

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

KAMANT, EMILY E. a/k/a EMILY E. KEICH and DOLLY E. KAMANT, deceased

Late of Tamaqua, Schuylkill County, PA

Executor: Jeremy Kamant

Attorney: Susan Sernak-Martinelli, Esquire, 199 North Church Street, Hazleton, PA 18201

YORTY, CLINT GLENN a/k/a CLINT G. YORTY, deceased

Late of Wayne Twp., Schuylkill County, PA

Executrix: Linda Ann Yorty, 59 Racehorse Dr., Jonestown, PA 17038

Attorneys: Frederick S. Long, Esquire, Long Brightbill, 315 S. Eighth St., Lebanon, PA 17042

ZIMMERMAN, TERRY E., deceased

Late of the Borough of Pine Grove, Schuylkill County, PA

Administratrix: Natalie A. Zimmerman, 51 N. Tulpehocken Street, Pine Grove, PA 17963

Attorneys: Joseph B. Colletti, Esquire, Williamson, Friedberg & Jones, LLC, Ten Westwood Road, Pottsville, PA 17901

SECOND PUBLICATION

JONES, JANE T., deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executrix: Ellen B. Pappas, 359 South Nice Street, Frackville, PA 17931

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

MILLER, ELIZABETH ANN a/k/a ELIZABETH MILLER, deceased

Late of the Township of North Manheim, Schuylkill County, PA

Administrator: Edward Miller, 115 W. Biddle St., P.O. Box 209, Gordon, PA 17936

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

STEIN, GLORIA E. a/k/a GLORIA ELIZABETH STEIN and GLORIA STEIN, deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Executrix: Carole M. Rehrig, 112 Maple Street, Mohrsville, PA 19541

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

WEINSHEIMER, JAMES L., deceased

Late of Pottsville, Schuylkill County, PA

Administratrix: Constance Weinsheimer, 13 N. 23rd Street, Pottsville, PA 17901

Attorneys: James R. Deiter, Esq., Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

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THIRD PUBLICATION

CHESONIS, JOHN E. a/k/a JOHN

CHESONIS, deceased

Late of the Borough of Minersville,
Schuylkill County, PA

Administratrix C.T.A.: Ann C.
Feltz, 1250 Rock Road, Schuylkill
Haven, PA 17972

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

EYE, ROSEMARIE A., deceased

Late of the Borough of Girardville,
Schuylkill County, PA

Administrator: David J. Eye

Attorneys: Nicholas T. Gard, Es-
quire, Smoker Gard Associates
LLP, 121 East Main Street, New
Holland, PA 17557

GILBERT, MINERVA A., deceased

Late of 604 Schwartz Valley Rd.,
Schuylkill Haven, PA 17972

Executors: Richard Gilbert, 213 S.
Front Street, Schuylkill Haven, PA
17972 and Donna Dabashinsky,
161 Deiberts Valley Road, Schuyl-
kill Haven, PA 17972

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

MINROD, FRANCIS M. a/k/a
FRANCIS MICHAEL MINROD

and FRANCIS MINROD, de-
ceased

Executrix: Rachael L. Bartashus,
20 Ferndale Road, New Philadel-
phia, PA 17959

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

SCHAEFFER, DOROTHY V., de-
ceased

Late of the Borough of Pine Grove,
Schuylkill County, PA

Executrix: Susan M. Morgan, 119
Dad Burnham Road, Pine Grove,
PA 17963

Attorneys: Richard J. Wiest, Es-
quire, Williamson, Friedberg &
Jones, LLC, 10 Westwood Road,
Pottsville, PA 17901

NOTICE

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed with the Commonwealth of
Pennsylvania Department of State in
Harrisburg, Pennsylvania, for the
following domestic non-profit corpo-
ration:

FIRST DUE AUTISM TRAINING
under the provisions of the Pennsyl-
vania Non-Profit Corporation Law of
1988.

MATTHEW D. ROSSI

ZANE, ROSSI & HARLEY

38 St. John Street

P.O. Box 96

Schuylkill Haven, PA 17972

July 16

NOTICE

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Department of State of the
Commonwealth of Pennsylvania in
Harrisburg, Pennsylvania, on March
23, 2026, for the following domestic
non-profit corporation:

HEGINS-HUBLEY

ELEMENTARY PTO

The Corporation has been incorpo-
rated under the Non-Profit Corpo-
ration Law of 1988, as amended.

July 16

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that
Ghosh Orthodontics, Inc., a Pennsyl-
vania corporation, having CT Corpo-
ration System of Dauphin County as
its registered agent, intends to file
Articles of Dissolution with the De-
partment of State of the Common-
wealth of Pennsylvania, pursuant to

SCHUYLKILL LEGAL RECORD

and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ &
BUBBA, P.C.

Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

July 16

COURT OF COMMON PLEAS OF
SCHUYLKILL COUNTY
ORPHANS' COURT DIVISION
IN RE: JEAN M. WILCOX, AN
INCAPACITATED PERSON
NO. 5424-0460
PRIVATE SALE
OF REAL ESTATE

In the matter of the Estate of Jean M. Wilcox, an incapacitated person. To the heirs, legatees, devisees, next of kin, and all other interested parties in said estate:

NOTICE IS HEREBY GIVEN that ElderCare Solutions, Inc., Guardian of the Estate of Jean M. Wilcox, has filed in the office of the Clerk of the said Court their petition praying for an order of sale of the real estate of said incapacitated person situate at 896 Catawissa Creed Road, Zion Grove, Schuylkill County, Pennsylvania 17985 at private sale to Seth J. Olivieri and Michele R. Olivieri for the sum of \$425,000.00 for the purposes in the petition set forth. If no objections are made to granting the same, the Court will be asked to take action upon the petition on the 28th day of July, 2026, at 3 p.m., in Courtroom 2 at the Schuylkill County Courthouse, Pottsville, Pennsylvania.

ZACHARY D. GRIFFITH,
ESQUIRE

BARLEY SNYDER LLP

2755 Century Boulevard
Wyomissing, PA 19610
(610) 372-3500
zgriffith@barley.com

July 16

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, AUGUST 21, 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. 58/09/0033/000
a/k/a 58-9-33.

PROPERTY KNOWN AS: 303 S. Tulpehocken St., Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of AUSTIN D. SANTAI, IN HIS CAPACITY AS HEIR OF STACY L. BOHR, DECEASED; ALEIRA DENISE SANTAI, A KNOWN HEIR OF STACY L. BOHR, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STACY L. BOHR, DECEASED.

PLAINTIFF: Santandar Bank, N.A.

ATTORNEY FOR PLAINTIFF:
Brock & Scott, PLLC.

DEFENDANT: Austin D. Santai.

JUDGMENT: \$62,642.01.

Case No. S-1371-2025

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(SALE NO. 2)

Tax Parcel No. 18-12-0004.003.
PROPERTY KNOWN AS: 35
HILLSIDE ROAD, POTTSVILLE,
PA 17901.

TO BE SOLD AS THE PROPER-
TY of PAMELA SENKUS and
JAMES R. SENKUS.

PLAINTIFF: LAKEVIEW LOAN
SERVICING, LLC.

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

DEFENDANT: PAMELA SEN-
KUS and JAMES R. SENKUS.

JUDGMENT: \$212,219.66.

Case No. S-2567-2025

(SALE NO. 3)

Tax Parcel No. 25-07-0072.001.
PROPERTY KNOWN AS: 570 Pine
Creek Drive, Barnesville, PA 18214.

TO BE SOLD AS THE PROPER-
TY of Christopher M. Mattie.

PLAINTIFF: M & T Bank.

ATTORNEY FOR PLAINTIFF:
McCalla Raymer Leibert Pierce, LLP;
485F Route 1 South, Suite 300, Iselin,
NJ 08830-3072, (445) 207-4041.

DEFENDANT: Christopher M.
Mattie.

JUDGMENT: \$123,856.26.

Case No. S-1463-2024

(SALE NO. 7)

Tax Parcel No. 68-35-0086.
PROPERTY KNOWN AS: 511A
Mahantongo Street, Pottsville,
Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Paul M. Collins.

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: Paul M. Collins.

JUDGMENT: \$2,193.82.

Case No. J-1311-2025

(SALE NO. 8)

Tax Parcel No. 65-19-0059.

PROPERTY KNOWN AS: 300
Orwigsburg Street, Tamaqua, Penn-
sylvania, 18252.

TO BE SOLD AS THE PROPER-
TY of Linda L. Hutta.

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: Linda L. Hutta.

JUDGMENT: \$2,530.97.

Case No. J-3573-2024

(SALE NO. 9)

Tax Parcel No. 27-08-0104.

PROPERTY KNOWN AS: 164
Dodson Street, Schuylkill Township,
Pennsylvania, 17952.

TO BE SOLD AS THE PROPER-
TY of Rebecca Ann Quinn.

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: Rebecca Ann
Quinn.

JUDGMENT: \$2,416.78.

Case No. J-0167-2025

(SALE NO. 12)

Tax Parcel No. 65-07-0265.

PROPERTY KNOWN AS: 314
Pine Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of David Ambrose.

SCHUYLKILL LEGAL RECORD

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: David Ambrose.
JUDGMENT: \$2,114.32.

Case No. J-4732-2022

(SALE NO. 14)

Tax Parcel No. 42-03-0100.

PROPERTY KNOWN AS: 317 Pine Boulevard, Deer Lake, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Shane C. Shadle.

PLAINTIFF: Schuylkill County Municipal Authority.

ATTORNEY FOR PLAINTIFF: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT: Shane C. Shadle.
JUDGMENT: \$1,946.45.

Case No. J-0344-2018

(SALE NO. 15)

Tax Parcel No. 62-03-0378.

PROPERTY KNOWN AS: 120 S. Front Street, St. Clair, Pennsylvania, 17970.

TO BE SOLD AS THE PROPERTY of Jay D. Tobias, Danielle A. Wallace.

PLAINTIFF: Saint Clair Area School District.

ATTORNEY FOR PLAINTIFF: PORTNOFF LAW ASSOCIATES, LTD., 2700 Horizon Drive, Suite 100, King of Prussia, PA 19406, (484) 690-9300.

DEFENDANT: Jay D. Tobias, Danielle A. Wallace.

JUDGMENT: \$1,554.54.

Case No. J-4716-2022

(SALE NO. 16)

Tax Parcel No. 68-26-0379.

PROPERTY KNOWN AS: 286 N. Eighth Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Danielle R. Ebert.

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: Danielle R. Ebert
JUDGMENT: \$2,087.84.

Case No. J-0803-2025

(SALE NO. 18)

Tax Parcel No. 65-15-0034.

PROPERTY KNOWN AS: 216 Cottage Avenue, Tamaqua, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of David Simon.

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: David Simon.
JUDGMENT: \$2,145.74.

Case No. J-0576-2024

(SALE NO. 19)

Tax Parcel No. 68-26-0337.002.

PROPERTY KNOWN AS: 820 Grant Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Jeffrey Engelman.

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.

SCHUYLKILL LEGAL RECORD

DEFENDANT: Jeffrey Engelman.
JUDGMENT: \$2,016.36.
Case No. J-3344-2022

(SALE NO. 20)

Tax Parcel No. 68-11-0017.
PROPERTY KNOWN AS: 504
Peacock Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Ramiro Rosado-Negron.

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: Ramiro Rosado-Negron.

JUDGMENT: \$1,755.48.
Case No. J-4504-2024

(SALE NO. 21)

Tax Parcel No. 68-33-0062.
PROPERTY KNOWN AS: 1315
W. Market Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Amanda Borowski.

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: Amanda Borowski.

JUDGMENT: \$2,192.14.
Case No. J-1055-2025

(SALE NO. 22)

Tax Parcel No. 65-11-0121.
PROPERTY KNOWN AS: 243
Lafayette Street, Tamaqua, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Robert D. Barone, III, Kimberly T. Lebak.

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: Robert D. Baronet, III, Kimberly T. Lebak.

JUDGMENT: \$2,144.62.
Case No. J-5337-2024

(SALE NO. 23)

Tax Parcel No. 68-35-0117.
PROPERTY KNOWN AS: 214 S.
Ninth Street, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Angelique O'Boyle.

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: Angelique O'Boyle.

JUDGMENT: \$1,793.88.
Case No. J-5082-2024

(SALE NO. 24)

Tax Parcel No. 12-07-0017.
PROPERTY KNOWN AS: 225 E.
Center Street, Frailey Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Joshua Nesbitt

PLAINTIFF: Pine Grove Area School District.

ATTORNEY FOR PLAINTIFF:
PORTNOFF LAW ASSOCIATES,
LTD., 2700 Horizon Drive, Suite 100,
King of Prussia, PA 19406, (484) 690-9300.

SCHUYLKILL LEGAL RECORD

DEFENDANT: Joshua Nesbitt.

JUDGMENT: \$1,582.03.

Case No. J-5451-2024

(SALE NO. 25)

Tax Parcel No. 67-01-0006.002.

PROPERTY KNOWN AS: 325
Green Street, Tremont Borough,
Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Larry C. Myers, Jr.

PLAINTIFF: Schuylkill County
Municipal Authority.

ATTORNEY FOR PLAINTIFF:
PORTNOFF LAW ASSOCIATES,
LTD., 2700 Horizon Drive, Suite 100,
King of Prussia, PA 19406, (484) 690-
9300.

DEFENDANT: Larry C. Myers, Jr.

JUDGMENT: \$4,484.96.

Case No. J-5452-2024

(SALE NO. 26)

Tax Parcel No. 67-04-0256.

PROPERTY KNOWN AS: 204 E.
Main Street, Tremont Borough, Penn-
sylvania 17981.

TO BE SOLD AS THE PROPER-
TY of Gary Houck.

PLAINTIFF: Pine Grove Area
School District.

ATTORNEY FOR PLAINTIFF:
PORTNOFF LAW ASSOCIATES,
LTD., 2700 Horizon Drive, Suite 100,
King of Prussia, PA 19406, (484) 690-
9300.

DEFENDANT: Gary Houck.

JUDGMENT: \$2,065.23.

Case No. J-3070-2024

(SALE NO. 27)

Tax Parcel No. 19-12-0082.000
a/k/a 19-12-82.

PROPERTY KNOWN AS: 816
Main Street, Nuremberg, PA 18241.

TO BE SOLD AS THE PROPER-
TY of Jamie L. Drumheller.

PLAINTIFF: Freedom Mortgage
Corporation.

ATTORNEY FOR PLAINTIFF:
Brock & Scott, PLLC.

DEFENDANT: Jamie L. Drum-
heller.

JUDGMENT: \$64,513.22.

Case No. S-2205-25

(SALE NO. 29)

Tax Parcel No. 07-06-0035.004.

PROPERTY KNOWN AS: T.P. #
07-06-0035.004, a/k/a 220 N. Market
Street, East Brunswick.

TO BE SOLD AS THE PROPER-
TY of Franklin Clark, Christine Clark.

PLAINTIFF: Blue Mountain
School District.

ATTORNEY FOR PLAINTIFF:
PORTNOFF LAW ASSOCIATES,
LTD., 2700 Horizon Drive, Suite 100,
King of Prussia, PA 19406, (484) 690-
9300.

DEFENDANT: Franklin Clark,
Christine Clark.

JUDGMENT: \$3,187.76.

Case No. J-4909-2021

(SALE NO. 30)

Tax Parcel No. 65-20-0003.

PROPERTY KNOWN AS: 175
Orwigsburg Street, Tamaqua, Penn-
sylvania.

TO BE SOLD AS THE PROPER-
TY of Edward A. Christman.

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: Edward A. Christ-
man.

JUDGMENT: \$1,448.95.

Case No. J-0705-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 31)

Tax Parcel No.: 65-19-0018.
PROPERTY KNOWN AS 228
Green Street, Tamaqua, Pennsylvania.
TO BE SOLD AS THE PROPER-
TY of Edward A. Christman.

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: Edward A. Christ-
man.

JUDGMENT: \$1,961.10.

Case No. J-0707-2024

(SALE NO. 32)

Tax Parcel No. 13-19-0025.000.
PROPERTY KNOWN AS 409 East
Main Street, Hegins, Pennsylvania
17938.

TO BE SOLD AS THE PROPER-
TY of April L. Stintzcum, deceased.

PLAINTIFF: Bank of America,
N.A.

ATTORNEY FOR PLAINTIFF:
Powers Kirn, LLC; Eight Neshaminy
Interplex, Suite 215; Trevoise, PA
19053; 215-942-2090.

DEFENDANT(S): Matthew M.
Junkins a/k/a Matthew Junkins, solely
in capacity as heir of April L.
Stintzcum, Deceased and Unknown
Heirs, Successors, Assigns and All
Persons, Firms or Associations Claim-
ing Right, Title or Interest from or
under April L. Stintzcum, Deceased.

JUDGMENT: \$55,242.28.

Case No.: S-2416-2025

(SALE NO. 33)

PARCEL NO.: 64/06/0020/000/.
PROPERTY KNOWN AS 120
North Union Street, Shenandoah, PA
17976.

TO BE SOLD AS THE PROPER-
TY of Osvaldo Jesus Nunez, unmar-
ried man.

PLAINTIFF: NewRez LLC d/b/a
Shellpoint Mortgage Servicing.

ATTORNEY FOR PLAINTIFF:
Ed E. Qaqish; MDK Legal; P.O. Box
165028; Columbus, OH 43216-5028.

DEFENDANT: Osvaldo Jesus
Nunez, a/k/a Osvaldo J. Nunez.

JUDGMENT: \$84,893.14.

Case No. S-2918-2025

(SALE NO. 34)

Tax Parcel No.: 64-04-0212.000.

PROPERTY KNOWN AS 209
North Catherine Street, Borough of
Shenandoah, PA 17976.

PLAINTIFF: U.S. Bank Trust
Na-tional Association as trustee for
LB-Dwelling Series V Trust.

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

DEFENDANT(S): Annette La-
cusky a/k/a Annette Sosna; Mark
Sosna.

JUDGMENT: \$32,974.76.

Case No.: S-1372-2025

(SALE NO. 35)

Tax Parcel No.: 43-04-0037-000.
PROPERTY KNOWN AS 157 S.
Nice Street, Frackville, PA 17931.

TO BE SOLD AS THE PREMIS-
ES of James M. Emerich and Joy R.
Em-erich.

PLAINTIFF: New American
Funding, LLC f/k/a Broker Solutions,
Inc. d/b/a New American Funding.

ATTORNEY FOR PLAINTIFF:
Fein, Such, Kahn & Shepard, P.C.

DEFENDANT(S): James M.
Emerich and Joy R. Emerich.

JUDGMENT: \$66,037.69.

Case No. S-2821-2025

SCHUYLKILL LEGAL RECORD

(SALE NO. 36)

Property ID: 63/06/0313/000/.
BEING KNOWN AS: 3 Pleasant Row Street, Schuylkill Haven, PA 17972.

TO BE SOLD: Title to said premises is vested in Scott Kreiser, a single man by deed from HSP Real Estate LLC, a Pennsylvania Limited Liability Company, dated February 15, 2024; recorded February 20, 2024 in Book No. 2848, at Page 2688.

PLAINTIFF: Carrington Mortgage Services, LLC.

ATTORNEY FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; A Florida professional limited liability company; 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054.

DEFENDANT: Scott Kreiser.

JUDGMENT: \$168,718.20.

(SALE NO. 37)

Tax Parcel No.: 08-06-0079.
PROPERTY KNOWN AS 209 Walnut a/k/a 209 Walnut Street, E. Norwegian Township, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Francis D. Maley.

PLAINTIFF: Saint Clair 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 D. Maley.

JUDGMENT: \$1,893.73.

Case No. J-0841-2025

(SALE NO. 38)

Tax Parcel No.: 62-03-0240.
PROPERTY KNOWN AS 43 S. Morris Street, St. Clair, Pennsylvania, 17970.

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

PLAINTIFF: Saint Clair 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.

JUDGMENT: \$2,077.37.

Case No. J-4494-2023

(SALE NO. 41)

Tax Parcel No.: 40-06-0080
PROPERTY KNOWN AS 261 Fifth Street, Coaldale, Pennsylvania, 18218.

TO BE SOLD AS THE PROPERTY of Peter Samoleski, Christina Lee Samoleski.

PLAINTIFF: Coaldale Borough.

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

DEFENDANT(S): Peter Samoleski, Christina Lee Samoleski.

JUDGMENT: \$2,542.05.

Case No. J-0624-2018

(SALE NO. 43)

Tax Parcel No. 40-06-0216.000.
PROPERTY KNOWN AS 35 E. Lehigh Street, Coaldale, PA 18218.

TO BE SOLD as the property of Stephen Becker.

PLAINTIFF: Planet Home Lending, LLC.

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

DEFENDANT: Stephen Becker.

JUDGMENT: \$111,689.17.

Case No. S-2799-25

(SALE NO. 44)

Property ID: 63/06/0385/000/.
PROPERTY KNOWN AS 11 E. Union Street, Schuylkill Haven, PA 17972.

SCHUYLKILL LEGAL RECORD

TO BE SOLD as title to said prem-ises is vested in Jason D. Sonon, unmarried by deed from Jason D. Sonon, unmarried, and Jennifer Hertz-Schumacher f/k/a Jennifer L. Sonon, unmarried, who acquired title as husband and wife, dated June 9, 2021 and recorded July 15, 2021 in Book No. 2739, at Page 500.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust.

ATTORNEY FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida professional limited liability company; 133 Gaither Drive, Suite F; Mt. Laurel, NJ 08054.

DEFENDANT(S): Jason D. Sonon.

JUDGMENT: \$71,697.78.

Case Number: S-1585-2025

(SALE NO. 45)

Tax ID/Parcel #: 52-05-0086.001.
PROPERTY KNOWN AS: 416 Church Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Eugene Blewitt, III.

PLAINTIFF: Pennsylvania Housing Finance Agency.

ATTORNEY FOR PLAINTIFF: Leon P. Haller, Esquire; Purcell, Krug & Haller; 1719 North Front Street, Harrisburg, PA 17102, (717) 234-4178.

DEFENDANT(S): Eugene Blewitt, III.

JUDGMENT: \$72,284.52.

Case No. S-2376-25

(SALE NO. 47)

Tax Parcel No.: 68-19-0319.

PROPERTY KNOWN AS 712 Mt. Hope Avenue, Pottsville, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Michele Reber.

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: Michele Reber.

JUDGMENT: \$1,920.19.

Case No. J-2253-2025

(SALE NO. 48)

Tax Parcel No.: 68-34-0210.001.

PROPERTY KNOWN AS 1320 W. Norwegian Street, Pottsville, Pennsylvania 17901.

TO BE SOLD AS THE PROPERTY of Lorraine J. Koury.

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: Lorraine J. Koury.

JUDGMENT: \$1,869.43.

Case No. J-5109-2025

(SALE NO. 49)

Tax ID No. 40-06-0030.000.

PROPERTY KNOWN AS 234 W. Phillip St., Coaldale, PA 18218.

TO BE SOLD AS THE PROPERTY of Susan Polischak a/k/a Susan M. Polischak.

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CIM Trust 2025-NR1.

ATTORNEY FOR PLAINTIFF: Steven P. Kelly, Esquire (308573); STERN & EISENBERG, PC; 1581 Main Street, Ste. 200; The Shops at Valley Square; Warrington, PA 18976; (215) 572-8111.

DEFENDANT(S): Susan Polischak a/k/a Susan M. Polischak.

JUDGMENT: \$19,238.51.

Case No. S-1679-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 50)

Property ID: 14/08/0006/005/
BEING KNOWN AS 511 Pine Dr.,
Sacramento, PA 17968.

TO BE SOLD AS THE PROPERTY of Ernest K. Wertz.

PLAINTIFF: Towd Point Mortgage Trust 2015-4, U.S. Bank National Association as Indenture Trustee.

ATTORNEY FOR PLAINTIFF: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida professional limited liability company; 133 Gaither Drive, Suite F; Mt. Laurel, NJ 08054.

DEFENDANT(S): Ernest K. Wertz.

JUDGMENT: \$186,441.15.

Case Number: S-0076-2026

(SALE NO. 51)

Tax Parcel No: 38-06-0366.001
PROPERTY KNOWN AS 1116 Pine Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Briannon K. Blank by deed from John P. Kelley and Cathy M. Kelley, husband and wife, dated July 26, 2010 and recorded August 6, 2010 in Deed Book 2379, Page 1724 Instrument Number 201000010410.

PLAINTIFF: Truist Bank

ATTORNEY FOR PLAINTIFF: McCabe, Weisberg & Conway, LLC; 1420 Walnut Street, Suite 1105; Philadelphia, PA 19102; (215) 790-1010

DEFENDANT: Briannon K. Blank.

JUDGMENT: \$60,760.78.

Case No. S-1891-25

(SALE NO. 52)

Tax ID: 36 12 099 000.

PROPERTY KNOWN AS: 328 E. Oak Street, Frackville, PA 17931.

TO BE SOLD AS THE PROPERTY of Katherine Bennett a/k/a Katherine A. Bennett; Christopher G. Burgos.

PLAINTIFF: U.S. Bank Trust Company, N.A., as trustee, as successor-in-interest to U.S. Bank, N.A., not in its individual capacity, but solely as indenture trustee, for the holders of the CIM Trust 2021-R1 Mortgage-Backed Notes, Series 2021-R1.

ATTORNEY FOR PLAINTIFF: Nicole Francese, Esq. (332253), Friedman Vartolo, LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, (212) 471-5100.

DEFENDANT(S): Katherine Bennett a/k/a Katherine A. Bennett; Christopher G. Burgos,

JUDGMENT: \$45,202.39.

Case No. S-2279-25

(SALE NO. 53)

Parcel Number: 65-17-0099.001.

PROPERTY KNOWN AS 340 Mountain Avenue, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Stephen J. Spirko, Jr. a/k/a Stephen J. Spirko and Mary Ann Spirko a/k/a Mary A. Spirko a/k/a Mary Spirko.

PLAINTIFF: Keybank National Association s/b/m First Niagara Bank, N.A.

ATTORNEY FOR PLAINTIFF: Courtney R. Shed, Esquire; (716) 204-1700.

DEFENDANT(S): Stephen J. Spirko, Jr. a/k/a Stephen J. Spirko and Mary Ann Spirko a/k/a Mary A. Spirko a/k/a Mary Spirko.

JUDGMENT: \$108,401.11.

Case No. S-269-26

(SALE NO. 54)

Tax ID / Parcel No. 63-03-0018.000.

PROPERTY KNOWN AS: 106 Center Avenue (a/k/a Centre Avenue), Schuylkill Haven, PA 17972.

PLAINTIFF: Santander Bank, N.A.

SCHUYLKILL LEGAL RECORD

ATTORNEY FOR PLAINTIFF:
Michael S. Bloom, Esquire; Press-
man & Doyle, LLC; (610) 532-4222,
mbloom@pressmandoyle.com.

DEFENDANT: Patricia Ann
Shively.

JUDGMENT: \$33,777.91.

Case No. S-2126-19

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 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

July 9, 16, 23

SUITS

All suits filed in the Prothonotary's
Office are not required by law to be
marked Assumpsit or Trespass, they
are filed as Complaints.

LVNV FUNDING LLC vs. SCHUCK-
ER, JAMES R

DECARO, MATTHEW vs.

CAPITAL ONE NA vs. CLOCKER,
TODD

BANK OF AMERICA NA vs. WE-
ICKER, EDWARD F

WORKERS FEDERAL CREDIT
UNION f/k/a WORKERS CREDIT
UNION vs. QUINONES-LLOPIZ,
WILLIAM A

KONSAVAGE, ELLEN M vs. BOO-
HER, SHARON E

PLANET HOME LENDING LLC vs.
UNITED STATES OF AMERICA
THE

MEARS, KARI JO vs. WHITESELL
SR, JAMES PAUL

BALLESTER, RAMON vs. HAR-
LEY, SHANNA

MANBECK, CRAIG vs. SCALAM-
ONTI, KARIN

ENGLEMAN, RICHARD J vs. EN-
GLEMAN, MOLLY

CITIBANK NA vs. MUMBAUER,
NICHOLE R

CITIBANK NA vs. HIMMELBERG-
ER, DENNIS R

PICHARDO, BELLANIRA vs.
FREDERICKS, MELISSA

CAPITAL ONE NA vs. DEITER,
CHAD

MARTONYAK, JOSEPH vs. NEIF-
ERT, EMILY

BANK OF AMERICA NA vs. BULE-
ZA, NICOLE BRITTANY

WILSON, CHRISTOPHER vs. ZOR-
RLIA, DILCY

CAPITAL ONE NA vs. LENGYEL
SR, THOMAS D

HARPER, JANET vs. JENKINS,
MICHAEL

PORTFOLIO RECOVERY ASSOCI-
ATES LLC vs. HOLLINGER,
MELISSA D

PORTFOLIO RECOVERY ASSOCI-
ATES LLC vs. COLEY, KEITH

PORTFOLIO RECOVERY ASSOCI-
ATES LLC vs. PASTUCKA,
KIMBERLY A

PORTFOLIO RECOVERY ASSOCI-
ATES LLC vs. BARTOL, LEEZA

NEW AMERICAN FUNDING LLC
vs. EMERICH, JAMES M

HESS, DREW R vs. SCHUYLKILL
COUNTY BOARD OF ASSESS-
MENT APPEALS

MADY, EDWARD C vs.
SCHUYLKILL COUNTY
BOARD OF ASSESSMENT AP-
PEALS

LRZ LTD vs. SCHUYLKILL COUN-
TY BOARD OF ASSESSMENT
APPEALS