

## SCHUYLKILL LEGAL RECORD

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### ESTATE AND TRUST NOTICES

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

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### FIRST PUBLICATION

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**DALEY, DUANE C.**, deceased

Late of Ringtown, Schuylkill County, PA

Administratrix: Jennifer L. Daley, 30 Main Boulevard, Ringtown, PA 17967

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

**EISENBERG, EVELYN a/k/a EVELYN MAE EISENBERG**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executor: Dennis Eisenberg, 114 Cherry Street, Tamaqua, PA 18252

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

**FETTEROLF, JAMES LEE a/k/a JAMES L. FETTEROLF**, deceased

Late of the Borough of Girardville, Schuylkill County, PA

Administratrix: Tabitha L. Fetterolf, 705 McKnight Street, Ashland, PA 17921

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

**JONES, SANDRA D. a/k/a SANDRA JONES a/k/a SANDRA MILLER**, deceased

Late of Butler Township, Schuylkill County, PA

Administrator: Charles Luke Jones, 903 High Road, Ashland, PA 17921

Attorneys: Karen Byrnes-Noon, Michael J. O'Connor & Associates, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

**POGASH, JOHN J., SR.**, deceased  
Late of North Manheim Township, Schuylkill County, PA

Executor: John J. Pogash, Jr., 9954 Mallow St., Manassas, VA 20110

Attorney: Maryann Conway, Esquire, 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

**VINCENT, GEORGE J.**, deceased  
Late of the Borough of Coaldale, Schuylkill County, PA

Executrix: Sharon L. Oravec, 380 Troxell Valley Road, Andreas, PA 18211

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

**WOLFE, GERALDINE L.**, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executor: Matthew A. Wolfe, 515 West Washington Street, Frackville, PA 17931

Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

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**ZERBE, RICHARD A., JR.**, deceased  
Late of the Town of Pine Grove,  
Schuylkill County, PA  
Administrator: Daniel R. Zerbe,  
206 W. Market St., Trevorton, PA  
17881

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### SECOND PUBLICATION

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**AVINO, RALPH A.**, deceased  
Late of the Borough of Coaldale,  
Schuylkill County, PA  
Administrator: Philip D. Stokes,  
809 Thomas Street, Stroudsburg,  
PA 18360  
Attorney: William E. McDonald,  
Esquire, 113 West Ridge Street,  
P.O. Box 130, Lansford, PA 18232

**FATULA, ANNA a/k/a ANN FAT-  
ULA**, deceased  
Late of the Borough of Mahanoy  
City, Schuylkill County, PA  
Executor: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072  
Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

**KOONS, CLYDE A.**, deceased  
Late of the Township of Pine  
Grove, Schuylkill County, PA  
Administratrix: Bridget L. Barder,  
75 Moonshine Road, Pine Grove,  
PA 17963  
Attorneys: Eric M. Mika, Esquire,  
Certified Elder Law Attorney,  
Toole, Mika & Jones, LLC, 26 East  
Centre Street, Shenandoah, PA  
17976-0072

**KRAMER, JEANNE V.**, deceased  
Late of the Township of S. Man-  
heim, Schuylkill County, PA

Executor: Thomas Kramer, 940  
Jack's Lane, Orwigsburg, PA  
17961

Attorney: Lora J. McDonald, Es-  
quire, 29 E. Main St., P.O. Box  
706, Schuylkill Haven, PA 17972

**MALONEY, JAMES T.**, deceased  
Late of the Borough of Shenan-  
doah, Schuylkill County, PA  
Executor: Joseph R. Maloney, 14  
N. Spencer St., Frackville, PA  
17931

Attorney: Leo Breznik, Esquire,  
Attorney-At-Law, 32 E. Centre St.,  
P.O. Box 567, Shenandoah, PA  
17976-0567

**MILLER, HARRY L.**, deceased  
Late of the Borough of Tamaqua,  
Schuylkill County, PA  
Executor: Harry M. Miller, 265  
Stock Street, Nesquehoning, PA  
18240

Attorney: Robert T. Yurchak, Es-  
quire, 1 East Catawissa Street,  
Nesquehoning, PA 18240

**MURPHY, JOSEPH J.**, deceased  
Late of the Borough of Gilberton,  
Schuylkill County, PA  
Executrix: Mary Best, 515 Willow  
Lane, Lancaster, PA 17601

Attorneys: Keith J. Strouse, Es-  
quire, Strouse and Strouse, 816  
Center Street, Ashland, PA 17921

**TRUSKY, VICTORIA C. a/k/a  
VICTORIA TRUSKY**, deceased  
Late of Norwegian Township,  
Schuylkill County, PA

Executrices: Cecilia Elison, 700  
Pinewood Circle, Pottsville, PA  
17901 and Deborah Klotunowitch,  
32 Low Road, Pottsville, PA 17901  
Attorneys: Richard J. Wiest, Es-  
quire, Williamson, Friedberg &  
Jones, LLC, 10 Westwood Road,  
Pottsville, PA 17901

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**TUMAS, ELIZABETH R. a/k/a ELIZABETH RITA TUMAS**, deceased  
Late of the Borough of Tamaqua, Schuylkill County, PA  
Executrix: Kathleen A. Tumas, 421 West Rowe Street, Tamaqua, PA 18252  
Attorneys: Jeffrey P. Bowe, Esquire, Bowe, Lisella and Bowe, 109 West Broad Street, Tamaqua, PA 18252

**WYCHUNAS, ALBERT J., JR.**, deceased  
Late of the City of Pottsville, Schuylkill County, PA  
Administratrix: Helen Heimbaugh, 140 Main Street, Pottsville, PA 17901  
Attorney: Harry A. Rubright, Esquire, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972

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**THIRD PUBLICATION**

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**BELAS, JUNE**, deceased  
Late of the Borough of Minersville, Schuylkill County, PA  
Executor: Robert Belas, 616 Pottsville Street, Minersville, PA 17954  
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

**BIRUNAS, CLARA E. a/k/a CLARA ELIZABETH BIRUNAS**, deceased  
Late of the Township of Hegins, Schuylkill County, PA  
Executrix: Darlene Koperna, 312 Park Road, Valley View, PA 17983  
Attorneys: Ashley M. Securda, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, P.O. Box 1190, Pottsville, PA 17901

**HOFFMAN, MILDRED G.**, deceased  
Late of the Borough of Port Clinton, Schuylkill County, PA  
Executrix: Evangeline Rose Hoffman-Lorah, 1635 Fourth Street, Bethlehem, PA 18020  
Attorneys: J. Robert Zane, Esquire, Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**KAUFFMAN, ERMA G.**, deceased  
Late of the Township of Hegins, Schuylkill County, PA  
Executrix: Ruby J. Shepley, 6041 State Route 225, Shamokin, PA 17872  
Attorney: Thomas E. Boop, Esquire, 106 Market Street, P.O. Box 470, Sunbury, PA 17801

**LAUDEMANN, GEORGE R.**, deceased  
Late of the Borough of Orwigsburg, Schuylkill County, PA  
Executor: Michael Vuksta, 1348 Mount Hope Avenue, Pottsville, PA 17901  
Attorneys: J. Robert Zane, Esquire, Zane, Rossi, Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

**SEMANCHIK, OLGA**, deceased  
Late of the Township of North Manheim, Schuylkill County, PA  
Executrix: Carol Adukaitis, 615 West Arch Street, Frackville, PA 17931  
Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

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NOTICE

The annual meeting of the policyholders of the Ashland Mutual Fire Insurance Company of Pennsylvania will be held at 4:00 p.m. on Tuesday, January 17, 2017, at Strouse and

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Strouse Law Office, 816 Center Street,  
Ashland, PA 17921.  
Keith J. Strouse,  
Secretary

Jan. 12

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for:

FRACKVILLE PUBLIC  
SPACES, INC.

a Domestic Nonprofit Corporation under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

KAREN L. DOMALAKES,  
ESQUIRE  
RUBRIGHT, DOMALAKES,  
TROY & McDONALD

14 West Frack Street  
P.O. Box 9  
Frackville, PA 17931

Jan. 12

NOTICE OF PRIVATE SALE OF  
TAX CLAIM PROPERTY

The sale of the herein described property has been approved by the Schuylkill County Board of Commissioners at the December 14, 2016 public meeting at the Courthouse, 401 North Second Street, Pottsville, PA 17901.

THE TERMS AND CONDITIONS  
OF SALE ARE AS FOLLOWS:

**1.** For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being March 6, 2017, any taxing district having any tax claims or tax judgments against the property to be sold, the owner, an interested party or a person interested in purchasing the property may, if not satisfied that the

sale price approved by the Bureau is sufficient, petition the Court of Common Pleas of Schuylkill County to disapprove the said sale. **2.** If no objections to a sale are filed, the sale to the initial bidder will be final. **3.** The successful bidder will be required to pay all monies and costs within fifteen (15) days of the deadline for filing objections. **4.** The failure of any purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. **5.** Pursuant to 72 P.S., Section 5931, all sales by the Tax Claim Bureau are subject to the rule of *CAVEAT EMPTOR*. In every case, the property is offered for sale by the Bureau **WITHOUT GUARANTY OR WARRANTY WHATSOEVER**, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. **6.** The property will be sold freed and cleared of all real estate tax claims and tax judgments.

This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613(a) of Act No. 542, approved July 7, 1947, as amended.

**Parcel No. 04-15-0054.000**, Lot and Improvement, 424 West Main St., Butler Township; Assessed Owner: Raymond C. West, III; Bid: \$1335.05; **Parcel No. 04-15-0055.000**, Lot and Improvement, 426 W. Main St., Butler Township; Assessed Owner: Raymond C. West, III; Bid: \$2293.34; **Parcel No. 04-15-0068.001**, Lot, South Side West Main St., Butler Township; Assessed Owners: Andrew Woodward and Zachary V. Catizone; Bid: \$808.24; **Parcel No. 07-15-0027.000**, Lot and Improvement, 24-

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26 North Market St., McKeansburg, East Brunswick Township; Assessed Owners: William F. Hartranft and Cynthia M. Hartranft; Bid: \$300.00; **Parcel No. 08-03-0029.000**, a Partial Interest in 13.5 Acres, more or less, of Surface on the Repp and Keim Tract, Southeast Side of Eagle Hill Road, East Norwegian Township; Assessed Owner: Price Coal Co.; Record Owners: Harold L. Price, Oliver J. Price and David J. Roderick; Bid: \$6500.00; **Parcel No. 12-04-0025.002**, Lot, Frailey Township; Assessed Owners: Wilbert and Grace Cresswell; Bid: \$207.00; **Parcel No. 18-23-0049.000**, Lot and Improvement, 3 Maryann Avenue, North Manheim Township; Assessed Owner: Effa E. Yeich; Bid: \$5000.00; **Parcel No. 19-13-0248.000**, Lot, East Side of Spring Mountain Drive, East Union Township; Assessed Owners: Laurence G. and Verna M. DeFlavees; Bid: \$783.67; **Parcel No. 29-01-0001.001**, being previously known as parcel 29-88-56, or a portion thereof, Lot, on the Meyer and Houtz Tract, Northeast of I-81, Tremont Township; Assessed Owner: Dart Coal Co.; Bid: \$483.00; **Parcel No. 29-01-0001.002**, 2.9 Acres, more or less, on the Robert Kinnear Tract, Northeast of I-81, Tremont Township; Assessed Owner: Dart Coal Co.; Bid: \$2001.00; **Parcel No. 29-01-0002.000**, 3 Acres, more or less, on the Meyer and Houtz Tract, Northeast of I-81, Tremont Township; Assessed Owner: Dart Coal Co.; Bid: \$2070.00; **Parcel No. 29-01-0002.001**, 5.5 Acres, more or less, on the Meyer and Houtz Tract, Northeast of I-81, Tremont Township; Assessed Owner: Dart Coal Co.; Bid: \$3795.00; **Parcel No. 29-01-0005.000**, being previously known as parcel 29-88-13, or a portion thereof, 16.2 Acres, more

or less, on the Robert Kinnear Tract, Northeast of I-81, Tremont Township; Assessed Owner: Cass Coal Co.; Bid: \$11,178.00; **Parcel No. 38-06-0209.000**, Lot, 1232 Walnut St., Ashland; Assessed Owner: Carl Fickinger; Bid: \$10.00; **Parcel No. 38-06-0210.000**, Lot, 1234 Walnut St., Ashland; Assessed Owner: Carl Fickinger; Bid: \$10.00; **Parcel No. 52-02-0405.000**, Lot and Improvement, 713 North Second St., Minersville; Assessed Owner: Kerry A. Spiess; Bid: \$300.00; **Parcel No. 61-03-0120.000**, Lot and Improvement, 174 West Main St., Ringtown; Assessed Owner: Frank Zulkowski; Bid: \$4544.00; **Parcel No. 62-01-0023.000**, Improvement on Leased Ground, 300 North Nicholas St., Saint Clair; Assessed Owner: Joseph P. Salak; Bid: \$1517.00; **Parcel No. 62-02-0536.000**, Lot and Improvement, 218 North Nicholas St., Saint Clair; Assessed Owners: John P. Post and Clara Post; Bid: \$1303.46; **Parcel No. 64-05-0362.000**, Lot and Improvement, 6 North Jardin St., Shenandoah; Assessed Owner: Teodora Saenz; Bid: \$2478.51; **Parcel No. 68-27-0085.000**, Lot and Improvement, 602 West Arch St., Pottsville; Assessed Owner: Michael S. Beers; Bid: \$1.00  
By Angela D. Toomey, Director  
Schuylkill County  
Tax Claim Bureau  
Jan. 12, 19

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### NOTICE SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on  
FRIDAY, FEBRUARY 17, 2017  
At 10:00 o'clock in the Forenoon,  
at the Court House in the City of

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Pottsville, Schuylkill County, Pennsylvania, the Following Described Real Estate to wit:

**(SALE NO. 1)**

Plaintiff: Eagle Rock Resort Co., LLC.

Defendant: Jose Arnoli Cabingao Solano.

Attorneys for Plaintiff: Lorine Angelo Ogurkis, Ogurkis Law, L.L.C., 314 Main Street, Suite A, Conyngham, PA 18219, Ph. (570) 788-6529, Fax (570) 788-4118.

Judgment Amount: \$35,915.07.

Tax Parcel No.: P/O 9-16-184.

Property known as: 1/50th Undivided Interest in Lot 184 of WSS Subdivision.

TO BE SOLD AS THE PROPERTY of Jose Arnoli Cabingao Solano.

No. S-1106-14

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**(SALE NO. 2)**

Plaintiff: Eagle Rock Resort Co., LLC.

Defendants: Rommel J. Del Rosario and Lourdes Yusal.

Attorneys for Plaintiff: Lorine Angelo Ogurkis, Ogurkis Law, L.L.C., 314 Main Street, Suite A, Conyngham, PA 18219, Ph. (570) 788-6529, Fax (570) 788-4118.

Judgment Amount: \$31,263.71.

Tax Parcel No.: 09-25-0233.

Property known as: Lot 233 of HF3 Subdivision.

TO BE SOLD AS THE PROPERTY of Rommel J. Del Rosario and Lourdes Yusal.

No. S-1419-15

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**(SALE NO. 3)**

Plaintiff: National Penn Bank.

Defendant: Dennis Warren Faust, Jr.

Attorneys for Plaintiff: Richard Brent Somach, Esquire, Attorney ID #19521, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101, (610) 391-1800, (610) 391-1805 (fax).

Judgment Amount: \$39,775.67.

Known as: 1201 Pottsville Street, Pottsville, Mechanicsville Borough, Schuylkill County, Pennsylvania 17901.

Tax Parcel No.: 50-01-0057.000.

TO BE SOLD AS THE PROPERTY of Dennis Warren Faust, Jr.

No. S-508-15

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**(SALE NO. 4)**

Plaintiff: LSF9 Master Participation Trust.

Defendants: James E. Bodman & Denise M. Bodman.

Attorneys for Plaintiff: Richard M. Squire, Robert M. Kline, Bradley J. Osborne, 115 West Avenue, Suite 104, Jenkintown, PA 19046, (215) 886-8790.

Judgment Amount: \$135,366.15.

Tax Parcel No.: 65-15-35.

Property known as: 224 West Cottage Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of James E. Bodman & Denise M. Bodman.

No. S-1032-16

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**(SALE NO. 5)**

Plaintiff: Branch Banking and Trust Company s/i/i to National Penn Bank s/i/i to First Federal Bank.

Defendants: Theodore C. Shadle and Penny S. Shadle, h/w, United States of America, Additional Defendant.

Attorneys for Plaintiff: Richard Brent Somach, Esquire, Attorney ID #19521, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton Street,

SCHUYLKILL LEGAL RECORD

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Suite 502, Allentown, PA 18101, (610) 391-1800, (610) 391-1805 (fax).

Judgment Amount: \$49,779.16.

Known As: (a) 325 Main Street, Lavelle, Pennsylvania 17943 (Tax PIN: 04-30-0025.001); (b) Main Street, Lavelle, Pennsylvania 17943 (Tax PIN: 04-30-0026.002); and (c) Main Street, Lavelle, Pennsylvania 17943 (Tax PIN: 04-30-0043.000).

TO BE SOLD AS THE PROPERTY of Theodore C. Shadle and Penny S. Shadle.

No. S-709-16

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**(SALE NO. 6)**

Plaintiff: LSF8 Master Participation Trust.

Defendants: Paul R. Miccolupi and Barbara L. Miccolupi.

Attorneys for Plaintiff: Richard M. Squire, Esquire, Robert M. Kline, Esquire, Bradley J. Osborne, Esquire, 115 West Avenue, Suite 104, Jenkintown, PA 19046, (215) 886-8790.

Judgment Amount: \$64,633.70.

Tax Parcel No.: 49-02-0393.001.

Property known as: 204 East Grant Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Paul R. Miccolupi and Barbara L. Miccolupi.

No. S-960-16

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**(SALE NO. 7)**

Plaintiff: Nationstar Mortgage LLC d/b/a Champion Mortgage Company.

Defendant: Christian G. Robertson, Executor of the Estate of Josepha R. Stine.

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

Judgment Amount: \$125,390.21.

Tax Parcel Number: 35-08-0113.001.

Premises: 2290 Market Street, Auburn, Pennsylvania 17922.

TO BE SOLD AS THE PROPERTY of Christian G. Robertson, Executor of the Estate of Josepha R. Stine.

No. S-315-16

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**(SALE NO. 8)**

Plaintiff: National Penn Bank, successor in interest to First Federal Bank

Defendants: Joseph Evans a/k/a Joseph M. Evans and Christine Evans a/k/a Christine P. Evans, husband and wife.

Attorneys for Plaintiff: Richard Brent Somach, Esquire, Attorney ID #19521, Norris, McLaughlin & Marcus, P.A., 515 W. Hamilton Street, Suite 502, Allentown, PA 18101, (610) 391-1800, (610) 391-1805 (fax).

Judgment Amount: \$49,779.16.

Property being known as: Parcel 1: (68-26-407) 722 West Market Street, Pottsville, PA; Parcel 2: (41-5-14) 8 Columbia Street, Cressona, PA.

TO BE SOLD AS THE PROPERTY of Joseph Evans a/k/a Joseph M. Evans and Christine Evans a/k/a Christine P. Evans.

No. S-182-16

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**(SALE NO. 9)**

Plaintiff: CACL Federal Credit Union.

Defendant: Frank T. Fisher, Jr. a/k/a Frank J. Fisher, Jr.

Attorney for Plaintiff: Richard J. Wiest, Esquire, (Attorney ID #40495), Williamson, Friedberg & Jones, LLC, Ten Westwood Road, P.O. Box 1190, Pottsville, PA 17901, (570) 622-5933.

Judgment Amount: \$62,662.55.

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TOGETHER with two (2) story frame dwelling house and outbuilding thereon erected.

Property known as: 25 East Laurel Street, Tremont, PA.

BEING UPI: #67-04-0137.

TO BE SOLD AS THE PROPERTY of Frank T. Fisher, Jr. a/k/a Frank J. Fisher, Jr.

No. S-863-2016

**(SALE NO. 10)**

Plaintiff: Jonestown Bank & Trust Company.

Defendant: Crystal M. DeLong-Jones.

Attorney for Plaintiff: Paul C. Bametzreider, Esquire, (717) 273-3733.

Judgment Amount: \$91,558.71.

Being UPI No.: 58-05-0020.000.

Property known as: 154 N. Tulpehocken Street, Schuylkill County, Pine Grove, PA.

TO BE SOLD AS THE PROPERTY of Crystal M. DeLong-Jones.

No. S-1642-2015

**(SALE NO. 11)**

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

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

Attorneys for Plaintiff: Law Office of Gregory Javardian, LLC, 1310 Industrial Boulevard, 1st Floor, Suite 101, Southampton, PA 18966, (215) 942-9690.

Judgment Amount: \$235,191.22.

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

Property known as: 235 South Yohe Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of Judianne T. Wilson a/k/a

Julianne T. Wilson, Ralph L. Musselman, Jr. and Jill A. Musselman.

No. S-350-16

**(SALE NO. 12)**

Plaintiff: Susquehanna Bank, Branch Banking and Trust Company.

Defendants: Ronald M. White, Mary Ann White.

Plaintiff Attorney: William R. Swinehart, Esq., 240-246 Market Street, P.O. Box 791, Sunbury, PA 17801.

Judgment Amount: \$83,139.66.

Municipally known as: 89 15th Street, Ringtown, Pennsylvania.

Parcel No.: 30-5-70.

No. S-943-2015

**(SALE NO. 14)**

Plaintiff: The Pennsylvania State Employees Credit Union.

Defendant: Anthony M. Wilson.

Attorneys for Plaintiff: Martha E. Von Rosenstiel, P.C., (610) 328-2887.

Judgment: \$52,998.37.

Tax Parcel No.: 13-19-22.

Property known as: 417 East Main Street, Hegins, PA 17938.

TO BE SOLD AS THE PROPERTY of Anthony M. Wilson.

No. S-2106-15

**(SALE NO. 15)**

Plaintiff: Santander Bank, N.A.

Defendant: Bernadette Mason.

Attorney for Plaintiff: Michael S. Bloom, Esquire, (610) 532-4222 Phone.

Judgment Amount: \$33,045.65.

Tax Parcel No.: 54-02-0166.000.

Property known as: 108-110 Water Street, New Philadelphia Borough.

TO BE SOLD AS THE PROPERTY of Bernadette Mason.

No. S-2043-15

SCHUYLKILL LEGAL RECORD

**(SALE NO. 16)**

Plaintiff: M&T Bank s/b/m to M&T Mortgage Corporation.

Defendants: Tracy A. Freed Zelinsky, Solely in Her Capacity As Heir of Michael J. Zelinsky, Deceased, Jordan Luke Zelinsky, Solely in His Capacity As Heir of Michael J. Zelinsky, Deceased and Unknown Heirs of Michael J. Zelinsky, Deceased.

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

Judgment Amount: \$51,378.48.

Tax Parcel No.: 68-7-129.

Property known as: 429 Nichols Street, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Tracy A. Freed Zelinsky, Solely in Her Capacity As Heir of Michael J. Zelinsky, Deceased, Jordan Luke Zelinsky, Solely in His Capacity As Heir of Michael J. Zelinsky, Deceased and Unknown Heirs of Michael J. Zelinsky, Deceased.

No. S-905-13

**(SALE NO. 17)**

Plaintiff: PNC Bank, National Association.

Defendants: Brian D. Frasch and Jeanine M. Frasch.

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

Judgment Amount: \$52,644.79.

Tax Parcel No.: 38-2-358.

Property known as: 1438 Centre Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Brian D. Frasch and Jeanine M. Frasch.

No. S-2205-2015

**(SALE NO. 18)**

Plaintiff: M&T Bank s/b/m with Manufacturers and Traders Trust Company.

Defendants: Donna M. Barron and Carl W. Barron.

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

Judgment Amount: \$32,403.12.

Tax Parcel No.: 65-09-0043-000.

Property known as: 315 Clark Street a/k/a 315 Clarke Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Donna M. Barron and Carl W. Barron.

No. S-1119-16

**(SALE NO. 19)**

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

Defendant: Jason Schmidt.

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

Judgment Amount: \$82,750.96.

Tax Parcel No.: 09-01-0030.000.

Property known as: 30 Jay Peak Lane, Zion Grove, PA 17985.

TO BE SOLD AS THE PROPERTY of Jason Schmidt.

No. S-82-16

**(SALE NO. 20)**

Plaintiff: JP Morgan Chase Bank, National Association.

Defendants: Carol A. Brinsko and John Brinsko, III.

Attorneys for Plaintiff: KML Law Group, P.C., Suite 5000, BNY Independence Center, 701 Market Street,

**SCHUYLKILL LEGAL RECORD**

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Philadelphia, PA 19106-1532, (215) 627-1322.

Judgment Amount: \$45,005.60.

Tax Parcel No.: 16-18-38.

Property known as: 169 Roosevelt Drive, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Carol A. Brinsko and John Brinsko, III.

No. S-1384-14

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**(SALE NO. 21)**

Plaintiff: Ditech Financial LLC.

Defendant: Rick Sadusky.

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

Judgment Amount: \$13,210.86.

Tax Parcel No.: 38-2-213.1.

Property known as: 15 North 12th Street a/k/a 15 North Twelfth Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Rick Sadusky.

No. S-1053-16

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**(SALE NO. 22)**

Plaintiff: New Penn Financial LLC dba Shellpoint Mortgage Servicing.

Defendant: J. Tanner Bott, Solely in His Capacity As Heir of Jeffery T. Bott, Deceased.

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

Judgment Amount: \$99,446.24.

Tax Parcel No.: 19-12-0017.

Property known as: 8 Hazel Road, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPERTY of J. Tanner Bott, Solely in His Capacity As Heir of Jeffery T. Bott, Deceased.

No. S-532-15

**(SALE NO. 23)**

Plaintiff: M&T Bank.

Defendant: Marcy D. Hubert-Seaman.

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

Judgment Amount: \$99,081.36.

Tax Parcel No.: 41-04-0059.000.

Property known as: 31 Grove Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Marcy D. Hubert-Seaman.

No. S-1112-16

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**(SALE NO. 24)**

Plaintiff: U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2007-S6 c/o Ocwen Loan Servicing, LLC.

Defendant(s): Domingo Batista Diaz.

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

Judgment Amount: \$75,373.35.

Tax Parcel Nos.: 64-08-0441.000 & 64-08-0438.000.

Property known as: 336-340 South Jardin Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTIES of Domingo Batista Diaz.

No. S-1533-15

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**(SALE NO. 25)**

Plaintiff: Federal National Mortgage Association ("Fannie Mae").

Defendant: Roberto Bourdier.

Attorneys for Plaintiff: Martha E. Von Rosenstiel, P.C., (610) 328-2887.

Judgment: \$27,361.70.

Tax Parcel No.: 64-08-0517.000.

## SCHUYLKILL LEGAL RECORD

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Property known as: 114 West Laurel Street, Shenandoah, PA 17976.

TO BE SOLD AS THE PROPERTY of Roberto Bourdier.

No. S-1214-16

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### (SALE NO. 26)

Plaintiff: Flat Rock Mortgage Investment Trust.

Defendant(s): Annie M. Pearson.

Attorneys for Plaintiff: Robert W. Williams, Esquire, Milstead & Associates, LLC, 1 E. Stow Road, Marlton, NJ 08053, (856) 482-1400.

Judgment Amount: \$276,913.53.

Tax Parcel No.: 26-04-0010.001.

Property known as: 349 State Road, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of Annie M. Pearson.

No. S-2698-2011

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### (SALE NO. 27)

Plaintiff: U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency.

Defendant(s): Leroy M. Hess.

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

Judgment Amount: \$49,412.17.

Tax Parcel: 52-05-0386.000.

Property known as: 319 Saint Francis Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Defendant Leroy M. Hess.

No. S-1078-16

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### (SALE NO. 28)

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee and BNY Western Trust Company, as Co-Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2002-BC3.

Defendant: Richard J. Meredith.

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

Judgment Amount: \$54,446.30.

Tax Parcel No.: 18-19-0042.000.

Property known as: 101 Fidler Avenue, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Richard J. Meredith.

No. S-506-16

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### (SALE NO. 29)

Plaintiff: Nationstar Mortgage LLC.

Defendant: Carlene L. Jones.

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

Judgment Amount: \$77,092.94.

Tax Parcel No.: 65-08-0057.000.

Property known as: 304 Market Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Carlene L. Jones.

No. S-1022-16

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### (SALE NO. 30)

Plaintiff: JPMorgan Chase Bank, National Association.

Defendant: Vincent D. Ives.

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

Judgment Amount: \$99,582.31.

Tax Parcel No.: 52-5-334.

Property known as: 103 Spruce Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Vincent D. Ives.

No. S-2282-15

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 31)**

Plaintiff: Nationstar Mortgage LLC.

Defendant: Brandon D. Ruch.

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

Judgment Amount: \$57,785.51.

Tax Parcel No.: 13-16-46.

Property known as: 1010 W. Main Street, Valley View, PA 17983.

TO BE SOLD AS THE PROPERTY of Brandon D. Ruch.

No. S-279-16

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**(SALE NO. 32)**

Plaintiff: U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3 AG.

Defendants: Douglas D. Moyer and Mary Jo Moyer.

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

Judgment Amount: \$34,900.07.

Tax Parcel No.: 41-4-71.

Property known as: 15 South Sillyman Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Douglas D. Moyer and Mary Jo Moyer.

No. S-563-16

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**(SALE NO. 33)**

Plaintiff: Bank of America, N. A.

Defendant: Lori A. Cascarino.

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

Judgment Amount: \$64,389.48.

All that certain lot or piece of ground situate in Ryan Township, County of Schuylkill and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No.: 26-04-0053.000.

Property known as: 474 State Road, Barnesville, PA 18214.

TO BE SOLD AS THE PROPERTY of Lori A. Cascarino, as sole owner.

No. S-1138-14

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**(SALE NO. 34)**

Plaintiff: Wells Fargo Bank, N.A.

Defendants: Kathleen S. Jordan; John J. Jordan.

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

Judgment Amount: \$154,281.52.

Parcel No.: 13-10-0047.011.

Property known as: 621 Broad Street, Hegins, PA 17938.

TO BE SOLD AS THE PROPERTY of John J. Jordan and Kathleen S. Jordan, his wife.

No. S-799-15

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**(SALE NO. 35)**

Plaintiff: Wells Fargo Bank, NA.

Defendant: Ryan S. Werley.

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: \$78,565.81.

Tax Parcel No.: 43-03-0442.

Premises known as: 4 South Third Street a/k/a 4 S. 3rd Street, Frackville, PA 17931-1634.

TO BE SOLD AS THE PROPERTY of Ryan S. Werley.

No. S-236-16

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 36)**

Plaintiff: Santander Bank, N.A.  
Defendant: Matthew T. Drey.

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

Judgment Amount: \$60,718.91.  
Tax Parcel No.: 63-06-0567.000.

Premises known as: 110 East  
Union Street, Schuylkill Haven, PA  
17972-1657.

TO BE SOLD AS THE PROP-  
ERTY of Matthew T. Drey.

No. S-886-16

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**(SALE NO. 37)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendants: Unknown Heirs, Suc-  
cessors, Assigns and All Persons,  
Firms or Associations Claiming Right,  
Title or Interest From or Under Pru-  
dence C. Sommers, Deceased.

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

Judgment Amount: \$41,793.51.  
Tax Parcel No.: 65-04-0011.000.

Premises known as: 601 East Elm  
Street, Tamaqua, PA 18252-1611.

TO BE SOLD AS THE PROP-  
ERTY of Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title or  
Interest From or Under Prudence C.  
Sommers, Deceased.

No. S-540-16

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**(SALE NO. 38)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendants: Kevin W. Barry, Vicki  
A. Barry.

Attorneys for Plaintiff: Phelan Hal-  
linan Diamond & Jones, LLP, 1617

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

Judgment Amount: \$48,559.40.

Tax Parcel Nos.: 12-07-0142.000  
& 12-07-0143.000.

Premises known as: 23 West Rail-  
road Street, Tremont, PA 17981-1131.

TO BE SOLD AS THE PROP-  
ERTY of Kevin W. Barry, Vicki A.  
Barry.

No. S-608-2016

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**(SALE NO. 39)**

Plaintiff: Wells Fargo Bank, N.A.  
Defendant: Robert L. Murton.

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

Judgment Amount: \$47,708.94.  
Tax Parcel No.: 03-03-0068.000.

Premises known as: 442 Dowden-  
town Road, Pottsville, PA 17901-  
9047.

TO BE SOLD AS THE PROP-  
ERTY of Robert L. Murton.

No. S-662-2016

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**(SALE NO. 40)**

Plaintiff: American Heritage FCU.  
Defendant: Megan Marcellino.

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

Judgment Amount: \$143,527.80.  
Parcel: #32-1-1.

Tax Parcel Number: 32-01-  
0001.000.

Premises: 1 Gameland Drive, Ta-  
maqua, Pennsylvania 18252.

TO BE SOLD AS THE PROP-  
ERTY of Megan Marcellino.

No. S-606-16

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 41)**

Plaintiff: Nationstar Mortgage LLC.

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

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

Judgment Amount: \$74,394.47.

Tax Parcel Nos.: 20-9-11, 20-8-67.

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

TO BE SOLD AS THE PROP-  
ERTY of Karen M. Adams a/k/a  
Karen M. Ringo.

No. S-1280-12

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**(SALE NO. 42)**

Plaintiff: LSF9 Master Participa-  
tion Trust.

Defendant: John Podany.

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

Judgment Amount: \$72,484.21.

Tax Parcel No.: 63-6-427.

Premises known as: 2 Parkway,  
Schuylkill Haven, PA 17972-1964.

TO BE SOLD AS THE PROP-  
ERTY of John Podany.

No. S-714-15

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**(SALE NO. 44)**

Plaintiff: Santander Bank, N.A.

Defendants: James Burke, Diane  
Burke.

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

Judgment Amount: \$34,243.31.

Tax Parcel No.: 57-04-0076.000.

Premises known as: 255 West  
Savory Street, Palo Alto, PA 17901.

TO BE SOLD AS THE PROP-  
ERTY of James Burke, Diane Burke.  
No. S-185-16

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**(SALE NO. 45)**

Plaintiff: Wells Fargo Financial  
Pennsylvania, Inc.

Defendants: James A. Chewey  
a/k/a James Chewey, Melissa A.  
Chewey.

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

Judgment Amount: \$75,994.48.

Tax Parcel No.: 68-32-0163.000.

Premises known as: 1601 West  
End Avenue, Pottsville, PA 17901-  
2124.

TO BE SOLD AS THE PROP-  
ERTY of James A. Chewey a/k/a  
James Chewey, Melissa A. Chewey.

No. S-491-16

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**(SALE NO. 47)**

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

Defendants: Steven and Tara Za-  
harick.

Attorneys for Plaintiff: Richard M.  
Squire & Associates, LLC.

Judgment: \$48,424.43.

Tax Parcel No.: 46-4-68.

Property known as: 226 West  
Biddle Street, Gordon, PA 17936.

TO BE SOLD AS THE PROP-  
ERTY of Steven and Tara Zaharick.

No. S-1273-16

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**(SALE NO. 48)**

Plaintiff: Saint Clair Area School  
District.

**SCHUYLKILL LEGAL RECORD**

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Defendants: John J. Pretti, Sr.,  
Maryann T. Pretti, John J. Pretti.

Attorney for Plaintiff: Jeffrey P.  
Kelly, Esquire, 1000 Sandy Hill Road,  
Suite 150, Norristown, PA 19401,  
(484) 690-9300.

Judgment Amount: \$1,838.41.

Tax Parcel No.: 62-02-0567.

Property known as: 129 N. Mill  
Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROP-  
ERTY of John J. Pretti, Sr., Maryann  
T. Pretti, John J. Pretti.

Nos. J-0720-2015, J-0434-2015

**(SALE NO. 49)**

Plaintiff: Saint Clair Area School  
District.

Defendant: Robert E. Hazzard, Sr.  
Attorney for Plaintiff: Jeffrey P.  
Kelly, Esquire, 1000 Sandy Hill Road,  
Suite 150, Norristown, PA 19401,  
(484) 690-9300.

Judgment Amount: \$1,735.32.

Tax Parcel No.: 51-02-0191.

Property known as: 3 Nicholas  
Street, Middleport, Pennsylvania  
17953.

TO BE SOLD AS THE PROP-  
ERTY of Robert E. Hazzard, Sr.

Nos. J-4612-2014, J-3880-2014

**(SALE NO. 50)**

Plaintiff: Saint Clair Area School  
District.

Defendants: Kenneth Diehl, Tina  
Diehl.

Attorney for Plaintiff: Jeffrey P.  
Kelly, Esquire, 1000 Sandy Hill Road,  
Suite 150, Norristown, PA 19401,  
(484) 690-9300.

Judgment Amount: \$1,658.16.

Tax Parcel No.: 62-02-0405.

Property known as: 29 N. Second  
Street, St. Clair, Pennsylvania 17970.

TO BE SOLD AS THE PROP-  
ERTY of Kenneth Diehl, Tina Diehl.

Nos. J-0151-2015, J-2620-2014

**(SALE NO. 51)**

Plaintiff: Bank of America, N.A.

Defendant: William D. Holmes, Jr.

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

Judgment Amount: \$69,070.72.

Tax Parcel Numbers: 04-30-  
0081.000 & 04-30-0098.000.

Premises: 2867 Fairgrounds Road,  
Lavelle, Pennsylvania 17943.

TO BE SOLD AS THE PROP-  
ERTY of William D. Holmes, Jr.

No. S-847-15

**(SALE NO. 52)**

Plaintiff: US Home Ownership,  
LLC.

Defendants: Brenda L. Miller, in  
her capacity as surviving heir of Bon-  
nie Guzick a/k/a Bonnie L. Guzick  
a/k/a Bonnie Lee Guzick, deceased,  
James M. Schwalm, in his capacity as  
surviving heir of Bonnie Guzick a/k/a  
Bonnie L. Guzick a/k/a Bonnie Lee  
Guzick, deceased, and Unknown  
Heirs of Bonnie Guzick a/k/a Bonnie  
L. Guzick a/k/a Bonnie Lee Guzick,  
deceased.

Attorney for Plaintiff: Stephen M.  
Hladik, (215) 855-9521.

Judgment Amount: \$61,540.62.

Tax Parcel No.: 59-02-0279.000.

Property known as: 318 N. Coal  
Street, Port Carbon, PA 17965.

TO BE SOLD AS THE PROP-  
ERTY of Brenda L. Miller, in her  
capacity as surviving heir of Bonnie  
Guzick a/k/a Bonnie L. Guzick a/k/a  
Bonnie Lee Guzick, deceased, James  
M. Schwalm, in his capacity as sur-  
viving heir of Bonnie Guzick a/k/a Bon-  
nie L. Guzick a/k/a Bonnie Lee Guz-  
ick, deceased, and Unknown Heirs of  
Bonnie Guzick a/k/a Bonnie L. Guzick  
a/k/a Bonnie Lee Guzick, deceased.

No. S-1020-2016

**SCHUYLKILL LEGAL RECORD**

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**(SALE NO. 53)**

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

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

Attorneys for Plaintiff: Jack M.  
Seitz, Esquire, Lesavoy Butz & Seitz  
LLC, 7535 Windsor Drive, Allen-  
town, PA 18195, (610) 530-2700.

Judgment amount: \$486,756.66.

Tax Parcel No.: 21-10-0052.001.

Property known as: 80 Roberts  
Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROP-  
ERTY of Bernard J. Kulkaski and  
Joanne A. Kulkaski.

No. S-141-2016

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**(SALE NO. 54)**

Plaintiff: LSF8 Master Participa-  
tion Trust.

Defendants: Lori A. Moyer a/k/a  
Lori A. Kistler and Wayne Kistler.

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

Judgment Amount: \$123,498.92.

Tax Parcel Number: 55-06-  
0046.000.

Premises: 307 Hughes Street, New  
Ringgold, Pennsylvania 17960.

TO BE SOLD AS THE PROP-  
ERTY of Lori A. Moyer a/k/a Lori A.  
Kistler and Wayne Kistler.

No. S-615-15

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**(SALE NO. 55)**

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

Defendants: Michelle Mills-Yom,  
Lee Son Yom and Kyo Un Yom.

Attorneys for Plaintiff: KML Law  
Group, PC, Suite 5000, BNY Indepen-

dence Center, 701 Market Street,  
Philadelphia, PA 19106-1532, (215)  
627-1322.

Judgment Amount: \$45,100.22.

Tax Parcel No.: 62-03-0131.00.

Property known as: 35 South 2nd  
Street, St. Clair, PA 17970.

TO BE SOLD AS THE PROP-  
ERTY of Michelle Mills-Yom, Lee  
Son Yom and Kyo Un Yom.

No. S-6-16

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**(SALE NO. 56)**

Plaintiff: M&T Bank.

Defendants: John Wallace, Jr. and  
Tonya M. Wallace.

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

Judgment Amount: \$130,275.79.

Tax Parcel No.: 4-6-51.1.

Property known as: 64 Malones  
Road, Ashland, PA 17921.

TO BE SOLD AS THE PROP-  
ERTY of John Wallace Jr. and Tonya  
M. Wallace.

No. S-1065-15

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All Parties and claimants are  
hereby notified that schedules of dis-  
tribution will be filed by the sheriff in  
his office within thirty (30) days from  
sale and distribution will be made in  
accordance with the schedule unless  
exceptions are filed there to within ten  
(10) days thereafter.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

November 17, 2016

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

Jan. 12, 19, 26