Authority.

Defendant: Jodi Reed.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1435.86.

Tax Parcel No.: 12-07-0091.

PROPERTY KNOWN AS: 312 E. Center Street, Frailey Township, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY of Jodi Reed.

No. J-5832-2019

(SALE NO. 26)

Plaintiff: Saint Clair Area School District.

Defendant: Francis Lavan, Jr.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,244.88.

Tax Parcel No.: 62-03-0241.

PROPERTY KNOWN AS: 45 S. Morris Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROPERTY of Francis Lavan, Jr.

No. J-1280-2018

(SALE NO. 27)

Plaintiff: Pottsville Area School District.

Defendant: Michele Reber.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,540.96.

Tax Parcel No.: 68-19-0318.

PROPERTY KNOWN AS: 706 Mt. Hope Avenue, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Michele Reber.

No. J-2325-2020

(SALE NO. 28)

Plaintiff: Pottsville Area School District.

Defendant: Iris N. Staff.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$2,101.63.

Tax Parcel No.: 68-35-0031.

PROPERTY KNOWN AS: 709 W. Norwegian Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Iris N. Staff.

No. J-2223-2020

SCHUYLKILL LEGAL RECORD

(SALE NO. 29)

Plaintiff: Shenandoah Valley School District.

Defendant: Joseph A. Payne.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,448.92.

Tax Parcel No.: 36-12-0165.003.

PROPERTY KNOWN AS: 331 S. Wylam Street, W. Mahanoy Township, Pennsylvania 17931.

TO BE SOLD AS THE PROPERTY of Joseph A. Payne.

No. J-0346-2017

(SALE NO. 30)

Plaintiff: Blue Mountain School District.

Defendants: Mark D. Herb, Mary M. Herb.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,420.70.

Tax Parcel No.: 39-02-0023.

PROPERTY KNOWN AS: 212 N. Second Street, Auburn, Pennsylvania 17922.

TO BE SOLD AS THE PROPERTY of Mark D. Herb, Mary M. Herb.

No. J-7348-2019

(SALE NO. 31)

Plaintiff: Blue Mountain School District.

Defendant: Catherine M. Kriner.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,637.74.

Tax Parcel No.: 35-08-0117.

PROPERTY KNOWN AS: 2302 Market Street, W. Brunswick Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Catherine M. Kriner.

No. J-1229-2019

(SALE NO. 32)

Plaintiff: Blue Mountain School District.

Defendants: Barry W. Idell, Janis M. Idell.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$6,071.77.

Tax Parcel No.: 18-08-0012.077.

PROPERTY KNOWN AS: 640 Stony Run Road, N. Manheim Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Barry W. Idell, Janis M. Idell.

No. J-2384-2020

(SALE NO. 33)

Plaintiff: Saint Clair Area School District.

Defendant: Tiffany Long.

Attorneys for Plaintiff: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,640.89.

Tax Parcel No.: 62-05-0198.

PROPERTY KNOWN AS: 116 E. Patterson Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROPERTY of Tiffany Long.

No. J-6886-2019

(SALE NO. 35)

Plaintiff: Tamaqua Area School District.

Defendant: Adrienne F. Payne, Executrix of the Estate of Charles O. Payne.

SCHUYLKILL LEGAL RECORD

Attorneys for Plaintiff: PORT-
NOFF LAW ASSOCIATES, LTD.,
2700 Florizon Drive, Suite 100, King
of Prussia, PA 19406, (484) 690-9300.

Judgment Amount: \$1,618.83.

Tax Parcel No.: 65-11-0168.

PROPERTY KNOWN AS: 213
Gay Street, Tamaqua, Pennsylvania
18252.

TO BE SOLD AS THE PROPER-
TY of Adrienne F. Payne, Executrix
of the Estate of Charles O. Payne.

No. J-0536-2020

All Parties and claimants are here-
by notified that schedules of distribu-
tion will be filed by the sheriff in his
office within thirty (30) days from sale
and distribution will be made in ac-
cordance 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 16, 2022

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

Apr. 28; May 5, 12
