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

BAILEY, DOROTHY K., deceased
Late of the Township of West Penn, Schuylkill County, PA
Executors: Kevin A. Bailey, 3365 Summer Valley Road, New Ringgold, PA 17960 and Bonnie C. Steinbrunn, 100 Dorset Road, New Ringgold, PA 17960
Attorneys: Jeffrey P. Bowe, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

COLEMAN, JOHN FITZGERALD a/k/a JOHN F. COLEMAN, deceased
Late of Shenandoah Borough, Schuylkill County, PA
Administratrix: Heidi Diehl, 1274 Hill Road, Apt. C, Reading, PA 19602
Attorneys: James M. O'Connor, Esq., O'Connor Law, 608 West Oak Street, P.O. Box 201, Frackville, PA 17931

DUNKELBERGER, PAULINE M., deceased
Late of the Township of Hegins, Schuylkill County, PA
Executors: Clair R. Dunkelberger, III, 714 East Mountain Road, Hegins, PA 17938 and Adam D. Dunkelberger, 24 Apple Road, Hegins, PA 17938
Attorney: Keith J. Strouse, Esquire, 816 Center Street, Ashland, PA 17921

GILHAM, FRANCIS E. a/k/a a/k/a FRANCIS GILHAM and FRANCIS EUGENE GILHAM, deceased
Late of Tamaqua, Schuylkill County, PA
Executrix: Allyn Starry, 210 Cove Mountain Drive, Zions Grove, PA 17985
Attorneys: Arlen R. Day, II, Esquire, Fanelli, Evans & Patel, P.C., No. 1 Mahantongo Street, Pottsville, PA 17901

HANEY, MARTIN C., deceased
Late of Minersville, Schuylkill County, PA
Executrix: Kelli S. Leese, 1609 West Main Street, Valley View, PA 17983
Attorneys: Richard J. Wiest, Esquire, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

KANTNER, JOSEPH M., deceased
Late of the City of Pottsville, Schuylkill County, PA
Executor: George Cheripka, 140 South Second Street, St. Clair, PA 17970
Attorneys: Eric M. Lieberman, Esquire, Lieberman & Tamulonis, 111 East Market Street, Pottsville, PA 17901

MILLER, REBECCA E., deceased
Late of Tremont Borough, Schuylkill County, PA
Administrator: Dennis Miller, 501 W. Laurel St., Tremont, PA 17981-1726
Attorneys: Bernard M. Tully, Esq., Tully & Tully Law Office, 3201 Grant Building, 310 Grant Street, Pittsburg, PA 15219

PETUSKY, DENISE M., deceased
Late of the Borough of Girardville, Schuylkill County, PA
Administratrix: Rachel Ann Rebecca Hiles, 17 East Fell Street, Summit Hill, PA 18250
Attorney:Leo Breznik, Esquire, Attorney-at-Law, 32 E. Centre St., P.O. Box 567, Shenandoah, PA 17976-0567

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

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

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

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

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

SECOND 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

THIRD 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

COURT OF COMMON PLEAS
SCHUYLKILL COUNTY, PA
RE: 312 W. Main St.,
Tremont, PA 17891
Tax Parcel# 67-03-0040.000
R2 Investors LLC
Plaintiff

vs.

Alicia T. Foor, Carol Coller and Goodleap, LLC, OneMain Financial, Successor in Interest to American General Financial Services
Defendants

NO. S-0781-2026
Quiet Title

To: Carol Coller, Defendant

YOU ARE HEREBY NOTIFIED that on April 15, 2026, the Plaintiff filed a Quiet Title Action, endorsed with a Notice to Defend against you in the Court of Common Pleas of Schuylkill County, PA, docketed to No. S-0781-2026, wherein the Plaintiff seeks legal title in fee simple and to terminate any Estate, right, title or interest that you may have in the real estate located at 312 W. Main St., Tremont, PA 17891 pursuant to that certain Deed dated November 17, 2025, and recorded on December 11, 2025, from the Tax Claim Bureau of Schuylkill County, granted to Plaintiff, R2 Investors LLC, as shown in Schuylkill County Instrument No. 2025-16035. 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
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

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

Nov. 5

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is:

MINERS EDUCATION FOUNDATION

Nov. 5

NOTICE

SHERIFF'S SALE OF REAL ESTATE

By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on

FRIDAY, DECEMBER 18, 2026

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

(SALE NO. 1)

Tax Parcel No. 52-02-0589.000.

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

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

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

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

DEFENDANT: Garges Group, LLC.

JUDGEMENT: $131,415.85.

Case No.: S-0637-2026

(SALE NO. 2)

Tax Parcel No. 68-56-0172.000

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

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

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

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

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

JUDGEMENT: $209,859.06.

Case No. S-0270-2026

(SALE NO. 3)

Tax Parcel No.: 28-12-0762.0000.

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

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

PLAINTIFF: PNC Bank, N.A.

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

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

JUDGEMENT: $108,468.38.

Case No. S-0585-2026

(SALE NO. 4)

Tax Parcel No.: 40·02-0476.

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

TO BE SOLD AS THE PROPERTY of Scott Michael Lieberman.

PLAINTIFF: Panther Valley School District.

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

DEFENDANT:Scott Michael Lieberman.

JUDGEMENT: $3,429.29.

Case No. J-0074-2024

(SALE NO. 5)

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

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

TO BE SOLD AS THE PROPERTY of Thomas Beilman.

PLAINTIFF: TH MSR Holdings LLC.

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

DEFENDANT: Thomas Beilman.

JUDGEMENT: $91,126.48.

Case No. S-0547-26

(SALE NO. 6)

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

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

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

PLAINTIFF: Wells Fargo Bank, N.A.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

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

JUDGEMENT: $88,957.82.

Case No. S-2759-2025

(SALE NO. 7)

Tax Parcel No.: 04-05-34.001.

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

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

PLAINTIFF: Commonwealth Capital, LLC.

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

DEFENDANT: Fountain Springs Country Inn, Inc.

JUDGEMENT: $817,122.43.

Case No. J-4692-25

(SALE NO. 8

Tax ID Parcel #: 40-06-0021.000.

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

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

PLAINTIFF: SWBC Mortgage Corporation.

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

DEFENDANT: Dhariana M. Jimenez Diaz.

JUDGEMENT: $152,455.92.

Case Number: S-0595-2026

(SALE NO. 9)

Tax ID Parcel: 19-12-0072.000.

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

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

PLAINTIFF: Northwest Bank successor by merger to Luzerne Bank.

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

DEFENDANT: Drama In Motion Performance Works.

JUDGEMENT: $83,940.43.

Case No. S-254-2026

(SALE NO. 10)

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

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

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

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

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

DEFENDANT: GR Properties 24, a New York corporation.

JUDGEMENT: $355,588.70.

Case No. S-1544-2025

(SALE NO. 11)

Tax Parcel No. 18-08-0012.022.

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

TO BE SOLD AS THE PROPERTY of Jennifer Schaeffer.

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

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

DEFENDANT: Jennifer Schaeffer.

JUDGEMENT: $410,987.06.

Case No. S-210-2020

(SALE NO. 12)

Tax Parcel No.: 25-07-0086.

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

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

PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT: Francis W. Job, III.

JUDGEMENT: $2,923.65.

Case No. J-3628-2025

(SALE NO. 13)

Tax Parcel No.: 65-15-0156.001.

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

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

PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT: Advanced Consulting, Inc.

JUDGEMENT: $2,829.09.

Case No. J-2213-2024

(SALE NO. 14)

Tax Parcel No. 20-12-0189.

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

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

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT(S): William Pellant, Myong Pellant.

JUDGEMENT: $7,332.74.

Case No. J-4592-2024

(SALE NO. 15)

Tax Parcel No.: 65-03-0028.000.

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

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

PLAINTIFF: Carrington Mortgage Services, LLC.

ATTORNEY FOR PLAINTIFF: LOGS Legal Group LLP.

DEFENDANTS: David B. Wensel and Jessica Wensel.

JUDGEMENT: $40,278.46.

Case No.: S-0519-2025

(SALE NO. 16)

Tax Parcel No. 19-12-0046.000.

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

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

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

ATTORNEY FOR PLAINTIFF: Friedman Vartolo LLP.

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

JUDGEMENT: $49,533.48.

Case Number: S-1236-23

(SALE NO. 17)

Tax Parcel No. 25-13-0001.001.

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

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

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

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

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

JUDGEMENT: $84,996.15.

Case No. S-872-23

(SALE NO. 19)

Tax Parcel No. 06-09-0037.000.

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

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

PLAINTIFF: Freedom Mortgage Corporation.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

DEFENDANT: Renee L. Hruniuk.

JUDGEMENT: $32,572.24.

Case No. S-S-0528-2026

(SALE NO. 20)

Tax Parcel No.: 65-11-0204.000.

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

TO BE SOLD AS THE PROPERTY of Jason Comisac.

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

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

DEFENDANT: Jason Comisac.

JUDGEMENT: $33,760.87.

Case No. S-919-25

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions thereto are filed within ten (10) days thereafter.

SHAWN M. BUTLER
Sheriff of Schuylkill County

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

Oct. 29; Nov. 5, 12

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.

CAPITAL ONE NA SUCCESSOR BY MERGER TO DISCOVER BANK vs. HANNON, WILLIAM J

CAPITAL ONE NA SUCCESSOR BY MERGER TO DISCOVER BANK vs. SABOL, SAMANTHA

GEHRINGER REALTY vs. GIBB, BRIAN

MARVELLI, ANGELO vs. MARVELLI, PAMELAC BRUNO

FOWLER, ANGIE vs. FOWLER, CHRISTOPHER M

MARTZ, CALEB vs. RIVERA, JENNIFER MARIE

SECURITY CREDIT SERVICES LLC vs. CONTRERAS, KAREN D

VELOCITY INVESTMENTS LLC vs. ROBERTS, CANDICE

VELOCITY INVESTMENTS LLC vs. AROCHO, VICTOR

HOME PLUS NETWORK LLC vs. ROBINSON, ANDRE

FORD MOTOR CREDIT COMPLANY LLC vs. DEBELLIS, RYAN G

ROTH, BRIANNA vs. WILLIAMS, ALEXANDER

PENNYMAC LOAN SERVICE LLC vs. SHIRE JR, JAMES J

MOYER, LYNNE ANNE vs. MOYER, DANIEL K

KIMMEL, NICOLE vs. MILLER, ROBERT L

DONETTI, JARRET M vs. DONETTI, NICOLE R

BLACK ROCK PROPERTY MANAGEMENT vs. HAIDARA, JOSHUA

RIVERA, MICHAEL vs. MASON,BERNADETTE

SECURITY CREDIT SERVICES LLC vs. MALDONADO, RICARDO

VELOCITY INVESTMENTS LLC vs. MCDONALD, MICHAEL

VELOCITY INVESTMENTS LLC vs. MCDONALD, MICHAEL