

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

BERNOTAS, MICHAEL A., deceased

Late of the Township of East Union, Schuylkill County, PA
Administratrix: Victoria Bernotas, 119 S. Plum Street, Mount Carmel, PA 17851

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

BOWEN, DONNA K., deceased

Late of the Township of North Manheim, Schuylkill County, PA
Executor: Wayne Bowen, Jr., 284 West Adamsdale Road, Schuylkill Haven, PA 17972

Attorneys: James E. Crossen, III, Esquire, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

CLOUSER, ANONA M. a/k/a ANONA MAE CLOUSER, deceased

Late of Barry Township, Schuylkill County, PA

Co-Executors: Kevin H. Clouser, 21 Barry Lane, Ashland, PA 17921 and Lori A. Klinger, P.O. Box 56, Sacramento, PA 17968

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

DROUNCHECK, ANTHONY a/k/a REVEREND ANTHONY M. DROUNCHECK, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administrator: Michael A. Drouncheck, 515 Stoney Run Road, Pottsville, PA 17901

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

KLINGER, KATHLEEN M., deceased

Late of Hegins Township, Schuylkill County, PA

Administrator: Eric Klinger, 12 Clark Lane, Hegins, PA 17938

Attorneys: James R. Deiter, Esq., WFJ Law, 10 Westwood Road, Pottsville, PA 17901

LAZAR, ALICE a/k/a ALICE A. LAZAR, deceased

Late of the Borough of Frackville, Schuylkill County, PA

Executrix: Jill Lazar, 55 Aspen Drive, Dillsburg, PA 17019

Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

MILLER, SUSAN HOCK a/k/a SUSAN CZIPRUSZ, deceased

Late of 35 Pottsville Street, Cressona, Schuylkill County, PA

Executrices: Julie Ann Weiser, 583 Berne Dr., Schuylkill Haven, PA 17972, Susan Michelle Kuchinsky, 113 Chestnut Dr., Orwigsburg, PA

SCHUYLKILL LEGAL RECORD

17961 and Jennifer Marie Fabrizi,
1456 Sheepshead Ln., Mt. Pleasant,
SC 29466

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

NOECKER, FREDRICK F., deceased

Late of the Borough of Orwigsburg,
Schuylkill County, PA
Personal Representative: Fredrick
F. Noecker, II, 6503 Quiet Pointe
Drive, Spring, TX 77389

WOMER, GERALDINE J., deceased

Late of the City of Pottsville,
Schuylkill County, PA

Administrators: Jacqueline J. Sherry,
1823 West End Avenue, Pottsville,
PA 17901 and James W. Womer, Jr.,
1347 Bunting Street, Pottsville, PA
17901

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

SECOND PUBLICATION

**BOGGS, JAMES DOUGLAS a/k/a
JAMES D. BOGGS and JAMES
BOGGS**, deceased

Late of 112 Morningside Dr., Pottsville,
Schuylkill County, PA
Executrix: Judith Boggs a/k/a Judith
Ann Boggs, 112 Morningside Dr.,
Pottsville, PA 17901

Attorneys: Matthew G. Schnell,
Esquire, Strubinger Law, P.C., 505
Delaware Avenue, P.O. Box 158,
Palmerton, PA 18071-0158

**BRADY, MICHAEL JOSEPH a/k/a
M. JOSEPH BRADY**, deceased

Late of the Township of Branch,
Schuylkill County, PA

Executrix: Lisa A. Paul, 4 Queen
Street, Pottsville, PA 17901

Attorney: Nicholas A. Quinn, Esquire,
601 W. Market Street, Pottsville,
PA 17901

HYDOCK, JULIA, deceased

Late of Nesquehoning, Rush Township,
Schuylkill County, PA

Executor: John W. Hydock c/o Joseph
J. Velitsky, Esquire, Velitsky &
Frycklund, 49 East Ludlow Street,
Summit Hill, PA 18250

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

**STINE, JudyAnn a/k/a JudyAnn M.
STINE**, deceased

Late of 314 S. St. Peter Street,
Schuylkill Haven, Schuylkill County,
PA

Executor: Matthew Stine, 118 E.
Liberty Street, Schuylkill Haven,
PA 17972

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

THIRD PUBLICATION

DAGON, JANET ANN, deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executor: Mark David Dagon, 669
Kimmels Road, Orwigsburg, PA
17961

Attorneys: James E. Crossen, III,
Esquire, WFJ Law, 10 Westwood
Road, Pottsville, PA 17901

SCHUYLKILL LEGAL RECORD

HARAHUS, JULIA, deceased

Late of the Borough of New Ringgold, Schuylkill County, PA

Administratrix: Julie McHugh c/o David W. Crosson, Esq., Crosson & Richetti, LLC, 609 Hamilton St., Suite 301, Allentown, PA 18101
Attorneys: Crosson & Richetti, LLC, 609 Hamilton St., Suite 301, Allentown, PA 18101

QUERENGASSER, KATHLEEN M. a/k/a KATHLEEN QUERENGASSER, deceased

Late of Schuylkill Haven Borough, Schuylkill County, PA

Executor: Stephen W. Querengasser, 12 Railroad Street, Schuylkill Haven, PA 17972

Attorneys: Jessica Halina Eckrote, Esquire, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

WHITE, RICHARD A., deceased

Late of the Borough of Mahanoy City, Schuylkill County, PA

Administratrix: Christine Ibbotson, 422 West Pine Street, Mahanoy City, PA 17948

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

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
CIVIL ACTION LAW

NO. S-1091-2026

Mortgage Foreclosure
Pennsylvania Housing

Finance Agency

Plaintiff

vs.

Christian Cuenca and The Secretary
of Housing and Urban Development
Defendants

To: Christian Cuenca, Defendant

You are hereby notified that on May 27, 2026, Plaintiff filed a Complaint in Mortgage Foreclosure with a Notice to Defend, against you in the Court of Common Pleas of Schuylkill County, PA, docketed to No. S-1091-2026, wherein Plaintiff seeks to foreclose its mortgage securing your property located at: 333 E. Norwegian St., Pottsville, PA 17901, whereupon the Sheriff of Schuylkill County would sell your property. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. 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 Assn.

100 South St.

P.O. Box 186

Harrisburg, PA 17108

(800) 692-7375

Leon P. Haller, Esquire

Attorney for Plaintiff

1719 N. Front St.

Harrisburg, PA 17102

(717) 234-4178

Sept. 17

SCHUYLKILL LEGAL RECORD

SCHUYLKILL COUNTY COURT
OF COMMON PLEAS
Docket No. S-1266-2026
Daniel R. Frew

v.

Carlene B. Wilkinson, her heirs,
successors, assigns, legal
representatives and predecessors in
interest and any and all persons
having or claiming any title estate or
lien through or under the named
Defendant or in their own right

To: Carlene B. Wilkinson, her heirs,
successors, assigns, legal representa-
tives and predecessors in interest
and any and all persons having or
claiming any title estate or lien
through or under the named Defen-
dant or in their own right

LEGAL NOTICE TO DEFEND

You are notified that the Plaintiff
has commenced an action against you
to quiet the title to the following land:
10 Bosses Lane, Pottsville, PA 17901;
Tax Map Parcel 03-02-0021.001; PID
1800.

You are notified that more than 20
days have elapsed since you were
served by publication in the Republi-
can-Herald and in the Schuylkill Legal
Record.

IMPORTANT NOTICE

REQUIRED BY

PA.R.C.P. SECTION 237.1

YOU ARE HEREBY IN DE-
FAULT BECAUSE YOU HAVE
FAILED TO ENTER A WRITTEN
APPEARANCE PERSONALLY OR
BY AN ATTORNEY AND FILE IN
WRITING WITH THE COURT
YOUR DEFENSES OR OBJEC-
TIONS TO THE CLAIMS SET
FORTH AGAINST YOU.

UNLESS YOU ACT WITHIN
TEN (10) DAYS FROM THE DATE
OF THE PUBLICATION OF THIS
NOTICE, A JUDGMENT MAY BE

ENTERED AGAINST YOU WITH-
OUT A HEARING AND YOU MAY
LOSE YOUR PROPERTY OR OTH-
ER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PA-
PER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO, OR TELE-
PHONE, THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PRO-
VIDE YOU WITH THE INFORMA-
TION ABOUT HIRING A LAW-
YER.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, ONE OF THESE
OFFICES MAY BE ABLE TO PRO-
VIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A RE-
DUCED FEE OR NO FEE.

PENNSYLVANIA BAR

ASSOCIATION

LAWYER REFERRAL SERVICE

100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone: (800) 692-7375

Sept. 17

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, OCTOBER 23, 2026
at 10:00 a.m., the Schuylkill County
Sheriff Sales will be held by Bid4As-
sets online auction site. Conditions of
Sale are available to view on [www.
bid4assets.com/schuylkillsheriffsales](http://www.bid4assets.com/schuylkillsheriffsales).

(SALE NO. 1)

Tax Parcel No. 43-03-0518.000.

PROPERTY KNOWN AS: 134 W.
Frack Street, Frackville, PA 17931.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Zachary Shaw.

PLAINTIFF: M & T Bank.

ATTORNEY FOR PLAINTIFF: Orlans Law Group PLLC, 200 Eagle Road, Bldg 2, Suite 120, Wayne, PA 19087; (484) 367-4191.

DEFENDANT: Zachary Shaw and The United States of America.

JUDGMENT: \$128,657.10.

Case No. S-0647-2025

(SALE NO. 2)

Tax Parcel No. 52-02-0007.000.

PROPERTY KNOWN AS: 258 E. Bacon Street, Palo Alto, PA 17901.

TO BE SOLD AS THE PROPERTY of David Sunday.

PLAINTIFF: NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING.

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

DEFENDANT: David Sunday.

JUDGMENT: \$121,379.96.

Case No. S-2584-25

(SALE NO. 3)

Tax Parcel No. 52-02-0674.000.

PROPERTY KNOWN AS: 241 NORTH STREET, MINERSVILLE, PA 17954.

TO BE SOLD AS THE PROPERTY of DEBORAH L. HOEHN a/k/a DEBORAH L. REHRIG.

PLAINTIFF: MIDFIRST BANK.

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

DEFENDANT: DEBORAH L. HOEHN a/k/a DEBORAH L. REHRIG.

JUDGMENT: \$32,900.34.

Case No. S-0555-2024

(SALE NO. 4)

Tax Parcel No. 52-05-0381.000.

PROPERTY KNOWN AS: 249 LINDEN ST., MINERSVILLE, PA 17954.

TO BE SOLD as property of MICHAEL M. PUTALAVAGE; TERRI JO PUTALAVAGE.

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 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: MICHAEL M. PUTALAVAGE; TERRI JO PUTALAVAGE.

JUDGMENT: \$51,942.04.

Case No. S-2167-2025

(SALE NO. 5)

Tax Parcel No. 49-01-0068.000.

PROPERTY KNOWN AS: 321 WEST BLAINE STREET, McADOO, PA 18237.

TO BE SOLD AS THE PROPERTY of DENI PINALES DE CASTILLO.

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC.

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

DEFENDANT: DENI PINALES DE CASTILLO.

JUDGMENT: \$55,151.11.

Case No. S-0036-2026

(SALE NO. 6)

Tax Parcel No. 68-22-0028-000.

SCHUYLKILL LEGAL RECORD

PROPERTY KNOWN AS: 544 E. NORWEGIAN ST., POTTSVILLE, PA 17901.

TO BE SOLD AS PROPERTY of DAWN BROBST.

PLAINTIFF: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION.

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: DAWN M. BROBST.

JUDGMENT: \$39,393.44.

Case No. S-0153-2026

(SALE NO. 7)

Tax Parcel No. 65-16-0193.000.

PROPERTY KNOWN AS: 71 Bowe Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Martin Sedlock, Deceased.

PLAINTIFF: Santander Bank, N.A.

ATTORNEY FOR PLAINTIFF: Michael S. Bloom, Esq., PRESSMAN & DOYLE, LLC; (610) 532-4222, mbloom@pressmandoyale.com.

DEFENDANT: Martin J. Sedlock, Jr., Solely in His Capacity as Heir of Martin Sedlock, a/k/a Martin J. Sedlock, Deceased; Lisa Klemick, Solely in Her Capacity as Heir of Martin Sedlock, a/k/a Martin J. Sedlock, Deceased; and Unknown Heirs, Successors and/or Assigns of Martin Sedlock, a/k/a Martin J. Sedlock, Deceased.

JUDGMENT: \$33,883.90.

Case No. S-81-2021

(SALE NO. 12)

Tax Parcel: 04/24/0077/000/ a/k/a 4-24-77 a/k/a 4-24-0077.000.

PROPERTY KNOWN AS: 401 Catherine Street, Ashland a/k/a Fountain Springs, PA 17921.

TO BE SOLD AS THE PROPERTY of James E. Clougher.

PLAINTIFF: Santander Bank, N.A.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC; 2011 Renaissance Boulevard, Suite 100; King of Prussia, PA 19406.

DEFENDANT: James E. Clougher.

JUDGMENT: \$50,986.49.

Case No. S-2848-25

(SALE NO. 13)

Tax Parcel No. 26-12-0011.041.

PROPERTY KNOWN AS: 21 Oak Avenue, Ryan Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Joseph Dabashinsky, Brittany Noraka.

PLAINTIFF: Northeastern Schuylkill Joint Municipal Authority.

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

DEFENDANT: Joseph Dabashinsky, Brittany Noraka.

JUDGMENT: \$3,031.90.

Case No. J-0234-2025

(SALE NO. 14)

Tax Parcel No. 25-13-0028.

PROPERTY KNOWN AS: 63 Jones Street, Rush Township, Pennsylvania 18245.

TO BE SOLD AS THE PROPERTY of John R. Maellaro.

PLAINTIFF: Northeastern Schuylkill Joint Municipal Authority.

ATTORNEY FOR PLAINTIFF: PORTNOFF LAW ASSOCIATES,

SCHUYLKILL LEGAL RECORD

LTD., 2700 Horizon Drive, Suite 100,
King of Prussia, PA 19406; (484) 690-
9300.

DEFENDANT: John R. Maellaro.
JUDGMENT: \$2,115.85.

Case No. J-2969-2025

(SALE NO. 15)

Tax Parcel No. 57-05-0170.001.

PROPERTY KNOWN AS: 26 E.
Savory Street, Palo Alto, Pennsylvania.

TO BE SOLD AS THE PROPERTY
of Steven Brenner.

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: Steven Brenner.
JUDGMENT: \$1,877.34.

Case No. J-5034-2024

(SALE NO. 16))

Tax Parcel No. 18-24-0111.

PROPERTY KNOWN AS: 21 Red
Horse Road, N. Manheim Township,
Pennsylvania.

TO BE SOLD AS THE PROPERTY
of Raymond J. Santiago, Paul J.
Santiago.

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: Raymond J. San-
tiago, Paul J. Santiago.
JUDGMENT: \$6,038.31.

Case No. J-3635-2025

(SALE NO. 18))

Tax Parcel No. 18-16-0101.001.

PROPERTY KNOWN AS: 133 W.
Second Mountain Road, N. Manheim
Township, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Guy W. Bowers.

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: Guy W. Bowers.
JUDGMENT: \$2,721.45.

Case No. J-1277-2025

(SALE NO. 19)

Tax Parcel No. 41-08-0021.

PROPERTY KNOWN AS: 95
Railroad Street, Cressona, Pennsylva-
nia 17929.

TO BE SOLD AS THE PROPER-
TY of Ricky Yoder.

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: Ricky Yoder.
JUDGMENT: \$2,262.70.

Case No. J-2360-2024

(SALE NO. 20))

Tax Parcel No. 43-03-0462.000.

PROPERTY KNOWN AS: 28
South 2nd Street Frackville, PA
17931.

TO BE SOLD AS THE PROPER-
TY of Lucy Walquiria Manchame
Leon.

PLAINTIFF: Pennsylvania Hous-
ing Finance Agency.

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

SCHUYLKILL LEGAL RECORD

DEFENDANT: Lucy Walquiria
Manchame Leon.

JUDGMENT: \$149,382.32.

Case No. S-370-26

(SALE NO. 21)

Tax Parcel No. 66-01-0219.000.

PROPERTY KNOWN AS: 10 W.

Grand Ave, Tower City, PA 17980.

TO BE SOLD AS THE PROPERTY of John W. Kelly Jr. a/k/a John W. Kelly; Tammy L. Kelly.

PLAINTIFF: Truist Bank.

ATTORNEY FOR PLAINTIFF:
Brock & Scott, PLLC.

DEFENDANT: John W. Kelly, Jr.
a/k/a John W. Kelly; Tammy L. Kelly.

JUDGMENT: \$95,027.43.

Case No. S-1252-2024

(SALE NO. 22)

Tax Parcel No. 49-02-0197.000.

PROPERTY KNOWN AS: 38 E.

Grant Street, McAdoo, PA 18237.

TO BE SOLD AS THE PROPERTY of Cody White.

PLAINTIFF: NEWREZ LLC d/b/a
SHELLPOINT MORTGAGE SERVICING.

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

DEFENDANT: Cody White.

JUDGMENT: \$100,650.25.

Case No. S-1851-25

(SALE NO. 23)

Tax Parcel No(s) 52-03-0083.000;
52-03-0066.002.

PROPERTY KNOWN AS: 327
Penn Street, Minersville, PA 17954.

TO BE SOLD AS THE PROPERTY of Tyler Carl.

PLAINTIFF: ROCKET MORTGAGE, LLC f/k/a QUICKEN
LOANS, LLC f/k/a QUICKEN
LOANS INC.

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

DEFENDANT: Tyler Carl.

JUDGMENT: \$65,216.46.

Case No. S-2121-2025

(SALE NO. 24)

Tax Parcel No. 62-03-0494.

PROPERTY KNOWN AS: 321 S.
Nichols Street, St. Clair, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Christine M. Romanko.

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: Christine M. Romanko.

JUDGMENT: \$1,760.29.

Case No. J-3370-2022

(SALE NO. 25)

Tax Parcel No. 65-07-0068.000.

PROPERTY KNOWN AS: 505
Brew Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Carol A. Faust.

PLAINTIFF: M & T Bank.

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

DEFENDANT: Carol A. Faust.

JUDGMENT: \$67,974.16.

Case No. S-1241-2022

(SALE NO. 26)

Tax Parcel No. 15-11-58.000.

PROPERTY KNOWN AS: 5
Fourth St., Kelayres, PA 18231.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of Caryl A. Johnson.

PLAINTIFF: FREEDOM MORTGAGE CORPORATION.

ATTORNEY FOR PLAINTIFF: BROCK & SCOTT, PLLC.

DEFENDANT: Caryl A. Johnson.

JUDGMENT: \$57,441.42.

Case No. S-0230-2025

(SALE NO. 27)

Tax Parcel No. 63-03-0598.000.

PROPERTY KNOWN AS: 44 Haven Street, Schuylkill Haven, PA 17972.

TO BE SOLD AS THE PROPERTY of Zacery Flory.

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: ZACERY FLORY AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

JUDGMENT: \$128,217.48.

Case No. S-832-26

(SALE NO. 28)

Tax Parcel No. 67-3-135.

PROPERTY KNOWN AS: 501 West Laurel Street, Tremont, PA 17981.

TO BE SOLD AS THE PROPERTY of: Blanch Miller and Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Blanch Miller.

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2024-1 Participation Interest Trust.

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: Blanch Miller.

JUDGMENT: \$54,726.12.

Case No. S-0359-2026

(SALE NO. 29)

Tax Parcel No. 18/15/0012/000.

PROPERTY KNOWN AS: 131 Seven Stars Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of William McCarthy, Jr.

PLAINTIFF: Lakeview Loan Servicing LLC.

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

DEFENDANT: William McCarthy Jr and Secretary of Housing and Urban Development.

JUDGMENT: \$119,318.19.

Case No. S-0358-2026

(SALE NO. 30)

Tax Parcel No. 25-13-0018.000.

PROPERTY KNOWN AS: 40 EAST MAIN STREET, TAMAQUA a/k/a QUAKAKE, PA 18252.

TO BE SOLD AS THE PROPERTY of ADRIANE D. SCHOCK a/k/a ADRIANE D. SEIGER.

PLAINTIFF: SANTANDER BANK, N.A.

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

DEFENDANT: ADRIANE D. SCHOCK a/k/a ADRIANE D. SEIGER.

JUDGMENT: \$28,262.95.

Case No. S-2237-2024

(SALE NO. 31)

Tax Parcel No. 63-06-0437.000 (Control #00075406).

PROPERTY KNOWN AS: 28 Parkway, Schuylkill Haven, Pennsylvania 17972.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of: James J. Shire, Jr.

PLAINTIFF: PennyMac Loan Services, LLC.

ATTORNEY FOR PLAINTIFF: James J. Shire, Jr.

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053 (215) 942-2090.

DEFENDANT: James J. Shire, Jr.

JUDGMENT: \$114,758.59.

Case No. S-0679-2026

(SALE NO. 32)

Tax Parcel No. 59-02-0246.

PROPERTY KNOWN AS: 337 Coal Street, Port Carbon Borough, Port Carbon, PA 17965.

TO BE SOLD AS THE PROPERTY of Michael S. Wade, II and Tracy L. Wade.

PLAINTIFF: CACL Federal Credit Union.

ATTORNEY FOR PLAINTIFF: Williamson Friedberg & Jones LLC, P.O. Box 1190, Pottsville, PA 17901.

DEFENDENT: Michael S. Wade, II and Tracy L. Wade.

JUDGMENT: \$113,534.76.

Case No. S-910-26

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

Sept. 17, 24; Oct. 1

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.

SOUTHWOOD FINANCIAL LLC AS TRUST MANAGER FOR SOUTHWOOD FINANCIAL TRUST vs. WERBACHER, JOHN R

HIDDEN RIVER CREDIT UNION vs. WALKER, ASHLEY N

VELOCITY INVESTMENTS LLC vs. STRAUSSER, DAVID WILLIAM

VELOCITY INVESTMENTS LLC vs. HESS, TIMOTHY

KELLY. KAYLEE vs. WOOD. CAROL T

VELOCITY INVESTMENTS LLC vs. FLORES, ANA

WILMINGTON TRUST NA vs. VIERRA, AMANDA

BOSACK III, EDWARD J vs. PEPAS, CYNTHIA

LEX, APRIL vs. LEX, JASON

NORTHERN KEYSTONE TOWING AND RECOVERY LLC vs.

TURABOEV, NOSIR

VELOCITY INVESTMENTS LLC vs. TASSONE, HOLLY

VELOCITY INVESTMENTS LLC vs. CLARK, JEREMIAH

KEYBANK NA SUCCESSOR BY MERGER TO FIRST NIAGARA BANK vs. DEANGELO, NADINE

US BANK TRUST COMPANY NATIONAL ASSOCIATION vs. LEO, EDWARD

VELOCITY INVESTMENTS LLC vs. ROBERTS, CANDICE

US BANK NATIONAL ASSOCIATION d/b/a ELAN FINANCIAL SERVICES vs. ANTALOSKY, LON C