

SCHUYLKILL LEGAL RECORD

**NOTICE OF CONFIRMATION OF
FIDUCIARIES' ACCOUNTS**

To all claimants, beneficiaries, heirs, next-of-kin, and all other parties in interest:

The following accounts have been filed and may be examined in the Office of the Register of Wills or Clerk of the Orphans' Court. If you desire to object, you must file that objection in writing with the Clerk prior to Wednesday, **FEBRUARY 7, 2024**. The account will be transmitted by the Clerk of the Orphans' Court for adjudication and confirmation on Wednesday, **FEBRUARY 7, 2024** and distribution may be ordered or authorized without further notice if no objections are filed prior to that date.

ESTATE

Marian McHugh

FIDUCIARY

Monica Willis

ATTORNEY

Joseph R. Baranko, Jr.

THERESA SANTAI GAFFNEY

Register of Wills and

Clerk of the Orphans' Court

Jan. 18, 25

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

ALBRIGHT, TIMOTHY F., deceased

Late of the Township of Butler, Schuylkill County, PA

Executrices: Deanna Lynn Albright, 328 Beurys Road, Ashland, PA 17921 and Tiffany Albright Frey, 56 Sandalwood Drive, Palmyra, PA 17078

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

CALVERT, MARY A., deceased

Late of the Borough of Ashland, Schuylkill County, PA

Executrix: Lynn M. Wolfgang, 725 High Road, Ashland, PA 17921

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

DEMNITSKI, MARIE E. a/k/a MARIE DEMNITSKI, deceased

Late of the Township of Rush, Schuylkill County, PA

Executor: Joseph Demnitski, Jr., 5235 Antler Court, Suwanne, GA 30024

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

HUGHES, KATHLEEN, deceased
Late of Mahanoy City Borough, Schuylkill County, PA

Executors: John M. Hughes, 216 S. Ballet Street, Frackville, PA 17931 and Richard J. Hughes, 509 Tunnel Road, Barnesville, PA 18214

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

KEEFER, JUSTINE MARIE, deceased

Late of the Township of Hubley, Schuylkill County, PA

Administrators: Jessica E. Keefer, 2709 West Main Street, Hegins, PA 17938 and Jacquelyn R. Keefer, 326 Main Street, Lykens, PA 17048

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

RYSCAVAGE, DOROTHY I., deceased

Late of Pottsville, Schuylkill County, PA

Executrix: Lisa L. Buchinsky, 1414 Bunting Street, Pottsville, PA 17901

Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

SCHUYLKILL LEGAL RECORD

SECOND PUBLICATION

FEBERT, PAUL J., deceased

Late of the Township of Walker, Schuylkill County, PA

Executrix: Rita Ann Fuentes c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961
Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

HANLON, LEONARD P. a/k/a LEONARD PAUL HANLON, deceased

Late of the Township of Mahanoy, Schuylkill County, PA

Executrices: Melissa C. Sinn, 238 Great Oaks Drive, Nesquehoning, PA 18240 and Megan M. Demko, 350 S. Nice St., Frackville, PA 17931

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

HOLTZER, JACQUELINE M., deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Administratrix: Jennifer H. Feeley, 1412 Houndhill Ct., Crofton, MD 21114

KAMP, FREDDIE W.O. a/k/a FREDDIE W. KAMP, JR. a/k/a FREDDIE WILLIAM OLIVER KAMP, JR., deceased

Late of the Borough of Auburn, Schuylkill County, PA

Executrix: Amanda K. Kline, P.O. Box 172, Auburn, PA 17922

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

NEIDLINGER, ROSALIND C., deceased

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

Executrix: Amber Keim, 535 West Wiconisco Ave., Tower City, PA 17980

Attorneys: Gregory M. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023

PUTALAVAGE, LINDA L. a/k/a LINDA LOUISE PUTALAVAGE a/k/a LINDA L. PUTALAVAGE-FOGARTY, deceased

Late of the Borough of Middleport, Schuylkill County, PA

Administrator: Gerald F. Fogarty, 27 Coal Street, P.O. Box 413, Middleport, PA 17953

Attorney: Christine A. Holman, Esquire, 204 East Broad Street, Tamaqua, PA 18252

REBER, RONALD L., deceased

Late of the Township of West Brunswick, Schuylkill County, PA

Executrix: Stephanie Martin, 35 Sparrow Lane, 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

RUBRIGHT, MARIE C., deceased

Late of Ashland Borough, Schuylkill County, PA

Administrator: Raymond Hess, 480 Miller Road, York Haven, PA 17370

Attorneys: James O'Connor, Esquire, O'Connor Law, 608 West Oak Street, Frackville, PA 17931

WHITCOMB, IDA MAE, deceased

Late of the Township of Porter, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Co-Executors: Marlin R. Whitcomb, Jr., 100 West 6th Street, Williamstown, PA 17098 and Linda L. Reed, 1227 S. Crossroads Road, Lykens, PA 17048
Attorneys: Joseph D. Kerwin, Esquire, Kerwin and Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023-9765

Executor: Mark Lorenc, 528 Verna Drive, Endwell, NY 13760
Attorneys: Richard J. Wiest, III, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

SHERRY, FRANCIS P., JR. a/k/a FRANCIS PAUL SHERRY, JR. a/k/a FRANCIS P. SHERRY a/k/a FRANCIS SHERRY, deceased

Late of the Borough of Tamaqua, Schuylkill County, PA
Administratrices: Ann Marie Houseman, 526 Arlington Street, Tamaqua, PA 18252 and Kathryn M. Nunemacher, 322 Mahanoy Street, Tamaqua, PA 18252
Attorneys: Erik M. Helbing, Esquire, Bowe & Odorizzi Law, LLC, 109 West Broad Street, Tamaqua, PA 18252

THIRD PUBLICATION

BOHR, NANCY I., deceased
Late of the Borough of Tower City, Schuylkill County, PA
Executrix: Sheree L. Miller, 322 Grove Drive, Hegins, PA 17938
Attorneys: Terrence J. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023

BROZANA, STANLEY P., JR. a/k/a STANLEY P. BROZANA, deceased

Late of East Brunswick Township, Schuylkill County, PA
Executrix: Amanda L. Brozana-Rios, 1509 Red Dale Road, Orwigsburg, PA 17961
Attorneys: Sudhir R. Patel, Esquire, Fanelli, Evans & Patel, P.C., The Necho Allen, No. 1 Mahanotongo Street, Pottsville, PA 17901

FREIL, RAYMOND, deceased
Late of Mahanoy City Borough, Schuylkill County, PA
Administrator: Jacob R. Freil, 1107 East Mahanoy Street, Mahanoy City, PA 17948
Attorneys: Eric M. Mika, Esquire, Certified Elder Law Attorney, Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976

LORENC, LENORE, deceased
Late of the Borough of Port Carbon, Schuylkill County, PA

FICTITIOUS NAME
REGISTRATION

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 16, 2023, for:

UPRUN

with a principal place of business located at: 721 Fountain Street, Ashland, PA 17921 in Schuylkill County. The individual interested in this business is Miguel Rivas, located at 721 Fountain Street, Ashland, PA 17921. This is filed in compliance with 54 Pa. C.S. 311.

Jan. 18

NOTICE OF ORGANIZATION
LIMITED LIABILITY COMPANY
NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania,

SCHUYLKILL LEGAL RECORD

for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the limited liability company is:

CJMK LAND PROPERTY LLC
Albert J. Evans, Esquire
Fanelli, Evans & Patel, P.C.
No. 1 Mahantongo Street
Pottsville, PA 17901

Jan. 18

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The name of the limited liability company is:

MKCJ RENTALS LLC
Albert J. Evans, Esquire
Fanelli, Evans & Patel, P.C.
No. 1 Mahantongo Street
Pottsville, PA 17901

Jan. 18

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The name of the limited liability company is:

CJMK WASHERYLLC
Albert J. Evans, Esquire
Fanelli, Evans & Patel, P.C.
No. 1 Mahantongo Street
Pottsville, PA 17901

Jan. 18

**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, FEBRUARY 16, 2024** at 10:00 o'clock in the Forenoon, at the Courthouse in the City of Pottsville, Schuylkill County, Pennsylvania the Following Described Real Estate to wit:

(SALE NO. 1)

Plaintiff: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Defendant: Thomas L. Unverdorden a/k/a Thomas L. Unverdorben.

Attorney for Plaintiff: Richard M. Squire & Associates, LLC.

Judgment: \$86,135.61.

Tax Parcel No.: 17-07-0070.000.

Property known as: 238 Broad Street, Saint Clair, PA 17970.

TO BE SOLD AS THE PROPERTY of Thomas L. Unverdorden a/k/a Thomas L. Unverdorben.

Case No. S-587-2023

(SALE NO. 2)

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY.

DEFENDANT: KRIS NEUMEISTER.

Attorney for Plaintiff: Leon P. Haller, Esquire, Purcell, Krug & Haller, 1719 North Front Street, Harrisburg, PA 17102, (717) 234-4178.

Judgment Amount: \$25,756.52.

SCHUYLKILL LEGAL RECORD

TAX PARCEL: 38-06-0193.000.
INSTRUMENT#: 2017-00000366.
PROPERTY KNOWN AS: 1126
WALNUT STREET, ASHLAND, PA
17921.

TO BE SOLD AS THE PROPER-
TY of DEFENDANT: KRIS NEU-
MEISTER.

Case No. S-881-23

(SALE NO. 3)

Plaintiff: PennyMac Loan Ser-
vices, LLC.

Defendant(s): James J. Shire, Jr.

Attorney for Plaintiff: Powers
Kirn, LLC, Eight Neshaminy Inter-
plex, Suite 215, Trevoese, PA 19053,
Telephone: (215) 942-2090.

Judgment Amount: \$84,370.93.

Tax Parcel No.: 63-06-0437.0000.

Property known as: 28 Parkway,
Schuylkill Haven, Pennsylvania
17972.

TO BE SOLD AS THE PROPER-
TY of James J. Shire, Jr.

Case No. S-467-23

(SALE NO. 5)

Plaintiff: NewRez LLC d/b/a
Shellpoint Mortgage Servicing.

Defendant: Adam Turner.

Attorney for Plaintiff: Ed E. Qa-
qish, Manley Deas Kochalski LLC,
P.O. Box 165028, Columbus, OH
43216-5028.

Judgment Amount: \$211,397.75.

PARCEL NO.: 25-26-0507.000,
25-26-0506.000.

Property known as: 33 Dogwood
Lane, Nesquehoning, PA 18240.

TO BE SOLD AS THE PROPER-
TY of Adam Turner.

Case No. S-348-2023

(SALE NO. 6)

Plaintiff: NewRez LLC d/b/a
Shellpoint Mortgage Servicing.

Defendant: Kenneth M. Schwalm;
Ciera M. Hepner.

Attorney for Plaintiff: Ed E. Qa-
qish, Manley Deas Kochalski LLC,
P.O. Box 165028, Columbus, OH
43216-5028.

Judgment Amount: \$177,252.14

PARCEL NO.: 66-01-0033.000.

Property known as: 114 North 4th
Street, Tower City, PA 17980.

TO BE SOLD AS THE PROPER-
TY of Ciera M. Hepner and Kenneth
M. Schwalm, wife and husband.

Case No. S-800-2023

(SALE NO. 7)

Plaintiff: U.S.Bank Trust, N.A. as
Trustee for LSRMF MH Master Par-
ticipation Trust II.

Defendat(s): MICHAEL D. DEL-
LOCK.

Attorney for Plaintiff: KML Law
Group, P.C., Suite 5000, 701 Market
Street, Philadelphia, PA 19106, (215)
627-1322.

Judgment Amount: \$104,392.77.

Tax Parcel No.: 34-26-1027.000;
34-26-1026.000.

Property Known As: 1027 INDI-
AN DRIVE, AUBURN, PA 17922.

TO BE SOLD AS THE PROPER-
TY of Michael D. Dellock.

Case No. S-1326-19

(SALE NO. 8)

PLAINTIFF—New Residential
Mortgage Loan Trust 2016-4.

DEFENDANT(S)—Jeffrey
George, solely in his capacity as
known heir of Tracy George, deceased
And The Unknown Heirs of Tracy A.
George a/k/a Tracy George, deceased.

ATTORNEY FOR PLAINTIFF:
Matthew C. Fallings, ESQUIRE,
STERN & EISENBERG PC, 1581
Main Street, Suite 200, Warrington,
PA 18976, (215) 572-8111.

SCHUYLKILL LEGAL RECORD

JUDGMENT AMOUNT: \$61,876-.06.

Parcel: #65-8-166.

Property known as: 313 Market Street, Tamaqua, PA 18252.

TO BE SOLD AS THE PROPERTY of Jeffrey George, solely in his capacity as known heir of Tracy George, deceased And the Unknown Heirs of Tracy A. George a/k/a Tracy George, deceased.

Case No. S-206-2023

(SALE NO. 9)

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association.

DEFENDANT(S): Kelly A Killian and William F. Killian III.

ATTORNEY FOR PLAINTIFF: Matthew C. Fallings, ESQUIRE, STERN & EISENBERG PC, 1581 Main Street, Suite 200, Warrington, PA 18976, (215) 572-8111.

JUDGMENT AMOUNT: \$33,663-.20.

Tax Parcel: 48-8-562.

Property known as: 108 W Spruce Street, Mahanoy City, PA 17948.

TO BE SOLD AS THE PROPERTY of Kelly A Killian and William F. Killian, III.

Case No. S-630-2023

(SALE NO. 10)

Plaintiff: M&T BANK.

Defendant(s): CAROL A. FAUST.

Attorney for Plaintiff: KML Law Group, P.C., Suite 5000, 701 Market Street, Philadelphia, PA 19106, (215) 627-1322.

Judgment Amount: \$67,974.16.

Tax Parcel No.: 65-07-0068.000.

Property Known As: 505 BREW STREET, TAMAQUA, PA 18252.

To be sold as the property of CAROL A. FAUST.

Case No. S-1241-2022

(SALE NO. 11)

PLAINTIFF: NEWREZ LLC d/b/a Shellpoint Mortgage Servicing.

DEFENDANT: Alec J. Brossman. McCabe, Weisberg & Conway, LLC, 1420 WALNUT STREET, SUITE 1501, PHILADELPHIA, PA 19102, (215) 790-1010.

JUDGMENT AMOUNT: \$60,636-.04.

TAX PARCEL NUMBER: 52-03-0019.000.

Premises: 406 North Delaware Avenue, Minersville, Pennsylvania 17954.

TO BE SOLD AS THE PROPERTY of ALEC J. BROSSMAN.

Case No. S-1588-22

(SALE NO. 13)

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC2.

Attorney for Plaintiff: Stephen Panik, Esquire, (844)-856-6646.

Judgment Amount: \$113,113.58.

Tax Parcel No.: 63-7-21.

Property known as: 203 S. MARGARETTA STREET, SCHUYLKILL HAVEN, PA 17972.

SCHUYLKILL LEGAL RECORD

TO BE SOLD AS THE PROPERTY of FREDERICK J. NEBISTINSKY; DEBORAH A. NEBISTINSKY.

Case No. S-2426-2019

(SALE NO. 14)

Plaintiff: CROSSCOUNTRY MORTGAGE, LLC.

Attorney for Plaintiff: BROCK & SCOTT, PLLC.

Judgment: \$170,543.28.

Tax Parcel No.: 56-05-0148.000.

Property known as: 220 W. Church St., Orwigsburg, PA 17961.

TO BE SOLD AS THE PROPERTY of ALYSSA HASSMAN; BRENT VROMAN.

Case No. S-2105-2022

(SALE NO. 15)

Plaintiff: B&B Funding, LLC.

Defendant: John C. James, Jr.

Attorney for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal Group LLP, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$136,451.97.

PARCEL #27-08-0100.00.

Tax Parcel No.: 27-08-0100.000.

Property known as: 169 Sunny Drive, Mary D, PA 17952.

TO BE SOLD AS THE PROPERTY of John C. James, Jr.

Case No. S-830-22

(SALE NO. 16)

Plaintiff: Broker Solutions Inc. d/b/a New American Funding.

Defendant: Bonnie Jean Sonoski.

Attorney for Plaintiff: Christopher A. DeNardo, Esquire, LOGS Legal Group LLP, 3600 Horizon Drive,

Suite 150, King of Prussia, PA 19406, (610) 278-6800.

Judgment Amount: \$198,120.56.

Tax Parcel No.: 41-04-0059.000.

Property known as: 31 Grove Street, Cressona, PA 17929.

TO BE SOLD AS THE PROPERTY of Bonnie Jean Sonoski.

Case No. S-1025-2022

(SALE NO. 17)

Plaintiff: Lakeview Loan Servicing, LLC.

Defendants: James R. Senkus and Pamela Senkus.

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wisahickon Avenue, North Wales, PA 19454, (215) 855-9521.

Judgment Amount: \$175,580.51.

Parcel I.D. No.: 18-12-0004.003.

Property Known as: 35 Hillside Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of James R. Senkus and Pamela Senkus.

Case No. S-1460-2023

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.

JOSEPH G. GROODY

Sheriff of Schuylkill County

Dated at Pottsville, PA

November 16, 2023

Sheriff Sale list available online at:
www.schuylkillcountypa.gov

Jan. 4, 11, 18