

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

JONES, JANE T., deceased

Late of the Borough of Frackville,
Schuylkill County, PA

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

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

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

Late of the Township of North
Manheim, Schuylkill County, PA
Administrator: Edward Miller, 115
W. Biddle St., P.O. Box 209, Gordon,
PA 17936

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

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

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

SECOND PUBLICATION

**CHESONIS, JOHN E. a/k/a JOHN
CHESONIS,** deceased

Late of the Borough of Minersville,
Schuylkill County, PA

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

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

EYE, ROSEMARIE A., deceased

Late of the Borough of Girardville,
Schuylkill County, PA

Administrator: David J. Eye

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

GILBERT, MINERVA A., deceased

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

Executors: Richard Gilbert, 213 S.
Front Street, Schuylkill Haven, PA

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17972 and Donna Dabashinsky, 161 Deiberts Valley Road, 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

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

Executrix: Rachael L. Bartashus, 20 Ferndale Road, New Philadelphia, PA 17959

Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

SCHAEFFER, DOROTHY V., deceased

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

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

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

THIRD PUBLICATION

ACKELL, ROBERT J., deceased

Late of the Borough of Frackville, Schuylkill County, PA

Administrator: Robert Ackell, 201 Stein Road, Ashland, PA 17921

BANDITELLI, DEAN JOSEPH a/k/a DEAN J. BANDITELLI, deceased

Late of Tamaqua, Schuylkill County, PA

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

BOHNENBLUST, RUTH, deceased

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

Executor: Walter R. Bohnenblust, Jr., 134 Stephen Road, Reading, PA 19601

Attorney: Robin S. Levengood, Esquire, 213 East Lancaster, Suite One, Shillington, PA 19607

CRYTS, KEENAN E., deceased

Late of Wayne Township, Schuylkill County, PA

Administrators: Steven G. Cryts and Kimberly A. Cryts, 2 Wild Flower Drive, Schuylkill Haven, PA 17972

Attorneys: Joseph G. Zerbe, Esquire, Zerbe Law Offices, 111 East Market Street, Pottsville, PA 17901

KERN, GAIL A. a/k/a GAIL KERN, deceased

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

Executrix: Bonnie Pecika, 323 Park Place Road, Mahanoy City, PA 17948

Attorneys: Christine A. Holman, Esquire, Holman & Pitts Law, LLC, 204 East Broad Street, Tamaqua, PA 18252

KINTZEL, JEROLD C., deceased

Late of Tremont Township, Schuylkill County, PA

Executrix: Geraldine A. Kintzel c/o Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

Attorneys: Clifton R. Guise, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

LENGEL, REBECCA F., deceased

Late of West Brunswick Township, Schuylkill County, PA

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Co-Executors: Karen Hartman and John Hartman, Jr., 101 Holly Road, Orwigsburg, PA 17961

Attorneys: Allen R. Shollenberger, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

ORLOSKY, STEVEN, JR. a/k/a STEVEN ORLOSKY, deceased
Late of Orwigsburg Borough, Schuylkill County, PA

Executor: Steven E. Orlosky, 618 Austinville Road, Troy, PA 16947
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, WFJ Law, 10 Westwood Road, Pottsville, PA 17901

PADELSKY, JOSEPH P., deceased
Late of the Township of Cass, Schuylkill County, PA

Executrix: Therese Hohman, 4608 Brookside Court, Orwigsburg, PA 17961

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901 or Albert J. Evans, Esquire, Fanelli, Evans & Patel, P.C., One Mahantongo Street, Pottsville, PA 17901

SHANE, THEODORE JAMES, deceased

Late of McAdoo, Schuylkill County, PA

Administratrix: Megan Mallets
Attorneys: Alexis C. Falvello, Esquire, The Falvello Law Firm, P.C., 641 State Route 93, Sugarloaf, PA 18249

TOKARCHEK, CAROL ANN, deceased

Late of the City of Pottsville, Schuylkill County, PA

Administratrix: Maria F. Sacharok c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

The sale of the herein described properties has been approved by the Schuylkill County Board of Commissioners 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 publication 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 Common Pleas of Schuylkill County to disapprove the said sale. **2.** If no objections 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 purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. **5.** Pursuant to 72 P.S., Section 5931, all sales by the Tax Claim Bureau are subject to the rule of **CAVEAT EMPTOR**. In every case, the property is offered for sale by the Bureau **WITHOUT GUARANTY OR WARRANTY WHATSOEVER**, whether as to existence, correctness of ownership, size, boundaries,

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location, structures or lack of structures 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 Record; Description; Bid Amount; Bidder(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

IN THE COURT OF COMMON
PLEAS OF SCHUYLKILL
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
NOTICE OF NAME CHANGE
IN RE: CHANGE OF NAME OF
N.G., a Minor
NO. S-1275-26

Petitioner, Salome Sepashvili, filed a Petition for Change of Name on June 18, 2026, to change the minor child's name to N.G. A hearing on the Petition is scheduled for August 6, 2026, at 10:00 A.M., in Courtroom No. 4 of the Schuylkill County Courthouse, 401 North Second Street, Pottsville, PA 17901

July 9

NOTICE OF DISSOLUTION
NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the limited liability company is:

PAR FORE GOLF, LLC

Michael W. Fox, Esquire
Barley Snyder

950 East Main Street
Suite 212

Schuylkill Haven, PA 17972

July 9

NOTICE OF DISSOLUTION
NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the limited liability company is:

IN DEEP DEER CARTS, LLC

Michael W. Fox, Esquire
Barley Snyder

950 East Main Street
Suite 212

Schuylkill Haven, PA 17972

July 9

NOTICE
SHERIFF'S SALE OF
REAL ESTATE
By virtue of Writs of Execution issued out of the Court of Common Pleas, Civil Division, to me directed, will be exposed to public sale on
FRIDAY, AUGUST 21, 2026
at 10:00 a.m., the Schuylkill County Sheriff Sales will be held by Bid4Assets online auction site. Conditions of Sale are available to view on www.bid4assets.com/schuylkillsheriffsales.

(SALE NO. 1)

Tax Parcel No. 58/09/0033/000
a/k/a 58-9-33.

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

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

PLAINTIFF: Santandar Bank, N.A.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

DEFENDANT: Austin D. Santai.

JUDGMENT: \$62,642.01.

Case No. S-1371-2025

(SALE NO. 2)

Tax Parcel No. 18-12-0004.003.

PROPERTY KNOWN AS: 35 HILLSIDE ROAD, POTTSVILLE, PA 17901.

TO BE SOLD AS THE PROPERTY 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 SENKUS 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 PROPERTY 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 PROPERTY 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, Pennsylvania, 18252.

TO BE SOLD AS THE PROPERTY of Linda L. Hutta.

PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT: Linda L. Hutta.

JUDGMENT: \$2,530.97.

Case No. J-3573-2024

(SALE NO. 9)

Tax Parcel No. 27-08-0104.

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

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

PLAINTIFF: Tamaqua Area
School District.

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

DEFENDANT: Rebecca Ann
Quinn.

JUDGMENT: \$2,416.78.

Case No. J-0167-2025

(SALE NO. 10)

Tax Parcel No. 18-05-0055.001.

PROPERTY KNOWN AS: 1144
Route 61 Highway S., N. Manheim
Township, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Brian L. Engleman.

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: Brian L. Engle-
man.

JUDGMENT: \$5,526.14.

Case No. J4346-2024

(SALE NO. 11)

Tax Parcel No. 18-05-0001.007.

PROPERTY KNOWN AS: 614
Gordon Nagle Trail, N. Manheim
Township, Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Brian L. Engleman.

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: Brian L. Engle-
man.

JUDGMENT: \$3,103.83.

Case No. J-5047-2024

(SALE NO. 12)

Tax Parcel No. 65-07-0265.

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

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

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, Pennsyl-
vania, 17961.

TO BE SOLD AS THE PROPER-
TY 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.

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

PLAINTIFF: Saint Clair Area School District.

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

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

JUDGMENT: \$1,554.54.

Case No. J-4716-2022

(SALE NO. 16)

Tax Parcel No. 68-26-0379.

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

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

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT: Danielle R. Ebert

JUDGMENT: \$2,087.84.

Case No. J-0803-2025

(SALE NO. 17)

Tax Parcel No. 68-22-0056.

PROPERTY KNOWN AS: 604 Snyder Street, Pottsville, Pennsylvania, 17901.

TO BE SOLD AS THE PROPERTY of Adam J. Brouillard.

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: Adam J. Brouillard.

JUDGMENT: \$2,207.77.

Case No. J-5759-2021

(SALE NO. 18)

Tax Parcel No. 65-15-0034.

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

TO BE SOLD AS THE PROPERTY of David Simon.

PLAINTIFF: Tamaqua Area School District.

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

DEFENDANT: David Simon.

JUDGMENT: \$2,145.74.

Case No. J-0576-2024

(SALE NO. 19)

Tax Parcel No. 68-26-0337.002.

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

TO BE SOLD AS THE PROPERTY of Jeffrey Engelman.

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT: Jeffrey Engelman.

JUDGMENT: \$2,016.36.

Case No. J-3344-2022

(SALE NO. 20)

Tax Parcel No. 68-11-0017.

PROPERTY KNOWN AS: 504 Peacock Street, Pottsville, Pennsylvania.

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

SCHUYLKILL LEGAL RECORD

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.

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.

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TO BE SOLD AS THE PROPERTY 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, Pennsylvania 17981.

TO BE SOLD AS THE PROPERTY 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 PROPERTY of Jamie L. Drumheller.

PLAINTIFF: Freedom Mortgage Corporation.

ATTORNEY FOR PLAINTIFF: Brock & Scott, PLLC.

DEFENDANT: Jamie L. Drumheller.

JUDGMENT: \$64,513.22.

Case No. S-2205-25

(SALE NO. 29)

Tax Parcel No. 07-06-0035.004.

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

TO BE SOLD AS THE PROPERTY 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, Pennsylvania.

TO BE SOLD AS THE PROPERTY 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. Christman.

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 PROPERTY of Edward A. Christman.

PLAINTIFF: Tamaqua 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: 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.

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

JUDGMENT: \$84,893.14.

Case No. S-2918-2025

(SALE NO. 34)

Tax Parcel No.: 64-04-0212.000.

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

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

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

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

JUDGMENT: \$32,974.76.

Case No.: S-1372-2025

(SALE NO. 35)

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

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

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

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

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

JUDGMENT: \$66,037.69.

Case No. S-2821-2025

(SALE NO. 36)

Property ID: 63/06/0313/000/.

BEING KNOWN AS: 3 Pleasant
Row Street, Schuylkill Haven, PA
17972.

SCHUYLKILL LEGAL RECORD

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

PLAINTIFF: Carrington Mortgage Services, LLC.

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

DEFENDANT: Scott Kreiser.

JUDGMENT: \$168,718.20.

(SALE NO. 37)

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

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

PLAINTIFF: Saint Clair Area School District.

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

DEFENDANT: Francis D. Maley.

JUDGMENT: \$1,893.73.

Case No. J-0841-2025

(SALE NO. 38)

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

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

PLAINTIFF: Saint Clair Area School District.

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

DEFENDANT: Advanced Consulting, Inc.

JUDGMENT: \$2,077.37.

Case No. J-4494-2023

(SALE NO. 41)

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

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

PLAINTIFF: Coaldale Borough.

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

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

JUDGMENT: \$2,542.05.

Case No. J-0624-2018

(SALE NO. 43)

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

TO BE SOLD as the property of Stephen Becker.

PLAINTIFF: Planet Home Lending, LLC.

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

DEFENDANT: Stephen Becker.

JUDGMENT: \$111,689.17.

Case No. S-2799-25

(SALE NO. 44)

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

SCHUYLKILL LEGAL RECORD

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

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

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

DEFENDANT(S): Jason D. Sonon.

JUDGMENT: \$71,697.78.

Case Number: S-1585-2025

(SALE NO. 45)

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

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

PLAINTIFF: Pennsylvania Housing Finance Agency.

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

DEFENDANT(S): Eugene Blewitt, III.

JUDGMENT: \$72,284.52.

Case No. S-2376-25

(SALE NO. 47)

Tax Parcel No.: 68-19-0319.

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

TO BE SOLD AS THE PROPERTY of Michele Reber.

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT: Michele Reber.

JUDGMENT: \$1,920.19.

Case No. J-2253-2025

(SALE NO. 48)

Tax Parcel No.: 68-34-0210.001.

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

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

PLAINTIFF: Pottsville Area School District.

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

DEFENDANT: Lorraine J. Koury.

JUDGMENT: \$1,869.43.

Case No. J-5109-2025

(SALE NO. 49)

Tax ID No. 40-06-0030.000.

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

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

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

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

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

JUDGMENT: \$19,238.51.

Case No. S-1679-2024

SCHUYLKILL LEGAL RECORD

(SALE NO. 50)

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

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

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

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

DEFENDANT(S): Ernest K. Wertz.

JUDGMENT: \$186,441.15.

Case Number: S-0076-2026

(SALE NO. 51)

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

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

PLAINTIFF: Truist Bank

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

DEFENDANT: Briannon K. Blank.

JUDGMENT: \$60,760.78.

Case No. S-1891-25

(SALE NO. 52)

Tax ID: 36 12 099 000.

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

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

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

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

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

JUDGMENT: \$45,202.39.

Case No. S-2279-25

(SALE NO. 53)

Parcel Number: 65-17-0099.001.

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

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

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

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

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

JUDGMENT: \$108,401.11.

Case No. S-269-26

(SALE NO. 54)

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

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

SCHUYLKILL LEGAL RECORD

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.

VELOCITY INVESTMENTS LLC
vs. VARGO, CHERYL

VELOCITY INVESTMENTS LLC
vs. MILLER, MICHAEL

VELOCITY INVESTMENTS LLC
vs. GRAEFF, ROBERT

VELOCITY INVESTMENTS LLC
vs. ODELL, BRIAN

VELOCITY INVESTMENTS LLC
vs. DELAURA, ANDREW

BARTSBROSINC vs. SCHUYLKILL
COUNTY BOARD OF ASSES-
MENT APPEALS

SCHUYLKILL CO HOUSING AU-
THORITY vs. SLEVA, LORI

McGRAW, JAMES vs. SCHUYL-
KILL COUNTY BOARD OF
ASSESSMENT

THOMAS III, DAVID EDWARD vs.
THOMAS, MARIA ELAINE

HALUSHACK, DAVID vs.
SCHUYLKILL COUTY TAX
ASSESSMENT OFFICE

K O S A R, M A R S H A v s .
SCHUYLKILL COUNTY TAX
ASSESSMENT OFFICE

MACKALAVAGE, ANTHONY
ROBERT vs.

CECALA-MACKALAVAGE,
WHITNEY DEE vs.

M, P J vs.

M, I M vs.

JONES SR, WILLIAM vs. SCHUYL-
KILL COUNTY BOARD OF
ASSESSMENT

HIDDEN VALLEY GOLF COURSE
INC vs. SCHUYLKILL COUNTY
BOARD OF ASSESSMENT AP-
PEAL

MATTERA, EUGENE vs. TOMMYS
M&S LUNCH

U S BANK NATIONAL ASSOCIA-
TION d/b/a ELAN FINANCIAL
SERVICES vs. BORGES RENO-
VATIONS INC

HIDDEN VALLEY GOLF COURSE
INC vs. SCHUYLKILL COUNTY
BOARD OF ASSESSMENT AP-
PEALS

CITIBANK NA vs. KUHN, BAR-
BARA

HIDDEN VALLEY GOLF COURSE
INC vs. SCHUYLKILL COUNTY
BOARD OF ASSESSMENT AP-
PEALS

CHUA, MICHAEL vs. LAGUNA,
JAMIE

JP MORGAN CHASE BANK NA vs.
FISHER, DOLORES

JP MORGAN CHASE BANK NA vs.
REILLY JR JR, JAMES E E