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

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

SECOND PUBLICATION

BLIHAR, ROBERT W., deceased
Late of the Borough of Tamaqua, Schuylkill County, PA

Administratrix: Cindy L. Blihar, 333 West Rowe Street, Tamaqua, PA 18252
Attorney: Jacqueline M. Pitts, Esquire, 204 East Broad Street, Tamaqua, PA 18252

BOYD, ROGER DEAN, deceased
Late of Pottsville, Schuylkill County, PA
Executrix: Donna Boyd c/o Susan Denaro, Esquire, Plank ♦ Frankowski, 4 Park Plaza, Suite 205, Wyomissing, PA 19610
Attorneys: Susan Denaro, Esquire, Plank ♦ Frankowski, 4 Park Plaza, Suite 205, Wyomissing, PA 19610

FLANNERY, THOMAS a/k/a THOMAS N. FLANNERY and THOMAS N. FLANNERY, JR., deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Executrix: Margaret Mensick, 105 N. Jardin Street, Shenandoah, PA 17976
Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

MICKO, DOLORES M., deceased
Late of the Borough of Shenandoah, Schuylkill County, PA
Executor: Mr. Michael Micko, 32 Vulcan Road, P.O. Box 201, Lost Creek, PA 17946
Attorney: Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

O'BOYLE, PATRICK JAMES JOSEPH a/k/a PATRICK JAMES O'BOYLE and PATRICK J. O'BOYLE, deceased
Late of Frackville Borough, Schuylkill County, PA
Executrix: Ann Marie O'Boyle, 129 North 5th Street, Frackville, PA 17931
Attorneys: Michael J. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

RHODY, ROSE M., deceased
Late of Porter Township, Schuylkill County, PA
Executrix: Jeannie Fessler, 113 High Street, Pine Grove, PA 17963
Attorneys: J.T. Herber, III, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

WILLIAMS, DONALD W., deceased
Late of the Borough of Ringtown, Schuylkill County, PA
Executrix: Debra Werner, 105 Vine Street, Ringtown, PA 17967
Attorneys: Jessica H. Eckrote, Esquire, WFJ Law, LLC, 10 Westwood Road, Pottsville, PA 17901

ZIMMERMAN, GLENN R. a/k/a GLENN RICHARD ZIMMERMAN and GLENN ZIMMERMAN, deceased
Late of the Township of Butler, Schuylkill County, PA
Executrix: Carolee M. Zimmerman, 941 Beaver Dam Road, Ashland, PA 17921
Attorney: Barbara L. Feudale, Esquire, 419 McKnight St., P.O. Box 25, Gordon, PA 17936

THIRD PUBLICATION

HEIM, EDWARD A., deceased
Late of the Township of Pine Grove, Schuylkill County, PA
Executor: Anthony Heim, 17B Frieden Manor, Schuylkill Haven, PA 17972
Attorney: Nicholas A. Quinn, Esquire, 601 W. Market Street, Pottsville,PA 17901

HERB, FORREST IRVIN a/k/a FORREST I. HERB, deceased
Late of Hegins Township, Schuylkill County, PA
Executor: Thomas R. Herb, 841 Pinetown Road, Lewisberry, PA 17339
Attorneys: Joseph P. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

HUDDLESON, DANIEL J., deceased
Late of Washington Township, Schuylkill County, PA
Executor: Steven Miller
Attorneys: Steven D.W. Miller, Esq., CELA, Miller Law Firm PC, 718 Poplar Street, Suite L, Lebanon, PA 17042

KOSTINKO, JOSEPH TERRENCE, deceased
Late of Cressona, Schuylkill County, PA
Administrator: Christopher T. Kostinko, 52 North Center St., Frackville, PA 17931, (570) 294-0200

LAFEY, RICHARD S. a/k/a RICHARD LAFEY, deceased
Late of East Norwegian Twp., Schuylkill County, PA
Administrator: James Lafey, 614 Roundhead Dr., Weatherly, PA 18255
Attorney: Karen E. Rismiller, Esquire, The Landmark Building, 115 South Centre Street, Pottsville, PA 17901

MILLER, DAVID J., deceased
Late of Tower City Borough, Schuylkill County, PA
Executor: Clarence Miller
Attorneys: John R. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

PRICE, CATHERINE A. a/k/a CATHERINE PRICE, deceased
Late of Coaldale, Schuylkill County, PA
Executrix: Camielle Mayernik, 520 McIntosh Lane, Andreas, PA 18211
Attorney: Robert T. Yurchak, Esquire, 1 East Catawissa Street, Nesquehoning, PA 18240

SCHAEFFER, MILDRED A., deceased
Late of the Borough of Schuylkill Haven, Schuylkill County, PA
Executor: Keith Sterner, 1673 Little Mountain Road, Orwigsburg, PA 17961
Attorneys: Jessica H. Eckrote, Esquire, WFJ Law, LLC, 10 Westwood Road, Pottsville, PA 17901

SPITTLER, GRACE B., deceased
Late of Pine Grove Township, Schuylkill County, PA
Executrices: Donna L. Schwalm, 17 Walmer Lane, Pine Grove, PA 17963 and Lynn Spittler, 23 Walmer Lane, Pine Grove, PA 17963
Attorneys: Richard J. Wiest, Esq., WFJ Law, 10 Westwood Road, Pottsville, PA 17901

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
COMPLAINT IN MORTGAGE FORECLOSURE
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1
c/o Newrez LLC d/b/a Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601
Plaintiff

vs.
DANIEL M. JACOBSON
16 Ann Street
Saint Clair, PA 17970
Defendant
NO. S-1332-26
NOTICE

You have been sued in court. 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 money claimed in the complaint or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Schuylkill County Bar Association
401 North Second Street
Pottsville, Pennsylvania 17901
Phone (570) 628-1235
PA Bar Association:
www.pabar.org

MICHAEL J. SHAVEL, ESQUIRE
(Attorney ID No. 60554)
JILL M. FEIN, ESQUIRE
(Attorney ID No. 318491)
KAITLIN D. SHIRE, ESQUIRE
(Attorney ID No. 324226)
HILL WALLACK LLP
Attorneys for Plaintiff
1000 Floral Vale Boulevard
Suite 300
Yardley, PA 19067
Tel. (215) 579-7700
Fax (215) 579-9248

Oct. 29

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
CIVIL DIVISION
SERVICE BY PUBLICATION
CITIBANK, N.A.
5800 SOUTH
CORPORATE PLACE
SIOUX FALLS, SD 57108
Plaintiff
v.
NESTOR M. CRUZ
531 W. COAL ST.
SHENANDOAH, PA 17976
Defendant
NO. S-2482-25
NOTICE OF CIVIL ACTION
COMPLAINT IN CIVIL ACTION

NOTICE TO: NESTOR M CRUZ 531 W. COAL ST., SHENANDOAH, PA 17976

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT CITIBANK, N.A. filed a Complaint in Civil Action against you in the Court of Common Pleas of Schuylkill County, Pennsylvania, Case No.S-2482-25, 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 Bar Association
Lawyer Referral Service
100 South Street
P.O. Box 186
Harrisburg, Pa 17108
Telephone (800) 692-7375

Further inquiry can be directed to counsel for Plaintiff as follows:

MICHAEL J DOUGHERTY, ESQ.
PA ID No. 76046
WELTMAN, WEINBERG & REIS CO., L.P.A.
520 Walnut Street
Suite 1355
Philadelphia, PA 19106
Tel. (215) 599-1500

Oct. 29

ARTICLES OF INCORPORATION
THE WAY CHURCH NETWORK

has been incorporated under the provisions of Article B of the Nonprofit Corporation Law of 1988.

GIBBEL KRAYBILL & HESS LLP
Attorneys
Oct. 29

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION LAW
JURY TRIAL DEMANDED

TALYSA BENDELL
413 Alden Mountain Road
Nanticoke, PA 18634
Plaintiff

v.

JOHN KRESSLY
881 Run Road
Pine Grove, PA 17963
and
JOHN CASTIGLIONE
1056 Indian Cove
Auburn, PA 17922
Defendants

NO: 2025-cv-S-1185-25

NOTICE

YOU HAVE BEEN SUED IN COURT. 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 wanted that if you fail to do so, the case may proceed against you and a Judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF NOU DO NOT HAVE OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THESE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES 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.

Midpenn Legal Services
315 North Centre Street
Suite 201
Pottsville, PA 17901
Phone: (570) 628-3931

EDWARD G. KROWIAK, ESQUIRE
Atty. 38502
MINORA KROWIAK MUNLEY BATYKO
Attorneys for the Plaintiff
Talysa Bendell
700 Vine Street
Scranton, PA 18510
(570) 961-1616 phone
(570) 961-1691 fax

Oct. 29

IN THE COURT OF COMMON PLEAS OF SCHUYLKILL COUNTY, PENNSYLVANIA
EMINENT DOMAIN
PROCEEDING IN REM
IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 0054, SECTION PM8
NO. S-2221-26 TERM
NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on October 20, 2026, a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on February 4, 2026, a plan entitled "Drawings Authorizing Acquisition of Right-of Way for State Route 0054 Section PM8 in Schuylkill County , a copy of which plan was recorded in the Recorder's Office of the aforesaid county on May 13, 2026, in Book 9 Page 119. The aforesaid plan was revised and reauthorized by signature of the Secretary of Transportation on September 24, 2026, a copy of which plan was filed in the aforesaid County Recorder's Office as Instrument Number 2026-14421 on October 20, 2026.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No., Parcel No., Name, Address.

5300533000, 9, Unknown Owner, S.R. 0054, Station 791+28L to 792+32L and Station 791+15R to 792+15R.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Christopher Palubinski
District Right-of-Way
Administrator Engineering
District 5-0
Pennsylvania Department of
Transportation

Oct. 29

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. 18)

Tax Parcel Nos.: 21-18-0002.000 & 21-18-0002.001.

PROPERTY KNOWN AS 284 Spittler Road, Pine Grove, PA 17963.

TO BE SOLD AS THE PROPERTY of Richard G. Lynn and Jolene D. Lynn

PLAINTIFF: U.S. Bank Trust Company, N.A. as Indenture Trustee for GS Mortgage-Backed Securities Trust 2024-RPL2.

ATTORNEY FOR PLAINTIFF: Emmanuel J. Argentieri, Esquire (856) 384-1515.

DEFENDANT(S): Richard G. Lynn and Jolene D. Lynn.

JUDGEMENT: $117,234.08.

Case No. S-779-26

(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.

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ALICE JONES a/k/a ALICE BERNICE JONES; Union Twp.; John Jones, Administrator; PP: $100; RE: $10,000; Keith J. Strouse, Esqurie

SANDRA CASSERLY MITCHELL a/k/a SANDRA M. MITCHELL; West Mahanoy; Tammy Casserly, Administratrix D.B.N.; PP: $100; RE: $5,000; Eric M. Lieberman, Esquire

SCOTT L. BIRO; East Union Twp.; Katrina Biro, Administratrix; PP: None; RE: None; Attorney: None

BARBARA ANN SOKALL a/k/a BARBARA SOKALL; Rush Twp.; Melissa May Dea, Administratrix; PP: $6,500; RE: $50,000; Anthony James Urban, Esquire

DEBRA ANN SCHNECK a/k/a DEBRA A. SCHNECK; Pine Grove; Trudy Witmer, Administratrix; PP: None; RE: None; Anthony James Urban, Esquire

JOSEPH J. ZIGMANTANIS; Schuylkill Twp.; Donna Zigmantanis, Administratrix; PP: None; RE: $130,000; Susan M. Sernak-Martinelli, Esquire

ANNE LIPSKY a/k/a ANNE M. LIPSKY and ANNE MARIE LIPSKY; Schuylkill Haven; Bonnie J. Krammes and Anne Marie Reager, Co-Executrices; PP: $10,000; RE: None; Thomas J. Pellish, Esquire

SANDRA FIORELLA FIGUEROA a/k/a SANDRA F. FIGUEROA; Cressona; Maximillian Alexis Figueroa, Administrator; PP: $5,000; RE: $40,000; Vincent J. Margiotti, Esquire

JOHN A. FORGOTCH a/k/a JOHN ANDREW FORGOTCH and JOHN FORGOTCH; Mahanoy City; Amy L. Bartley, Executrix; PP: $60,000; RE: $40,000; Paul Domalakes, Esquire

BLAIR KEVIN KRAUSE a/k/a BLAIR K. KRAUSE; West Penn Twp.; Beatrice H. Rinker, Executrix; PP: $10,000; RE: $100,000; Joseph J. Velitsky, Esquire

GRACE A. SAMAY; Pottsville; Matthew J. Samay and Kevin M. Samay, Co-Executors; PP: $10,000; RE: $190,000; Thomas J. Pellish, Esquire

ROBIN LYNN LYNCH; Wayne Twp.; Patricia A. Leonard, Administratrix; PP: $30,000; RE: None; Joseph G. Zerbe, Esquire

ROSE KLOCEK; Shenandoah; Karen A. Sugrue, Admininistratrix; PP: $5,000; RE: $15,000; Lori A. Schafer Guzick, Esquire

THERSA JEAN CLARK a/k/a THERESA J. CLARK and THERESA CLARK; Pottsville; Sherry A. Clark, Administratrix; PP: $1,000; RE: None; Jessica L. Fisher, Esquire

STEPHEN V. MONAGHAN; Hegins Twp.; Amanda Simone, Executrix; PP: None; RE: None; Attorney: None

GERALDINE M. SCHNECK a/k/a GERALDINE H. SCHNECK; Pine Grove; Ryan M. Keefer, Executor; PP: $5,000; RE: $10,000; Richard J. Wiest, Esquire