

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

BOYER, VIRGINIA G., deceased
Late of the City of Pottsville,
Schuylkill County, PA
Executor: Mr. Robert Boyer, 1220
Howard Avenue, Pottsville, PA
17901
Attorneys: Alvin B. Marshall, Es-
quire, Marshall, Bohorad, Thorn-
burg, Price & Campion, P.C., 1940
West Norwegian Street, P.O. Box
1280, Pottsville, PA 17901

**DiMAIO, GIACOMO a/k/a GIA-
COMO JACK DiMAIO,** de-
ceased
Late of W. Brunswick Twp.,
Schuylkill County, PA
Executrix: Leslie A. DiMaio, 28
Pleasant Valley Rd., Orwigsburg,
PA 17961
Attorneys: Aaron C. Jackson,
Jackson Law Firm, PLLC, 1215
Manor Dr., #202, Mechanicsburg,
PA 17055

KOTHENBEUTEL, BRUCE C.,
deceased
Late of New Ringgold, Schuylkill
County, PA
Executrix: Patricia Packard c/o
Joshua D. Shulman, Esquire, Shul-
man Law Office PC, 1935 Center
Street, Northampton, PA 18067
Attorneys: Joshua D. Shulman,
Esquire, Shulman Law Office PC,
1935 Center Street, Northampton,
PA 18067

MOOTZ, JOHN J., JR., deceased
Late of Schuylkill Haven Borough,
Schuylkill County, PA
Executor: Michael L. Ulsh, 6 Sun-
set Drive, Auburn, PA 17922
Attorneys: Albert J. Evans, Es-
quire, Fanelli, Evans & Patel, P.C.,
No. 1 Mahantongo Street, Potts-
ville, PA 17901

YOCKACHONIS, ALBERT M.,
deceased
Late of the Borough of Gilberton,
Schuylkill County, PA
Administratrix: Maria L. Warnag-
iris, 530 Hamden Rd., Annadale,
NJ 08801
Attorneys: Leo Breznik, Esquire,
Attorney-At-Law, 32 E. Centre St.,
P.O. Box 567, Shenandoah, PA
17976-0567

SECOND PUBLICATION

BREON, HARRY L., JR., deceased
Late of Port Clinton Borough,
Schuylkill County, PA
Administratrix: Mary Ann Koenig,
16 North Race Street, New Ring-
gold, PA 17960
Attorneys: James E. Crossen, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

**CARR, JOHN ANTHONY a/k/a
JOHN A. CARR,** deceased
Late of the Township of Foster,
Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Administratrix: Anna M. Zuratt,
1133 Peach Mountain Rd., Pottsville, PA 17901

Attorneys: Edward M. Brennan,
Esquire, Brennan Law Firm LLC,
306 Mahantongo Street, Pottsville,
PA 17901

CHUBB, ROBERT L., deceased

Late of the Borough of Ashland,
Schuylkill County, PA

Executrix: Renee A. Mateer, 6124
Summit Pointe Drive, Harrisburg,
PA 17111

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

CORY, DAVID C., deceased

Late of Port Carbon Borough,
Schuylkill County, PA

Administratrix C.T.A.: Ashley A.
Brennan, 81 Park Avenue, Nesque-
honing, PA 18240

Attorneys: Douglas J. Taglieri,
Williamson, Friedberg & Jones,
LLC, 10 Westwood Road, Pottsville, PA 17901

**CULLEN, CATHERINE LU a/k/a
CATHERINE LULU CULLEN
and CATHERINE L. CULLEN,**
deceased

Late of the City of Pottsville,
Schuylkill County, PA

Executor: John C. Cullen, 179
Kimber Street, New Philadelphia,
PA 17959

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

DERHAMMER, BENJAMIN W.,
deceased

Late of Andreas, Schuylkill County, PA

Administratrix: Susan E. Derhammer

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

KOTROCHOS, KIM M., deceased
Late of Minersville, Schuylkill
County, PA

Administratrix: Karen L. Kotro-
chos, 1839 Long Run Road,
Schuylkill County, PA

Attorneys: Gregory J. Pavlovitz,
Esq., Pavlovitz & Fackenthal,
LLC, 408 W. Market Street, 1st
Floor, Pottsville, PA 17901

MARNICKAS, JOHN, deceased

Late of Branch Township, Schuyl-
kill County, PA

Executrix: Monica Raczka, 622
Baker Street, Minersville, PA
17954

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

**McCARTHY, STEPHEN a/k/a
STEPHEN W. McCARTHY,**
deceased

Late of the Township of Ryan,
Schuylkill County, PA

Co-Executors: Robet A. McCar-
thy, 16 Bridge Street, Mahanoy
Plane, PA 17949 and John D.
McCarthy, 2212 Main Street, Ma-
hanoy Plane, PA 17949

Attorney: Mark Semanchik, Es-
quire, 44 North Balliet Street,
Frackville, PA 17931

**MESSINA, EVELYN H. a/k/a EV-
ELYN MESSINA and MARY
EVELYN MESSINA,** deceased

Late of the Borough of Palo Alto,
Schuylkill County, PA

Executrix: Lori Ann Messina, 719
Ferris Way, Hershey, PA 17033

SCHUYLKILL LEGAL RECORD

Attorneys: Edward M. Brennan, Esquire, Brennan Law Firm LLC, 306 Mahantongo Street, Pottsville, PA 17901

PAVELKO, HELEN, deceased

Late of 2401 W. Market Street, Pottsville, Schuylkill County, PA
Executrix: Kathleen H. Hughes, 65 Long View Drive, 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

POTTS, MILDRED M., deceased

Late of 32 N. Nicholas Street, Saint Clair, Schuylkill County, PA

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

WHITAKER, JAMES a/k/a JAMES A. WHITAKER, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executor: James Lusavage, 211 Timber Road, Pottsville, PA 17901
Attorney: Mark Semanchik, Esquire, 44 North Balliet Street, Frackville, PA 17931

THIRD PUBLICATION

BEAM, ANI M. a/k/a ANI M. BEAN and ANI M. METZGER, deceased

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

Executor: Mr. Christopher C. Metzger, 174 Stanhope Road, Pine Grove, PA 17963

Attorneys: Robin L. Harley, Esquire, Zane Rossi Conville & Harley, 38 St. John Street, P.O. Box 96, Schuylkill Haven, PA 17972

BORCHICK, LOUIS M. a/k/a LOUIS BORCHICK, deceased

Late of McAdoo Borough, Schuylkill County, PA

Executrix: Christine M. Durso

Attorneys: Joseph R. Baranko, Jr., Esquire, Slusser Law Firm, 1620 North Church Street, Suite 1, Hazleton, PA 18202

BUEHLER, SYLVIA K. a/k/a SYLVIA KREMER BUEHLER, deceased

Late of Washington Township, Schuylkill County, PA

Executrix: Cynthia D'Alio, 206 Southview Drive, Cressona, PA 17929

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

FIDLER, MARGARET M., deceased

Late of Schuylkill Haven, Schuylkill County, PA

Executrix: Susan A. Nagle-Schwartz c/o Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

Attorneys: Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

GANGEMI, PATRICIA A., deceased

Late of the City of Pottsville, Schuylkill County, PA

Administrator: Francis Gangemi, 11900 Proffitt Estates Court, Oak Hill, VA 20171

Attorneys: Nicholas Watt, Esquire, 1825 West Market Street, Suite 2, P.O. Box 1231, Pottsville, PA 17901

SCHUYLKILL LEGAL RECORD

**WITMAN, CHERYL A. a/k/a
CHERYL ANN WITMAN**, deceased

Late of 509 Second Mtn. Rd., Orwigsburg, Schuylkill County, PA
Executrix: Keilly Lynn Witman,
1914 W. Victory Rd., Boise, ID
83705

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

IN THE COURT OF
COMMON PLEAS OF
SCHUYLKILL COUNTY
CIVIL ACTION—LAW
HEATHER LYNNE ADCOCK
Plaintiff

vs.

ROBBIE D. ADCOCK
Defendant

NO. S-1309-2024
DIVORCE

NOTICE FOR PUBLICATION
NOTICE OF INTENTION TO FILE
THE PRAECIPE TO TRANSMIT
RECORD UNDER SECTION
3301(c)(2) OR SECTION 3301(d)
OF THE DIVORCE CODE
TO: ROBBIE D. ADCOCK

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the Affidavit to Establish Presumption of Consent under Section 3301(c)(2) of the Divorce Code or the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after July 30, 2025, the other party can request the court to enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Praecipe to Transmit Record, which is available for review by contacting plaintiff's attorney.

If you do not file an answer with your signature notarized or verified by the above date, the court can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce and you may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

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 Lawyer
Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

A counter-affidavit which you may file with the Prothonotary of the court can be obtained by going to www.pacourts.us/forms.

ERIC M. LIEBERMAN,
ESQUIRE
Attorney ID No. 90513
LIEBERMAN & TAMULONIS
111 East Market Street
Pottsville, PA 17901
(570) 622-1988

July 10

SCHUYLKILL LEGAL RECORD

COURT OF COMMON PLEAS
CIVIL DIVISION
SCHUYLKILL COUNTY
M&T Bank

v.

Zachary Shaw and
The United States of America
NO.: S-647-25

Action in Mortgage Foreclosure
To: Zachary Shaw

You are hereby notified that Plaintiff, M&T Bank, filed a mortgage foreclosure complaint against you in the above-captioned matter wherein Plaintiff seeks to foreclose on the mortgage on the property at 134 W Frack Street, Frackville, PA 17931 whereupon your property could be sold by the Schuylkill County Sheriff.

NOTICE

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.

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Telephone: (800) 692-7375

July 10

COURT OF COMMON PLEAS
CIVIL DIVISION
SCHUYLKILL COUNTY
Siwell Inc. d/b/a

Capital Mortgage Services of Texas
PLAINTIFF

vs.

Unknown Heirs, Successors, assigns
and all Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Derric D.
Ney, deceased and Vincent Ney,
Known Heir of Derric D. Ney,
deceased and Staci Ney, Known
Heir of Derric D. Ney, deceased and
H.N., minor, Known Heir of Derric
D. Ney, deceased and B.N., minor,
Known Heir of Derric D. Ney,
deceased D.N., minor, Known Heir
of Derric D. Ney, deceased and

DEFENDANTS

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

TO: Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Derric D. Ney, deceased, 17 Post Office Road, Hegins, PA 17938

Your house (real estate) at: 17 Post Office Road, Hegins, PA 17938

13-5-109.2 is scheduled to be sold at Sheriff's Sale at <https://www.bid4assets.com/SchuylkillSheriffSales> on October 24, 2025 at 10:00AM to enforce the court judgment of \$166,687.58 obtained by Siwell Inc. DBA Capital Mortgage Services of Texas against you.

SCHUYLKILL LEGAL RECORD

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Siwell Inc. d/b/a Capital Mortgage Services of Texas the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

CHRISTOPHER A. DeNARDO,
ESQUIRE
PA I.D. NO. 78447
SAMANTHA GABLE, ESQUIRE
PA I.D. NO. 320695
STEVEN PALMER, ESQUIRE
PA I.D. NO. 334553
LESLIE J. RASE, ESQUIRE
PA I.D. NO. 58365
HEATHER RILOFF, ESQUIRE
PA I.D. NO. 309906
KEVIN T. TONCZYCZYN,
ESQUIRE
PA I.D. NO. 332616
ELIZABETH L. WASSALL,
ESQUIRE
PA I.D. NO. 77788
JOSEPH L. LoCASTRO, IV,
ESQUIRE
PA I.D. NO. 314973
985 OLD EAGLE SCHOOL
ROAD, SUITE 514
LOGS LEGAL GROUP LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087
Telephone: (610) 278-6800
E-mail: pahelp@logs.com

July 10

COURT OF COMMON PLEAS SCHUYLKILL COUNTY, PA CIVIL ACTION—LAW

NO. S-0067-2025

NOTICE OF ACTION IN MORTGAGE FORECLOSURE FREEDOM MORTGAGE CORPORATION

Plaintiff

v.

WILLIAM PERRY

Defendant

To: WILLIAM PERRY, Defendant,
115 MAHANTONGO DRIVE,
POTTSVILLE, PA 17901

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, FREEDOM MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SCHUYLKILL County, PA docketed to No. S-0067-2025, seeking to foreclose the mortgage secured on your property located, 115 MAHANTONGO DRIVE, POTTSVILLE, PA 17901.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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.

SCHUYLKILL LEGAL RECORD

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Schuylkill County Legal Services
514 North Center Street
Pottsville PA, 17901
(717) 628-3270

TROY FREEDMAN, ESQ.
ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC

A Florida professional limited
liability company
Attorneys for Plaintiff

133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

July 10