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

COREIA, MARGUERITE FRANCES, deceased
Late of the Township of North Manheim, Schuylkill County, PA
Administratrix: Amy Dillman, 601 Woodland Drive, Auburn, PA 17922
Attorneys: Jessica H. Eckrote, Esquire, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

FARRA, JODY L., deceased
Late of Shenandoah Borough, Schuylkill County, PA
Administrator: Brian F. Levine, Esquire
Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

GARGER, KEVIN E., deceased
Late of the Borough of New Ringgold, Schuylkill County, PA
Executor: Marshall Garger, 3368 Woodlea Rd., Orefield, PA 18069

GUSTIS, BERNARD S., deceased
Late of East Brunswick Township, Schuylkill County, PA
Executor: Peter B. Gustis, 313 Chestnut Street, West Reading, PA 19611

RINALDO, THOMAS C., JR. a/k/a THOMAS CHARLES RINALDO, JR., deceased
Late of 445 New Castle Street, Minersville, Schuylkill County, PA
Executors: Thomas Rinaldo, III, 364 Sioux Court, Sinking Spring, PA 19608 and Michele Compton, 830 Kenmara Drive, West Chester, PA 19380
Attorneys: Robert R. Kreitz, Esquire, Kreitz Gallen-Schutt, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610

SCHAEFFER, CAROLYN J., deceased
Late of Tremont Borough, Schuylkill County, PA
Executrix: Elizabeth A Bender, 55 Main Street, Tremont, PA 17981
Attorneys: John R Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

STROBLE, STEWART O., deceased
Late of the Borough of Shenandoah, Scuylkill County, PA
Executor: Stephen Stroble, 31 S. White Street, Shenandoah, PA 17976
Attorney: Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

THOMPSON, KATHLEEN E., deceased
Late of Pine Grove Township, Schuylkill County, PA

Executrix: Ms. Vicky L. Benko, 1700 Salem Street, Berwick, PA 18603

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

SECOND PUBLICATION

BAILEY, DOROTHY K., deceased

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

Executors: Kevin A. Bailey, 3365 Summer Valley Road, New Ringgold, PA 17960 and Bonnie C. Steinbrunn, 100 Dorset Road, New Ringgold, PA 17960

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

COLEMAN, JOHN FITZGERALD a/k/a JOHN F. COLEMAN, deceased

Late of Shenandoah Borough, Schuylkill County, PA

Administratrix: Heidi Diehl, 1274 Hill Road, Apt. C, Reading, PA 19602

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

DUNKELBERGER, PAULINE M., deceased

Late of the Township of Hegins, Schuylkill County, PA

Executors: Clair R. Dunkelberger, III, 714 East Mountain Road, Hegins, PA 17938 and Adam D. Dunkelberger, 24 Apple Road, Hegins, PA 17938

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

GILHAM, FRANCIS E. a/k/a FRANCIS GILHAM and FRANCIS EUGENE GILHAM, deceased

Late of Tamaqua, Schuylkill County, PA

Executrix: Allyn Starry, 210 Cove Mountain Drive, Zions Grove, PA 17985

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

HANEY, MARTIN C., deceased

Late of Minersville, Schuylkill County, PA

Executrix: Kelli S. Leese, 1609 West Main Street, Valley View, PA 17983

Attorneys: Richard J. Wiest, Esquire, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

KANTNER, JOSEPH M., deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: George Cheripka, 140 South Second Street, St. Clair, PA 17970

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

MILLER, REBECCA E., deceased

Late of Tremont Borough, Schuylkill County, PA

Administrator: Dennis Miller, 501 W. Laurel St., Tremont, PA 17981-1726

Attorneys: Bernard M. Tully, Esq., Tully & Tully Law Office, 3201 Grant Building, 310 Grant Street, Pittsburg, PA 15219

PETUSKY, DENISE M., deceased

Late of the Borough of Girardville, Schuylkill County, PA

Administratrix: Rachel Ann Rebecca Hiles, 17 East Fell Street, Summit Hill, PA 18250
Attorney:Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

SOELLNER, GEORGE V., II, deceased
Late of the City of Pottsville, Schuylkill County, PA
Administratrix: Gloria Soellner, 725 N. 13th St., Pottsville, PA 17901

THRONE, JANICE P., deceased
Late of McAdoo, Schuylkill County, PA
Executrix: Susan M. Sernak-Martinelli
Attorney: Susan Sernak-Martinelli, Esquire, 199 North Church Street, Hazleton, PA 18201

WERTZ, THOMAS L., deceased
Late of Pine Grove Township, Schuylkill County, PA
Executrix: Judy S. Wertz, 60 Keefer Road, Pine Grove, PA 17963
Attorneys: J.T. Herber, III, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

YEAGER, BRIAN C., deceased
Late of Pottsville, Schuylkill County, PA
Executrix: Karen L. Yeager, 10 N. Broad Mountain Ave., Frackville, PA 17931
Attorneys: Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, PA 17851

YENELAVAGE, BARBARA ANN a/k/a BARBARA A. YENELAVAGE, deceased
Late of Cumbola, Schuylkill County, PA
Executrix: Ms. Jeanine Konecny, 35A Birchwood Drive, Whiting, NJ 08759
Attorneys: Robin L. Harley, Esquire, Zane Rossi & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

THIRD PUBLICATION

BOZYLINSKI, MARY I., deceased
Late of West Mahanoy Township, Schuylkill County, PA
Co-Administrators: Robert J. Bozylinski and Brian J. Bozylinski, P.O. Box 125, Lost Creek, PA 17946
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

DEITRICK, RITA, deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Administrator: Dennis Whalen, 26 Pebble Woods Drive North, Doylestown, PA 18901
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

GILBERT, MARY E. a/k/a MARY ELIZABETH GILBERT, deceased
Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executors: Melissa Strauch, 539, Berne Drive, Schuylkill Haven, PA 17972, Marlo Kershner, 98 Beuchler Lane, Pine Grove, PA 17963, Melvin Gilbert, Jr., 508 Columbia Street, Schuylkill Haven, PA 17972 and Martin Gilbert, 103 McKinley Street, Schuylkill Haven, PA 17972
Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad,

Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901

GLASER, ROBERT E., deceased
Late of the City of Pottsville, Schuylkill County, PA
Executor: Joseph Costanzo, 156 Avenue E, Schuylkill Haven, PA 17972
Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

KOLBUSH, KATHLEEN M., deceased
Late of McAdoo Borough, Schuylkill County, PA
Executor: Carl J. Kolbush, Jr.
Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

MATTHEWS, ANNETTE G., deceased
Late of Pottsville, Schuylkill County, PA
Executor: Mark Quinn
Attorney: William J. Schneider, Esquire, 439 West Broad Street, Hazleton, PA 18201-6106

COURT OF COMMON PLEAS
CIVIL DIVISION
SCHUYLKILL COUNTY
M&T Bank
v.
Zachary Shaw and
The United States of America
No.: S-0647-2025
Action in Mortgage Foreclosure

To: Zachary Shaw

You are hereby notified that Plaintiff, M&T Bank, filed a mortgage foreclosure complaint against you in the above-captioned matter. Plaintiff seeks to foreclose on the mortgage on the property at 134 W Frack Street, Frackville, PA 17931 whereupon your property is scheduled to be sold on December 18, 2026, at 10:00 AM online through Bid4Assets,

https://www.bid4assets.com to enforce the court judgment of $128,657.10 obtained by M&T Bank (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE

If you wish to defend, you must enter a written appearance personally or by 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 Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone: (800) 692-7375

Nov. 12

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
CIVIL ACTION—LAW
Pennsylvania Housing
Finance Agency
Plaintiff

vs.

Zacery Flory and The Secretary of
Housing and Urban Development
Defendants

No. S-832-2026
Mortgage Foreclosure

To: Zacery Flory, Defendant

You are hereby notified that on December 18, 2026, a Sheriff Sale of Real Property will be held at 10:00 A.M. at the Schuylkill County Courthouse, Courtroom No. 1, 2nd & Laurel Blvd., Pottsville, PA 17901. The location of the property to be sold is 44 Haven St., Schuylkill Haven, PA 17972 whereupon this property would be sold by the Sheriff of Schuylkill County. The said writ of execution has been issued as judgment in Mortgage Foreclosure Action at execution No. S-832-2026 in the amount of $128,217.48.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an atty. 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.

You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA Lawyer Referral Service
PA Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

LEON P. HALLER,ESQUIRE
Atty. for Plaintiff
1719 N. Front St.
Harrisburg, PA 17102
(717) 234-4178

Nov. 12

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PA
CIVIL DIVISION
NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
v.
MICHAEL P. KRWYORUKA, AS EXECUTOR OF THE ESTATE OF WILLIAM A. CAMPBELL, DECEASED
DOCKET NO. S-0632-2026

Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 3 Golf Road, Barnesville, PA 18214. Parcel # 25/10/0015/000 Deed Instrument #201400015985.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 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 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

ROBERT WENDT, ESQUIRE
Pa. I.D. #89150
LEOPOLD & ASSOCIATES, PLLC
Telephone: (412) 530-1025

Nov. 12

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, DECEMBER 18, 2026

at 10:00 a.m., the Schuylkill County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 1)

Tax Parcel No. 52-02-0589.000.

PROPERTY KNOWN AS: 315 Front Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Garges Group, LLC.

PLAINTIFF: U.S. Bank Trust Company, N.A. not in its individual capacity but solely as trustee on behalf of PRPM 2024-NQM1 Trust.

ATTORNEY FOR PLAINTIFF: Timothy A. Cirino, Esq. (326340) of Friedman Vartolo LLP; 1325 Franklin Avenue, Suite 160; Garden City, NY 11530; (212) 471-5100.

DEFENDANT: Garges Group, LLC.

JUDGEMENT: $131,415.85.

Case No.: S-0637-2026

(SALE NO. 2)

Tax Parcel No. 68-56-0172.000

PROPERTY KNOWN AS: 17 Overlook Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of the Unknown Heirs of Bruce An-thony Lambert, deceased.

PLAINTIFF: Rocket Mortgage, LLC MORTGAGE, LLC f/k/a Quicken Loans, LLC.

ATTORNEY FOR PLAINTIFF: KML Law Group, P.C.; 701 Market Street, Suite 5000; Philadelphia, PA 19106; (215) 627-1322.

DEFENDANT(S): The Unknown Heirs of BRUCE ANTHONY LAMBERT, deceased.

JUDGEMENT: $209,859.06.

Case No. S-0270-2026

(SALE NO. 3)

Tax Parcel No.: 28-12-0762.0000.

PROPERTY KNOWN AS: 762 Cheyenne Drive, Auburn, PA 17922.

TO BE SOLD AS THE PROPERTY of: William G Gower, Jr and Pamela R Gower.

PLAINTIFF: PNC Bank, N.A.

ATTORNEY FOR PLAINTIFF: Dylan Chess, Esq., (445) 207-4041.

DEFENDANT: William G Gower, Jr and Pamela R Gower.

JUDGEMENT: $108,468.38.

Case No. S-0585-2026

(SALE NO. 4)

Tax Parcel No.: 40·02-0476.

PROPERTY KNOWN AS 151 Third Street, Coaldale, PA, 18218.

TO BE SOLD AS THE PROPERTY of Scott Michael Lieberman.

PLAINTIFF: Panther Valley School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT:Scott Michael Lieberman.

JUDGEMENT: $3,429.29.

Case No. J-0074-2024

(SALE NO. 5)

Tax Parcel No.: 25/21/0025/ 000/.

PROPERTY KNOWN AS 29 Oak Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Thomas Beilman.

PLAINTIFF: TH MSR Holdings LLC.

ATTORNEY FOR PLAINTIFF: Roger Fay, Esquire of Albertelli Law; 14000 Commerce Parkway, Suite H; Mount Laurel, NJ 08054; (856) 724-1888.

DEFENDANT: Thomas Beilman.

JUDGEMENT: $91,126.48.

Case No. S-0547-26

(SALE NO. 6)

Tax Parcel No. 49/02/0283/000/ a/k/a 49-02-0283.000.

PROPERTY KNOWN AS 154 N. Sheridan Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Laina Marie Wilkinson a/k/a Laina Wilkinson a/k/a Laina Marie San-Filippo a/k/a Laina M. Wilkinson and Robert Wilkinson.

PLAINTIFF: Wells Fargo Bank, N.A.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

DEFENDANT(S): Laina Marie Wilkinson a/k/a Laina Wilkinson a/k/a Laina Marie SanFilippo a/k/a Laina M. Wilkinson and Robert Wilkinson.

JUDGEMENT: $88,957.82.

Case No. S-2759-2025

(SALE NO. 7)

Tax Parcel No.: 04-05-34.001.

PROPERTY KNOWN AS 52 Country Club Road, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Fountain Springs Country Inn, Inc.

PLAINTIFF: Commonwealth Capital, LLC.

ATTORNEY FOR PLAINTIFF: Scott P. Shectman, Esquire of Eisenberg, Gold & Agrawal, P.C.; 1040 N. Kings Highway, Suite 200; Cherry Hill, NJ 08034; (856) 330-6200.

DEFENDANT: Fountain Springs Country Inn, Inc.

JUDGEMENT: $817,122.43.

Case No. J-4692-25

(SALE NO. 8

Tax ID Parcel #: 40-06-0021.000.

PROPERTY KNOWN AS 220 W. Phillips St., Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Dhariana M. Jimenez Diaz.

PLAINTIFF: SWBC Mortgage Corporation.

ATTORNEY OF THE PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; 133 Gaither Drive, Suite F; Mt. Laurel, NJ 08054.

DEFENDANT: Dhariana M. Jimenez Diaz.

JUDGEMENT: $152,455.92.

Case Number: S-0595-2026

(SALE NO. 9)

Tax ID Parcel: 19-12-0072.000.

PROPERTY KNOWN AS: 15 School Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPERTY of Drama In Motion Performance Works.

PLAINTIFF: Northwest Bank successor by merger to Luzerne Bank.

ATTORNEY FOR THE PLAINTIFF: James T. Shoemaker, Esquire of Hourigan, Kluger & Quinn, PC; 600 Third Avenue; Kingston, PA 18704; (570) 287-3000.

DEFENDANT: Drama In Motion Performance Works.

JUDGEMENT: $83,940.43.

Case No. S-254-2026

(SALE NO. 10)

Tax ID Parcel Nos.: 48-05-0296.000 • 48-05-0391.000, 48-03-099.000 • 48-08-0065.000, 48-08-0066.000.

PROPERTIES KNOWN AS: 721 East Pine Street 921 East Mahanoy Street 315 West Centre Street, 113 West Pine Street, 115 West Pine Street, located in Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTIES of: GR Properties 24, Inc., a New York corporation.

PLAINTIFF: U.S. Bank Trust Com-pany, N.A. as trustee for Veloc-ity Commercial Capital Loan Trust 2024-4.

ATTORNEY FOR PLAINTIFF: Jessica N. Manis, Esq. (318705) of Stern & Eisenberg, PC; 1581 Main Street, Ste 200; The Shops at Valley Square; Warrington, PA 18976; (215) 572-8111.

DEFENDANT: GR Properties 24, a New York corporation.

JUDGEMENT: $355,588.70.

Case No. S-1544-2025

(SALE NO. 11)

Tax Parcel No. 18-08-0012.022.

PROPERTY KNOWN AS 108 Cross Creek Drive, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of Jennifer Schaeffer.

PLAINTIFF: Wilmington Savings Fund Society, FSB as trustee of Stanwich Mortgage Loan Trust F.

ATTORNEY FOR PLAINTIFF: Jill M. Fein, Esquire of Hill Wallack LLP; (215) 579-7700.

DEFENDANT: Jennifer Schaeffer.

JUDGEMENT: $410,987.06.

Case No. S-210-2020

(SALE NO. 12)

Tax Parcel No.: 25-07-0086.

PROPERTY KNOWN AS 424 Pine Creek Drive, Rush Township, PA.

TO BE SOLD AS THE PROPERTY of Francis W. Job, III.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Francis W. Job, III.

JUDGEMENT: $2,923.65.

Case No. J-3628-2025

(SALE NO. 13)

Tax Parcel No.: 65-15-0156.001.

PROPERTY KNOWN AS: 208 Spruce Street, Tamaqua, PA,18252.

TO BE SOLD AS THE PROPERTY of Advanced Consulting, Inc.

PLAINTIFF: Tamaqua Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT: Advanced Consulting, Inc.

JUDGEMENT: $2,829.09.

Case No. J-2213-2024

(SALE NO. 14)

Tax Parcel No. 20-12-0189.

PROPERTY KNOWN AS 707 Emerald Lane, Norwegian Township, PA.

TO BE SOLD AS THE PROPERTY of William Pellant, Myong Pellant.

PLAINTIFF: Pottsville Area School District.

ATTORNEY FOR PLAINTIFF: Portnoff Law Associates, LTD; 2700 Horizon Drive, Suite 100; King of Prussia, PA 19406; (484) 690-9300.

DEFENDANT(S): William Pellant, Myong Pellant.

JUDGEMENT: $7,332.74.

Case No. J-4592-2024

(SALE NO. 15)

Tax Parcel No.: 65-03-0028.000.

PROPERTY KNOWN AS 438 East Elm Street, Tamaqua, PA 18252.

TO BE SOLD AS PROPERTY of David B. Wensel and Jessica Wensel.

PLAINTIFF: Carrington Mortgage Services, LLC.

ATTORNEY FOR PLAINTIFF: LOGS Legal Group LLP.

DEFENDANTS: David B. Wensel and Jessica Wensel.

JUDGEMENT: $40,278.46.

Case No.: S-0519-2025

(SALE NO. 16)

Tax Parcel No. 19-12-0046.000.

PROPERTY KNOWN AS 216 Mahanoy Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPERTY of Karen Mays, deceased.

PLAINTIFF: U.S. Bank Trust, N.A. as trustee of the Tiki Series IV Trust.

ATTORNEY FOR PLAINTIFF: Friedman Vartolo LLP.

DEFENDENT(S): Cyndee Mays a/k/a Cyndee Gibson, known heir of Karen Mays, deceased; Robert L. Bankes Jr., known heir of Karen Mays, deceased; unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Karen Mays, deceased.

JUDGEMENT: $49,533.48.

Case Number: S-1236-23

(SALE NO. 17)

Tax Parcel No. 25-13-0001.001.

PROPERTY KNOWN AS: 40 West Main Street, Quakake, PA 18245.

TO BE SOLD as the property of Brian J. Gallagher as Executor of the Estate of James Gallagher, deceased

PLAINTIFF: U.S. Bank Trust, N.A. not in its individual capacity, but as owner trustee for RCF 2 Acquistion Trust.

ATTORNEY FOR PLAINTIFF: KML, Law Group, P.C.; 701 Market Street, Suite 5000; Philadelphia, PA 19106; (215) 627-1322.

DEFENDANT(S): Brian J. Gallagher as Executor of the Estate of James Gallagher, deceased.

JUDGEMENT: $84,996.15.

Case No. S-872-23

(SALE NO. 19)

Tax Parcel No. 06-09-0037.000.

PROPERTY KNOWN AS: 221 Hazel St, Delano, P A 18220.

TO BE SOLD AS THE PROPERTY of Renee L. Hruniuk.

PLAINTIFF: Freedom Mortgage Corporation.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

DEFENDANT: Renee L. Hruniuk.

JUDGEMENT: $32,572.24.

Case No. S-S-0528-2026

(SALE NO. 20)

Tax Parcel No.: 65-11-0204.000.

PROPERTY KNOWN AS 214 Gay Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Jason Comisac.

PLAINTIFF: TH MSR Holdings LLC, c/o RoundPoint Mortgage Servicing LLC f/k/a RoundPoint Mortgage Servicing Corporation.

ATTORNEY FOR PLAINTIFF: Roger Fay, Esquire of Albertelli Law; 14000 Commerce Parkway, Suite H; Mount Laurel, NJ 08054; (856) 724-1888.

DEFENDANT: Jason Comisac.

JUDGEMENT: $33,760.87.

Case No. S-919-25

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 thereto are filed within ten (10) days thereafter.

SHAWN M. BUTLER
Sheriff of Schuylkill County

Dated at Pottsville, PA
May 20, 2026
Sheriff Sale list available online at:
www.co.schuylkill.pa.us

Oct. 29; Nov. 5, 12

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.

SHIRLEY M. KAISER a/k/a SHIRLEY MAE KAISER and SHIRLEY KAISER; Tamaqua; Beth Ann Risser, Executrix; PP: $3,000; RE: $46,000; Anthony James Urban, Esquire

ALFRED W. HALSEY a/k/a ALFRED WAYNE HALSEY and ALFRED W. HALSEY, JR.; Norwegian Twp.; Laureen D. Minder; Administratrix; PP: $5,000; RE: None; Mark Semanchik, Esquire

BONNIE MORGAN a/k/a BONNIE L. MORGAN; Hegins Twp.; Jennifer Wagner, Executrix; PP: $5,000; RE: None; Mark Semanchik, Esquire

JOSEH C. SHISTEL a/k/a JOSEPH CHRIST SHISTEL; Ryan Twp.; Nicole M. Cincinnati, Administratrix; PP: $10,000; RE: None; Victoria Gallen Schutt Esquire

JEAN A. YANKOSKY a/k/a DR. JEAN A. YANKOSKY, MD; Pottsville; Jean Ann Shuman, Executrix; PP: $5,000; RE: $30,000; Richard J. Wiest, Esquire

GARY E. NEIDLINGER; Wayne Twp.; Catherine A. Neidlinger, Administratrix; PP: None; RE: None; James C. Bohorad, Esquire

ADELE L. LECH a/k/a ADELE LECH; Coaldale; Melanie A. Moyer and Joseph L. Lech, Co-Executors; PP: $20,000; RE: None; Joseph J. Velitsky, Esquire