

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

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

SCHUYLKILL LEGAL RECORD

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
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

SECOND 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 Mahantongo 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
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

BRIDGLAND, JOHN J., deceased
Late of North Union Township, Schuylkill County, PA

SCHUYLKILL LEGAL RECORD

Administrator: James Howard
Bridgland.

Attorneys: Rosenn, Jenkins &
Greenwald, LLP, 15 South Frank-
lin Street, Wilkes-Barre, PA
18711-0075

**CLEMSON, ANN C. a/k/a ANN
CLEMSON**, deceased

Late of the Borough of Tamaqua,
Schuylkill County, PA

Administrator: Gary G. Clemson,
Jr., 379 Dairy Road, Tamaqua, PA
18252

Attorneys: Jeffrey P. Bowe, Es-
quire, Bowe & Odorizzi Law,
LLC, 109 West Broad Street, Ta-
maqua, PA 18252

CREASY, LEE IRA, deceased

Late of Ryan Township, Schuylkill
County, PA

Executor: Scott P. Keim, 22 Fern
Lane, Barnesville, PA 18214

Attorneys: James O'Connor, Esq.,
O'Connor Law, 608 West Oak
Street, P.O. Box 201, Frackville,
PA 17931

**POLLACK, PATRICIA M. a/k/a
PATRICIA M. POLLACK
MONGE a/k/a PATRICIA
MARGUERITE POLLACK**,
deceased

Late of Rush Township, Schuylkill
County, PA

Executrix: Cristina Monge Pollack
Attorneys: Conrad A. Falvello,
Esquire, The Falvello Law Firm,
P.C., 641 State Route 93, Sugar-
loaf, PA 18249

**RINKER, GLORIA a/k/a GLORIA
M. RINKER**, deceased

Late of McAdoo Borough, Schuyl-
kill County, PA

Executrix: Judy Manganelli
Attorneys: Joseph R. Baranko, Jr.,
Esquire, Slusser Law Firm, 1620

North Church Street, Suite 1,
Hazleton, PA 18202

SANDLER, STEPHEN P., deceased
Late of Wayne Township, Schuyl-
kill County, PA

Executrix: Sallie G. Sandler, 401
Moon Hill Drive, Schuylkill Haven,
PA 17972

Attorneys: William E. Kirwan,
Esquire, William E. Kirwan, Es-
quire, P.C., 300 One Norwegian
Plaza, Pottsville, PA 17901

SCHIFFER, LYNDA P., deceased
Late of Orwigsburg Borough,
Schuylkill County, PA

Executor: Adam P. Schiffer, 7 N.
Raintree Hallow Lane, Houston,
TX 77027

Attorneys: James R. Deiter, Wil-
liamson, Friedberg & Jones, LLC,
10 Westwood Road, Pottsville, PA
17901

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 Potts-
ville, 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. Unver-
dorden a/k/a Thomas L. Unverdorben.

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

SCHUYLKILL LEGAL RECORD

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.

TAX PARCEL: 38-06-0193.000.

INSTRUMENT#: 2017-00000366.

PROPERTY KNOWN AS: 1126 WALNUT STREET, ASHLAND, PA 17921.

TO BE SOLD AS THE PROPERTY of DEFENDANT: KRIS NEUMEISTER.

Case No. S-881-23

(SALE NO. 3)

Plaintiff: PennyMac Loan Services, LLC.

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

Attorney for Plaintiff: Powers Kirn, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, 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 PROPERTY 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. Qaqish, 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 PROPERTY 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. Qaqish, 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 PROPERTY 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 Participation 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.

SCHUYLKILL LEGAL RECORD

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.

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

Parcel: #65-8-166.

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

TO BE SOLD AS THE PROPER-
TY 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 indi-
vidual capacity but solely as owner
trustee for RCF 2 Acquisition Trust
c/o U.S. Bank Trust National Associ-
ation.

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 PROPER-
TY 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 CAR-
OL 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 PROPER-
TY of ALEC J. BROSSMAN.

Case No. S-1588-22

SCHUYLKILL LEGAL RECORD

(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.

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

SCHUYLKILL LEGAL RECORD

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

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.

HENSLEY, STACEY N, HENSLEY, JOHN D vs. HARTFORD LIFE AND ACCIDENT INS, HARTFORD FINANCIAL SERVICES GR

RIVERA, JUAN D vs. GUTHRIE, CRYSTAL C, BULLECK, CRYSTAL C

US BANK NATIONAL ASSOCIATION vs. ZELLERS, SHANE

DISCOVER BANK vs. HUGHES, REECE

US BANK NATIONAL ASSOCIATION, ELAN FINANCIAL SERVICES vs. SEE, TIMOTHY, SEE JR, TIMOTHY

MTGLQ INVESTORS LP vs. YOM, LEE SON, YOM, MICHELLE MARIE MILLS, MILLS-YOM, MICHELE MARIE

CHICORA, DAVID vs. BETTINGER, PAUL F

CAVALRY SPV I LLC vs. YOST, AMANDA E

CAVALRY SPV I LLC vs. STERENCHAK, SHANNON E

CAVALRY SPV I LLC vs. BRENNAN, ELVIN

CAVALRY SPV I LLC vs. LEX, CHARLES

CAVALRY SPV I LLC vs. KABANA, NANCY L

SCHUYLKILL OPEN MRI INC, SCHUYLKILL MEDICAL IMAGING INC vs. MAMMOGRAPHY EDUCATORS INC

WATKINS, CHEYENNE, GABURICK, KINSLEIGH vs.

NAVY FEDERAL CREDIT UNION vs. STERNER, TERRY E, STERNER, ROSA

COMMUNITY MISSION THE vs. CRAIG, JANNA

US BANK TRUST NATION ASSOCIATI, RCF2 ACQUISITION TRUST vs. DIETER JR, GARRY C

FRITZ, LYDIA GRACE vs.

BOKUNEWICZ, VIRGINA E, MOYER, COLLEEN M vs. HERITAGE MILLS PERSONAL CARE C, HERITAGE MILLS PERSONAL CARE C, HERITAGE MILLS PERSONAL A, HERITAGE MILLS PERSONAL CARE C, SENIOR HEALTH CARE SOLUTIONS L, KEEFER RN, SUSAN E, KELLY NHA, MICHAEL P, DOE 1-4, JOHN

BOSACK, MADISON J vs. CALCANO, ROBERT

ANECKI, BRAD, ANECKI, VIRGINIA vs. DAUM, JOSHUA, ANECKI, LACY

GARFIELD, BRYAN RUSSELL vs. LEHIGH VALLEY HEALTH NETWORK I, LEHIGH VALLEY PHYSICIAN GROUP, LVPG CARDIOLOGY, ARHENSFIELD MD, DEBRA C DR, AHRENSFIELD MD, DEBRA C DR