

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

ANGSTADT, LINDA LOUISE, deceased

Late of Wayne Township, Schuylkill County, PA

Executrix: Amanda Jane Scheut-rumpf c/o Ashley E. Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015

Attorneys: Ashley E. Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015

ARCOS, MARCO VINICIO POVEDA, deceased

Late of Tamaqua Borough, Schuylkill County, PA

Administratrix: Kelly Valeria Toscano Lema, 738 S. Second Street, Apt. 209, Plainfield, NJ 07060

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

DAVIS, MARIE A., deceased

Late of East Union Township, Schuylkill County, PA

Administratrix: Beverly Dunphy, 728 Aristes Road, Ringtown, PA 17967

Attorneys: Eric M. Mika, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

DEEGAN, ROBERT F., deceased Late of Wayne Township, Schuylkill County, PA

Executrix: Eva B. Deegan c/o E. Ralph Godfrey, Esquire, Kelly, Parker & Cohen LLP, 1250 North Mountain Road, Suite 9, Harrisburg, PA 17112

Attorneys: E. Ralph Godfrey, Esquire, Kelly, Parker & Cohen LLP, 1250 North Mountain Road, Suite 9, Harrisburg, PA 17112

EBERT, DEAN A., deceased

Late of Hegins Township, Schuylkill County, PA

Administratrix: Cathy Moyer, 9 Garden Lane, Valley View, PA 17983

Attorneys: Richard J. Wiest, Esquire, Williamson, Frieberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

FORGOTCH, JOHN A. a/k/a JOHN ANDREW FORGOTCH and JOHN FORGOTCH, deceased

Late of Mahanoy City, Schuylkill County, PA

Executrix: Amy L. Bartley, 305 Fisher Avenue, Lewisburg, PA 17837

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

FRACE, MARGARET J. a/k/a MARGARET JANE FRACE and PEGGY J. FRACE, deceased Late of the Township West Penn, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Executrix: Suzanne Renee Purvis,
1312 Royal Devon Drive, Myrtle
Beach, SC 29575-5836

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Office, P.C.,
430 Delaware Avenue, P.O. Box
195, Palmerton, PA 18071

**SOKALL, BARBARA ANN a/k/a
BARBARA SOKALL**, deceased
Late of Rush Township, Schuylkill
County, PA

Administratrix: Melissa May Dea,
402 S. Hills Drive, West Grove,
PA 19390

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

ZIGMANTANIS, JOSEPH J., de-
ceased

Late of Tamaqua, Schuylkill Coun-
ty, PA

Administratrix: Donna Zigmantan-
is

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

SECOND PUBLICATION

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

Late of Tamaqua, Schuylkill Coun-
ty, 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, Es-
quire, Long Brightbill, 315 S.
Eighth St., Lebanon, PA 17042

ZIMMERMAN, TERRY E., de-
ceased

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

Administratrix: Natalie A. Zim-
merman, 51 N. Tulpehocken
Street, Pine Grove, PA 17963

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

THIRD 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**, de-
ceased

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

Administrator: Edward Miller, 115
W. Biddle St., P.O. Box 209, Gor-
don, 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 GLO-
RIA STEIN**, deceased

Late of the Borough of Orwigs-
burg, Schuylkill County, PA

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

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

WEINSHEIMER, JAMES L., de-
ceased

Late of Pottsville, Schuylkill Coun-
ty, PA

SCHUYLKILL LEGAL RECORD

Administratrix: Constance Wein-
sheimer, 13 N. 23rd Street, Potts-
ville, PA 17901

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

NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described
properties has been approved by the
Schuylkill County Board of Commis-
sioners at the June 24, 2026 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 pub-
lication of this notice, said deadline
being September 7th, 2026 any taxing
district having any tax claims or tax
judgments against any property to be
sold, the owner, an interested party or
a person interested in purchasing a
property may, if not satisfied that the
sale price approved by the Bureau is
sufficient, petition the Court of Com-
mon Pleas of Schuylkill County to
disapprove the said sale. **2.** If no ob-
jections 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 pur-
chaser to comply with the terms and
conditions set forth herein shall con-
stitute a forfeiture of all monies paid
to the Tax Claim Bureau in pursuit of
this sale. **5.** Pursuant to 72 P.S., Sec-
tion 5931, all sales by the Tax Claim
Bureau are subject to the rule of **CA-
VEAT EMPTOR**. In every case, the
property is offered for sale by the
Bureau **WITHOUT GUARANTY**

OR WARRANTY WHATSOEVER, whether as to existence, correct-
ness of ownership, size, boundaries,
location, structures or lack of struc-
tures 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 Number; Owner(s) of Re-
cord; Description; Bid Amount; Bid-
der(s).

51-02-0030.000; Edward Charles
Payne; 31 Coal Street; Borough of
Middleport; \$9,450.00; JPM Holdings,
LLC.

By Angela D. Toomey
Director
Schuylkill County
Tax Claim Bureau
July 9, 23

NOTICE

NOTICE IS HEREBY GIVEN of
the filing in the office of the Secretary
of the Commonwealth of Pennsylvania
an application for the certificate to
conduct a business in Pennsylvania
under the fictitious name of:

MOUNTAIN VIEW SELF STORAGE

with its principal place of business at:
2037 Market Street, Auburn, PA
17922. The name and address of the
person or entity owning or interested
in said business is Breiner Drywall,
Inc.

DAVID H. RATTIGAN, ESQUIRE
BARLEY SNYDER LLP
950 East Main Street
Suite 212
Schuylkill Haven PA 17972

July 23

SCHUYLKILL LEGAL RECORD

SCHUYLKILL COUNTY
COURT OF COMMON PLEAS
IN RE CHANGE OF NAME OF
CATHERINE A. McDONALD
No. S-1267-2026

NOTICE IS HEREBY GIVEN that on June 18, 2026, the Petition of Catherine A. McDonald was filed in the above-named Court praying for a Decree to change her name to Catherine A. Shearn. The Court has fixed September 10, 2026 at 11:15 A.M., Schuylkill County Courthouse, Courtroom No. 7, Pottsville, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

July 23

COURT OF COMMON PLEAS OF
SCHUYLKILL COUNTY
ORPHANS' COURT DIVISION
PRIVATE SALE
OF REAL ESTATE

In the matter of the Estate of
CLIFFORD J. HUTTON,
an incapacitated person

To: the heirs, legatees, devisees, next
of kin, and all other interested
parties in said estate

NOTICE IS HEREBY GIVEN that Kimberly Fletcher, Guardian of the Person and Estate, has filed in the Office of the Clerk of the said Court her Petition praying for an Order of sale of the real estate of said incapacitated person situate at 620 Minersville/Llewellyn Highway, Pottsville, Branch Township, Pennsylvania, at private sale, to Mario Peralta for the sum of \$32,500.00 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 12th day of August, 2026, at 9:30 a.m., at the Schuylkill County Courthouse, Pottsville, Pennsylvania.

JAMES C. BOHORAD, ESQUIRE
Attorney I.D. No. 78482
MARSHALL, BOHORAD,
THORNBURG, PRICE &
CAMPION, P.C.
Attorneys for Petitioner

1940 West Norwegian Street

P.O. Box 1280

Pottsville, PA 17901-7280

Telephone: (570) 622-1811

Facsimile: (570) 622-4850

E-mail: jcb@pottsvillelaw.com

July 23

NOTICE

NOTICE IS HEREBY GIVEN of the filing in the office of the Secretary of the Commonwealth of Pennsylvania an application for the certificate to conduct a business in Pennsylvania under the fictitious name of:

COUNSELING ASSOCIATES
OF SCHUYLKILL COUNTY

with its principal place of business at: 115 S. Centre Street, Lower Level, Pottsville, PA 17901. The name and address of the person or entity owning or interested in said business is Integrated Medical Group, P.C. of 82 Tunnel Road, Pottsville, PA 17901.

DAVID H. RATTIGAN, ESQUIRE
BARLEY SNYDER LLP

950 East Main Street

Suite 212

Schuylkill Haven PA 17972

July 23

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

SCHUYLKILL LEGAL RECORD

FRIDAY, AUGUST 21, 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.

(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 PROPER-
TY of AUSTIN D. SANTAI, IN HIS
CAPACITY AS HEIR OF STACY L.
BOHR, DECEASED; ALEIRA DE-
NISE SANTAI, A KNOWN HEIR OF
STACY L. BOHR, DECEASED;
UNKNOWN HEIRS, SUCCESS-
SORS, ASSIGNS, AND ALL PER-
SONS, 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

(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.

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: 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 PROPERTY 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 PROPERTY of David Ambrose.

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.

SCHUYLKILL LEGAL RECORD

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, Penn-
sylvania, 18252.

TO BE SOLD AS THE PROPER-
TY 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 PROPER-
TY 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.

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, Pennsylva-
nia.

TO BE SOLD AS THE PROPER-
TY 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 Rosa-
do-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, Penn-
sylvania.

TO BE SOLD AS THE PROPER-
TY 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 Borow-
ski.

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, Pennsyl-
vania.

TO BE SOLD AS THE PROPER-
TY of Robert D. Barone, III, Kimber-
ly 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.

SCHUYLKILL LEGAL RECORD

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 PROPER-
TY 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 PROPER-
TY 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.

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

SCHUYLKILL LEGAL RECORD

(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

(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 Kim, 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.

SCHUYLKILL LEGAL RECORD

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 National Association as trustee for LB-Dwelling Series V Trust.

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

DEFENDANT(S): Annette Latusky 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 PREMISES of James M. Emerich and Joy R. Emerich.

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

(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. 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

SCHUYLKILL LEGAL RECORD

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.

TO BE SOLD as title to said premises 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.

SCHUYLKILL LEGAL RECORD

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 PROPER-
TY of Susan Polischak a/k/a Susan M.
Polischak.

PLAINTIFF: Wilmington Savings
Fund Society, FSB, not in its indi-
vidual 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 Polis-
chak a/k/a Susan M. Polischak.

JUDGMENT: \$19,238.51.

Case No. S-1679-2024

(SALE NO. 50)

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

TO BE SOLD AS THE PROPER-
TY 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 pro-
fes-sional limited liability company;
133 Gaither Drive, Suite F; Mt. Lau-
rel, 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 PROPER-
TY 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 Instru-
ment Number 201000010410.

PLAINTIFF: Truist Bank

ATTORNEY FOR PLAINTIFF:
McCabe, Weisberg & Conway, LLC;
1420 Walnut Street, Suite 1105; Phil-
adelphia, 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 PROPER-
TY of Katherine Bennett a/k/a Kath-
erine 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 Frank-
lin Avenue, Suite 160, Garden City,
NY 11530, (212) 471-5100.

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

JUDGMENT: \$45,202.39.

Case No. S-2279-25

SCHUYLKILL LEGAL RECORD

(SALE NO. 53)

Parcel Number: 65-17-0099.001.
PROPERTY KNOWN AS 340
Mountain Avenue, Tamaqua, PA
18252.

TO BE SOLD AS THE PROPER-
TY 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 Niagra 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.

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.

LRZ LTD vs. BLUE MOUNTAIN
AREA SCHOOL DISTRICT

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

ZERBE, KELLY J vs. SCHUYLKILL
COUNTY BOARD OF ASSESS-
MENT APPEALS

ZERBE, JOSEPH G vs. SCHUYL-
KILL COUNTY BOARD OF
ASSESSMENT APPEALS

DAVID 55 RE LLC vs. GIBBS,
CHARQUAYA MONAE
BOARD OF EXAMINERS UNDER
PENNSYLVANIA ANTHRA-
CITE COAL MINE ACT

COGGIANO, THOMAS P vs.
SCHUYLKILL COUNTY
BOARD OF ASSESSMENT AP-
PEALS

KEPHART, TAMMY vs. KEPHART,
JOSEPH

PORTFOLIO RECOVERY ASSOCI-
ATES LLC vs. CASSERLY,
GLEN T

PORTFOLIO RECOVERY ASSOCI-
ATES LLC vs. JARVIS, SHAWN-
NA M

VOYAGE CAPITAL GROUP LLC
vs. HOPPE, LINDA

EAST UNION TOWNSHIP vs.
SKAUDIS, BERNARD