

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

BUEHLER, LAURITA A. a/k/a LAURITA ANN BUEHLER, deceased

Late of the City of Pottsville, Schuylkill County, PA

Executrix: Susanne M. Slavin, 667 Montgomery Avenue, Jenkintown, PA 19046

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

LONG, ARTHUR C., deceased

Late of Pine Grove Township, Schuylkill County, PA

Executrix: Penny J. Vojtasek, 318 Sooner Lane, Blandon, PA 19510

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

MARINO, DALE M., deceased

Late of Minersville Borough, Schuylkill County, PA

Executor: Nicholas Michael Marino c/o Madison A. Morton, Esq., 2410 Bristol Rd., Bensalem, PA 19020

Attorneys: Madison A. Morton, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020

SECOND PUBLICATION

LUDWIG, ROBERT W., deceased
Late of Tower City Borough, Schuylkill County, PA

Executor: Richard L. Ludwig, Jr., 471 Darlington Avenue, Jones-town, PA 17038

Attorneys: Joseph D. Kerwin, Esq., Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabeth, PA 17023

McCLURE, SHARON M. a/k/a SHARON MARIE McCLURE, deceased

Late of the Borough of Orwigsburg, Schuylkill County, PA

Executor: Alan McClure, 230 West Columbia Street, Schuylkill Haven, PA 17972

Attorney: Paul Domalakes, Esquire, 14 West Frack Street, P.O. Box 9, Frackville, PA 17931

OPANEL, EDWARD A., deceased
Late of Union Township, Schuylkill County, PA

Executrix: Ann T. Opanel, 100 Pettersonville Road, Ringtown, PA 17967

Attorneys: Jessica Halina Eckrote, Esquire, Williamson, Friedberg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901

SCHUETTLER, WILLIAM FRANCIS, SR. a/k/a WILLIAM F. SCHUETTLER, deceased

Late of the City of Pottsville, Schuylkill County, PA

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Executor: William Francis Schuetler, Jr., 1746 West Norwegian Street, Pottsville, PA 17901

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

THIRD PUBLICATION

GARRITY, WILLIAM F., deceased
Late of the Borough of Minersville, Schuylkill County, PA

Executor: Shawn M. Garrity, 707 Park Avenue, Port Carbon, PA 17965

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

HENNING, GERALD W., deceased
Late of Tremont, Schuylkill County, PA

Administratrix: Carol A. Wike.

Attorneys: Barley Snyder Attorneys at Law, 1601 Cornwall Road, Lebanon, PA 17042

LEYMEISTER, DORIS G., deceased

Late of Norwegian Township, Schuylkill County, PA

Executor: Michael Leymeister, 100 St. Clair Avenue, Pottsville, PA 17901

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

MYERS, NICHOLE, deceased

Late of Tamaqua Borough, Schuylkill County, PA

Administrator: Gary S. Myers.

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

WILLING, WILLIAM WALKER, SR. a/k/a WILLIAM WILLING, deceased

Late of Tamaqua, Schuylkill County, PA

Executors: Wendy L. Willing-Hall, William W. Willing and Derek C. Willing

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

WOLFE, ELEANOR M., deceased

Late of the Township of Hegins, Schuylkill County, PA

Executors: Brenda L. Hand, 215 Second Street, Sacramento, PA 17968, Glen A. Wolfe, 746 Fearnot Road, Sacramento, PA 17968 and Mark E. Wolfe, 320 South Goodspring Road, Hegins, PA 17938

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

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on September 25, 2025 at 10:00 A.M. located at the Landingville Fire Company, 1 Firehouse Rd., Landingville, PA 17972, was filed with the Court of Common Pleas of Schuylkill County and confirmed nisi on December 4, 2025 filed with the Prothonotary's Office to No. S-2130-2025.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from the Order of December 4, 2025, otherwise the return will be confirmed absolutely.

Elite Revenue Solutions, LLC,
Agent for Schuylkill County
Tax Claim Bureau

Jan. 8

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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 13, 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 ID Parcel No.: 57-03-0081.000.
PROPERTY ADDRESS: 376 East Bacon Street, Pottsville, PA 17901; Improvements thereon: Single-Family Residential Dwelling.

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of: CIM Trust, 2021-NR4.

PLAINTIFF'S ATTORNEY: McCalla Raymer Leibert Pierce, LLP; 485F Route 1 South, Suite 300; Iselin, NJ 08830-3072.

DEFENDENT: John Franis Barnes.
JUDGMENT: \$21,467.35.

Case No. S-254-25

(SALE NO. 2)

Tax ID Parcel Nos.: 52/02/0635/000 and 52/02/0638/000.

Property address 118-120 Lewis St., Minersville, PA 17954.

TITLE TO SAID PREMISES is vested in Ronald R. Beach, Jr. by deed from Ronald R. Beach, Jr., dated March 5, 2007 recorded March 5, 2007 in Book No. 2245, at Page 778.

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUST-

EE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2.

PLAINTIFF'S ATTORNEY: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida professional limited liability company.

DEFENDANT: RONALD R. BEACH, JR.

JUDGMENT: \$61,059.54

Case No: S-1073-2025

(SALE NO. 4)

Tax ID Parcel Nos.: 04-20-0037.001 and 04-20-0037.002.

PROPERTY ADDRESS: 365 Main Street, Ashland, PA 17921 (a/k/a 365 Main Street, Lavelle, PA 17943) and the adjoining parcel of vacant land identified as 0 Main Street, Ashland, PA 17921.

TO BE SOLD AS THE PROPERTY of Ariel E. Furman, Administratrix of the Estate of Brian Furman a/k/a Brian C. Furman, deceased, under Schuylkill County Judgment No. S-2512-2024.

PLAINTIFF: Pennsylvania Housing Finance Agency.

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

DEFENDANT: ARIEL E. FURMAN, ADMINISTRATRIX OF THE ESTATE OF BRIAN FURMAN a/k/a BRIAN C. FURMAN, DECEASED.

Judgement: \$188,924.61.

Case No. S-2512-24

(SALE NO. 5)

Tax Parcel No.: 65-03-0028.000.

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

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

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PLAINTIFF: Carrington Mortgage Services, LLC.

PLAINTIFF'S ATTORNEY: Samantha Gable, Esquire; LOGS Legal Group LLP; 985 Old Eagle School Road, Suite 514; Wayne, PA 19087; (610) 278-6800.

DEFENDANTS: David B. Wensel and Jessica Wensel.

Judgment Amount: \$40,278.46.

Case No. S-0519-2025

(SALE NO. 6)

Tax ID No.: 68-23-0053.000.

PROPERTY KNOWN AS 38 York Farm Road, Pottsville, PA 17901.

TO BE SOLD AS THE PROPERTY of the unknown heirs of Lawrence E. Kelly a/k/a Lawrence Kelly.

PLAINTIFF: Mortgage Assets Management, LLC.

PLAINTIFF'S ATTORNEY: Kenya Bates, Esquire (203664); Steven P. Kelly, Esquire (308573); Matthew Fleck, Esquire (330498); Jessica N. Manis, Esquire (318705); Matthew C. Fallings, Esquire (326896); Daniel P. Jones, Esquire (321876); Caroline P. Aprahamian, Esquire (329932); of STERN & EISENBERG, PC; 1581 Main Street, Ste. 200; The Shops at Valley Square; Warrington, PA 18976; (215) 572-8111.

DEFENDANT(S): The Unknown Heirs of Lawrence E. Kelly, a/k/a Lawrence Kelly.

Judgement Amount: \$52,872.76.

Case No. S-2350-2024

(SALE NO. 8)

Tax Parcel No.: 16-18-0113.000.

PROPERTY KNOWN AS: 89 Lower Street, Mahanoy City, Mahanoy Township, PA 17948.

TO BE SOLD AS THE PROPERTY of Edward G. Goshaney, deceased.

PLAINTIFF: Santander Bank, N.A.

PLAINTIFF'S ATTORNEY: Michael S. Bloom, Esquire, of PRESSMAN & DOYLE, LLC; (610) 532-4222; mbloom@pressmandoyle.com.

DEFENDANTS: Mary Jane Goshaney, Solely in Her Capacity as Heir of Edward G. Goshaney, deceased; Karen Lee Goshaney, Solely in Her Capacity as Heir of Edward G. Goshaney, deceased; Mick John Goshaney, Solely in His Capacity as Heir of Edward G. Goshaney, deceased; Ann Marie Gallagher, Solely in Her Capacity as Heir of Edward G. Goshaney, deceased; and Unknown Heirs, Successors and/or Assigns of Edward G. Goshaney, deceased.

Judgement Amount: \$28,421.57.

Case No. S-259-2020

(SALE NO. 9)

Property ID: 24/11/0120/000/.

BEING KNOWN AS: 22 Wood St., Tremont, PA 17981.

PLAINTIFF: Lakeview Loan Servicing, LLC.

PLAINTIFF'S ATTORNEY: Robertson, Anschutz, Schneid, Crane & Partners, PLLC; a Florida professional limited liability company.

DEFENDANT: David Chistakoff.

Judgment Amount: \$123,119.66.

Case Number: S-2351-2024

(SALE NO. 11)

Tax Parcel No.: 63-03-0384.000.

PROPERTY ADDRESS: 214 East Main Street, Schuylkill Haven, PA 17972.

PLAINTIFF: FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC.

PLAINTIFF'S ATTORNEY: Danielle Johnson, Esq., of Friedman

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Vartolo LLP; 1325 Franklin Avenue, Suite 160; Garden City, NY 11530; (T) (212) 471-5100; (F) (212) 471-5150.

DEFENDANT: Equity Trust Company, Custodian FBO DERRICK TURNER, IRA.

Civil Action–Mortgage Foreclosure.

Judgment Amount: \$165,256.79.

Case No. S-1228-2024

(SALE NO. 12)

Tax Parcel No.: 36-09-0389.

PROPERTY KNOWN AS: 405 Ohio Avenue, W. Mahanoy Township, Pennsylvania, 17976.

TO BE SOLD AS THE PROPERTY of Carole D. Stanakis, Leonard B. Chiscavage.

PLAINTIFF: Shenandoah Valley School District.

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

DEFENDANT: Carole D. Stanakis, Leonard B. Chiscavage.

Judgment Amount: \$17,848.10.

Case No. J-3999-2015

(SALE NO. 13)

Tax Parcel No.: 41-08-0110.

PROPERTY KNOWN AS: 60 Graeff Street, Cressona, Pennsylvania, 17929.

TO BE SOLD AS THE PROPERTY of Lisa A. Noll.

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: Lisa A. Noll.

Judgment Amount: \$8,662.86.

Case No. J-0568-2019

(SALE NO. 15)

Tax Parcel No.: 56-06-0124.002.

PROPERTY KNOWN AS: 322 Grove Street, Orwigsburg, Pennsylvania, 17961.

TO BE SOLD AS THE PROPERTY of Donna Fecenko TOGETHER with the easement(s) previously reserved by Grantors.

Case No. J-4897-2024

(SALE NO. 16)

Tax Parcel No.: 34-23-0079.

PROPERTY KNOWN AS: 79 Creek Drive, Wayne Township, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Theodore W. Symer.

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: Theodore W. Symer.

Judgment Amount: \$4,148.26.

Case No. J-0176-2025

(SALE NO. 17)

Tax Parcel No.: 53-02~0025.004.

PROPERTY KNOWN AS: 911 Centre Street, Mount Carbon, Pennsylvania.

TO BE SOLD AS THE PROPERTY of Anthony Gardner.

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.

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DEFENDANT: Anthony Gardner.
Judgment Amount: \$9,067.34.
Case No. J-2926-2024

(SALE NO. 18)

Property ID: 46/04/0010/000/.
BEING KNOWN AS: 401 McK-
night Street, Gordon, PA 17936.
PLAINTIFF: U.S. Bank Trust—
National Association not in its indi-
vidual capacity, but solely as owner
trustee for RCAF Acquisition Trust.

PLAINTIFF'S ATTORNEY: Rob-
ertson, Anschutz, Schneid, Crane &
Partners, PLLC, a Florida profession-
al limited liability company.

DEFENDANT: Vincent Tate.
Judgment Amount: \$60,425.98.
Case Number: S-1477-2025

(SALE NO. 19)

Tax Parcel No.: 68-15-0045.
PROPERTY KNOWN AS: 745-
1/2 E. Norwegian Street, Pottsville,
Pennsylvania.

TO BE SOLD AS THE PROPER-
TY of Gary A. Schuler, Jr., Melissa
Schuler.

PLAINTIFF: Pottsville Area
School District.

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

DEFENDANTS: Gary A. Schuler,
Jr., Melissa Schuler.

Judgment Amount: \$2,121.19.
Case No. J-1970-2023

(SALE NO. 20)

BEING Schuylkill County UPI
#32-04-0010.000.

PROPERTY KNOWN AS: 1217
Valley Road, Walker Twp., Tamaqua,
PA 18252.

TOGETHER WITH the dwelling
and other improvements thereon erect-
ed.

TO BE SOLD AS THE PROPER-
TY of Eric N. Hope.

PLAINTIFF: DIANE K. HOPE.

PLAINTIFF'S ATTORNEY:
James E. Crossen, III, J. Wiest, Esq.,
(Attorney ID #70578); Williamson,
Friedberg & Jones, LLC; 10 West-
wood Rd., Pottsville, PA 17901; (570)
622-5933.

DEFENDANT: ERIC N. HOPE.
Judgment Amount: \$163,278.76.

Case No. S-1022-2025

(SALE NO. 21)

Schuylkill County Tax Parcel No.
59-02-0074.000.

POSTAL ADDRESS: 631 Third
Street, Port Carbon, PA 17965.

TO BE SOLD AS THE PROPER-
TY of 631 THIRD, LLC.

PLAINTIFF: RAPTAS, LLC.

PLAINTIFF'S ATTORNEY: Jo-
seph G. Zerbe, Esquire; ZERBE LAW
OFFICES, 111 East Market Street,
Pottsville, PA 17901-0238; (570) 622-
1947.

DEFENDANT: 631 THIRD, LLC.
Judgment Amount: \$179,131.14
plus interest from July 17, 2025, and
costs of suit.

Case No. S-1120-2024

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.

JOSEPH G. GROODY
Sheriff of Schuylkill County

Dated at Pottsville, PA

November 12, 2025

Sheriff Sale list available online at:
www.co.schuylkill.pa.ua

Jan. 8, 15, 22