

Northumberland Legal Journal

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NORTHUMBERLAND COUNTY BAR ASSOCIATION

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NOTICE—PRINTING DATE—FRIDAY

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CASES
STATUTES

— : —
ALWAYS UP TO DATE
EXECUTORS' AND
ADMINISTRATORS' NOTICE

Notice is hereby given that letters testamentary or administration have been granted in the following estates in the County of Northumberland and Commonwealth of Pennsylvania. All persons indebted to said estates are requested to make immediate payment and those having claims or demands will present them without delay to the respective executors or administrators or to their attorneys

— — — — —
In Re: Estate of William J. Brennen, Jr., late of Northumberland County, Pennsylvania, deceased. William J. Brennen, III, 137 Chris Ron Lane, Northumberland, Pennsylvania, 17857; Jeffrey Apfelbaum, 43 South Fifth Street, Sunbury, Pennsylvania, 17801, Co-Executors. Apfelbaum, Apfelbaum & Apfelbaum, 43 South Fifth Street, Sunbury, Pennsylvania, 17801, Attorney. 38-40

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In Re: Estate of William E. Spotts, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Carl E. Spotts, 1243 Trevorton Road, Coal Township, Pennsylvania, 17866; Richard E. Spotts, 144 Somerset Avenue, Elysburg, Pennsylvania, 17824, Executors or Robert E. Diehl, Jr., Esq., DIEHL, DLUGE, JONES & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 38-40

In Re: Estate of William C. Frederick, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Thomas Frederick, 351 Seven Points Road, Sunbury, Pennsylvania, 17801, Executor. Makowski, Marateck & Konopka, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 38-40

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In Re: Estate of Albert Eichen, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Martin L. Eichen, Peter A. Eichen and Diane K. Eichen, Co-Executors, c/o Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. 38-40

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In Re: Estate of Norman F. Basso, c/k/a Norman L. Basso, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Norman L. Basso, c/k/a Norman F. Basso, Executor, and all claims and demands against the Basso Family Trust U/A dated April 27, 2001, are requested to be presented to Norman L. Basso, c/k/a Norman F. Basso, Successor Trustee, c/o Thomas M. Shorb, Esq., STOCK AND LEADER, 221 W. Philadelphia Street, Suite 600, York, Pennsylvania, 17401-2994, Attorney. 38-40

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In Re: Estate of Imogene Y. Miller, late of the Borough of Milton, Northumberland County, Pennsylvania, de-

ceased. Donald W. Miller, 19 Woodside Drive, Milton, Pennsylvania, 17847; Lesley M. Wallace, 1310 Industrial Park Road, Milton, Pennsylvania, 17847, Executors. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 38-40

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In Re: Estate of Mary E. Steeley, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Bobby S. Steeley, Jr., Donald L. Steeley and Peggy A. Drum, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 39-41

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In Re: Estate of Gordenia J. Snyder, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Kimberly J. Boudman, 4 Center Street, Watsonstown, Pennsylvania, 17777, Administratrix. Paul A. Roman, Esq., Law Offices of Joseph L. Rider, 143 West Fourth Street, Williamsport, Pennsylvania, 17701, Attorney. 39-41

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In Re: Estate of Barry L. Vesnefski, a/k/a Barry L. Vesnefskie, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Jennifer L. Feudale, 1610 West Pine Street, Coal Township, Pennsylvania, 17866,

Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 39-41

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In Re: Estate of Francis Charles Balliet, a/k/a Francis C. Balliet, a/k/a Francis Balliet, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Chenoa L. Lawson, 294 John Road, Watsonstown, Pennsylvania, 17777, Personal Representative or Michael D. Suders, Esq., 3 West First Street, Watsonstown, Pennsylvania, 17777, Attorney. 39-41

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In Re: Estate of Roberta C. Long, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Susan M. Campbell, 1839 State Route 61, Sunbury, Pennsylvania, 17801, Executrix. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 39-41

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In Re: Estate of Robert Joseph Luden, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Bryan C. Luden, 619 Point Township Drive, Northumberland, Pennsylvania, 17857, Administrator or Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 39-41

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In Re: Estate of Ralph E. Wert, late of the Township of Lower Mahanoy, Northumberland

County, Pennsylvania, deceased. Romaine V. Geist, 1561 Cherry Town Road, Dornsife, Pennsylvania, 17823, Executrix or Rachel A. Wiest Benner, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 39-41

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In Re: Estate of Victoria Berkoski, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Cynthia Berkoski, 302 East Columbia Avenue, Atlas, Pennsylvania, 17851, or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851 Attorney. 40-42

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In Re: Estate of Janet L. Zarko, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Paula Zarko Amarose, 300 West Fifth Street, Mount Carmel, Pennsylvania, 17851 or Paul J. Zarko, III, 315 West Fifth Street, Mount Carmel, Pennsylvania, 17851, Executors or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851 Attorney. 40-42

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In Re: Estate of Daniel F. Karpinskie, a/k/a Daniel Karpinskie, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joseph F. Karpinskie, 1501 West Nelson Street, Coal Township, Pennsylvania, 17866, Administrator or Richard

Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851-0227, Attorney. 40-42

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In Re: Estate of Anne V. Scanzoni, late of Kulpmont, Northumberland County, Pennsylvania, deceased. Elaine M. Zanuck, 733 Chestnut Street, Kulpmont, Pennsylvania, 17834, Max A. Rutkowski, Esq., 4141 Woerner Avenue, 3A, Levittown, Pennsylvania, 19057, Attorney. 40-42

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In Re: Estate of Margaret M. Malasheskie, a/k/a Margaret M. Malasheski, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joyce Ann Sickora, 2037 West Independence Street, Coal Township, Pennsylvania, 17866, Administratrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 40-42

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In Re: Estate of John R. Adams, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Brian D. Adams, 694 Mulberry Road, Paxinos, Pennsylvania, 17860, Executor or Schlesinger & Kerstetter, LLP, 54 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 40-42

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**SHERIFF'S SALE
of REAL ESTATE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Northumberland County, Civil Division, upon Judgments in Mortgage Foreclosure, to me directed, will be exposed at public sale, on **DECEMBER 17, 2015** at 1:00 P.M., in the Sheriff's Office of ROBERT J. WOLFE, at the Court House, 201 Market Street, in the City of Sunbury, County of Northumberland, Commonwealth of Pennsylvania, the following described real estate to wit:

Property of John Badman Jr. and Amie L. Daubert-Badman, known as 414 Liberty Street, Watsonstown, PA, 17777, Improvements Thereon: a two story frame dwelling house and other improvements, Tax Parcel 61-22-244, upon a Judgment in Mortgage Foreclosure at CV 14-2128, Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Lang Bach Mortgage Loan Trust 2005—WL2, Asset-Backed Certificates, Series 2005-WL2 vs. John Badman Jr. and Amie L. Daubert-Badman, in the amount of \$104,000.05 plus interest, costs, & fees. KML Law Group, P.C.

Property of Mary D. Bush, known as 5290 Musser Lane, Watsonstown, PA, 17777, Improvements Thereon: a residential dwelling, Tax Parcel 021-00-004-058-A, upon a Judgment in Mortgage Foreclosure at CV 15-0752, Citifinancial Services, LLC vs. Mary D. Bush, in

the amount of \$45,918.28 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Corson Quarries, Inc., Contract Crushing/Construction, Inc., William E. Corson, Susan E. Corson, Richard E. Corson, Shirley J. Corson, and Bear Gap Stone, Inc., known as 432 Quarry Road, Elysburg, PA, 17824, Improvements Thereon: two office buildings, a truck scale, a lab building, a crusher building, and a shop/shed, Tax Parcel 040-00-051-073-A, upon a Judgment in Mortgage Foreclosure at CV 15-1269, Suntander Bank, N.A., formerly Sovereign Bank, N.A., formerly Sovereign Bank, a federal savings bank vs. Corson Quarries, Inc., Contract Crushing/Construction, Inc., William E. Corson, Susan E. Corson, Richard E. Corson, Shirley J. Corson, and Bear Gap Stone, Inc., in the amount of \$3,449,716.58 plus interest, costs, & fees. Lesavoy Butz & Seitz

Property of Betty M. Deppen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret E. Geise, deceased, known as 81 North 8th Street, Sunbury, PA, 17801, Improvements Thereon: a double two story frame dwelling and other outbuildings, which have since been removed, Tax Parcel 1-8-159, upon a Judgment in Mortgage Foreclosure at CV 14-1563, The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase

Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2002-D vs. Betty M. Deppen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret E. Geise, deceased, in the amount of \$60,548.73 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Angela Derk and Carl Derk, known as 308 Gottshalls Lane f/k/a Rural Route 2 Box 502, Shamokin, PA, 17872, Improvements Thereon: a single dwelling and other outbuildings, Tax Parcel 19-00-74-35, upon a Judgment in Mortgage Foreclosure at CV 15-1237, Nationstar Mortgage LLC vs. Angela Derk and Carl Derk, in the amount of \$82,466.30 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Stacey S. Fisher, Executrix of the Estate of Karol W. Scholl aka Karol Scholl, Deceased, Mortgagor and Real Owner, known as 129 Maple Avenue, Milton, PA, 17847, Improvements Thereon: a double frame dwelling, Tax Parcel 033-01-003-413, upon a Judgment in Mortgage Foreclosure at CV 15-0933, Nationstar Mortgage LLC vs. Stacey S. Fisher, Executrix of the Estate of Karol W. Scholl aka Karol School, Deceased, Mortgagor and Real Owner, in the amount of \$47,379.88 plus interest, costs, & fees. Milstead & Associates, LLC

Property of Dawn L. Henkel, known as 521 Edison Avenue, Sunbury, PA, 17801, Improvements Thereon: one half of a two story brick dwelling house and part of frame garage on rear of lot, Tax Parcel 050-03-005-102, upon a Judgment in Mortgage Foreclosure at CV 14-1412, CitiMortgage, Inc. vs. Dawn L. Henkel, in the amount of \$70,816.65 plus interest, costs, & fees. Milstead & Associates, LLC

Property of Mary E. Manny, known as 1011 West Willow Street, Coal Township, PA, 17866, Improvements Thereon: a residential dwelling, Tax Parcel E-1-E-407, upon a Judgment in Mortgage Foreclosure at CV 15-0986, Swineford National Bank vs. Mary E Manny, in the amount of \$10,536.56 plus interest, costs, & fees. Henry & Beaver LLP

Property of Randy L. Neal, known as 504 South 5th Street, Trevorton, PA, 17881, Improvements Thereon: a residential dwelling, Tax Parcel 020-01-065-451, upon a Judgment in Mortgage Foreclosure at CV 15-0851, Planet Home Lending, LLC vs. Randy L. Neal, in the amount of \$92,593.63 plus interest, costs, & fees. The Law Offices of Lauren Berschler Karl

Property of Barry D. Rickert and Carol A. Whary-Rickert, known as 468 Derl Road a/k/a RR 2 Box 715A, Herndon, PA, 17830-7083, Improvements

Thereon: a residential dwelling, Tax Parcel 059-00-096-078D, upon a Judgment in Mortgage Foreclosure at CV 15-0229, LSF8 Master Participation Trust vs. Barry D. Rickert and Carol A. Whary-Rickert, in the amount of \$291,316.79 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Justin Schminkey, known as 821 East Clay Street, Shamokin, PA, 17872-5509, Improvements Thereon: a two story frame dwelling together with a small one-story high annex added thereto, Tax Parcel 010-02-002-124, upon a Judgment in Mortgage Foreclosure at CV 13-0978, Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Justin Schminkey, in the amount of \$40,006.64 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Trisha A. Smith, known as 1057 Scott Street, Kulpmont, PA, 17834, Improvements Thereon: a residential dwelling, Tax Parcel 002-00-002-218, upon a Judgment in Mortgage Foreclosure at CV 15-1149, Nationstar Mortgage LLC vs. Trisha A. Smith, in the amount of \$32,490.40 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Limited Partnership by Susquehanna Valley Development Group, Inc., its General Partner, known as 5960 Susquehanna Trail, Turbotville, PA, 17772, Improvements Thereon: a commercial property, Tax Parcel 26-8-25, upon a Judgment in Mortgage Foreclosure at CV 12-1528, First National Bank of Pennsylvania, successor by merger to SunBank vs. Limited Partnership by Susquehanna Valley Development Group, Inc., its General Partner, in the amount of \$1,842,976.94 plus interest, costs, & fees. James, Smith, Dietterick & Connelly, LLP

Property of Jennifer N. White and Brian W. White, known as 341 South Awl Street, Sunbury, PA, 17801, Improvements Thereon: a single frame dwelling, Tax Parcel 049-02-004-068, upon a Judgment in Mortgage Foreclosure at CV 15-0404, The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2007-J1) vs. Jennifer N. White and Brian W. White, in the amount of \$79,650.04 plus interest, costs, & fees. McCabe, Weisberg and Conway, P.C.

Property of Johanna M. Zarick, solely as Heir to John J. Zarick, deceased, known as RD 1 Box a/ k/a 189 Harvey Street, Coal Township, PA, 17866, Improvements Thereon: a residential dwelling, Tax Parcel 00D-03-00D-018, upon a Judgment in Mortgage Foreclosure at CV 15-0131,

LSF8 Master Participation Trust vs. Johanna M. Zarick, solely as Heir to John J. Zarick, deceased, in the amount of \$74,500.65 plus interest, costs, & fees. Richard M. Squire & Associates LLC

Property of Renee G. Debo, known as 243 & 243 Rear Spruce Street, Sunbury, PA, 17801, Improvements Thereon: a large two-story frame dwelling house and garages and additional dwelling located over garages at the foot of said parcel, Tax Parcel 048-01-003-095, upon a Judgment in Mortgage Foreclosure at CV 15-0900, M&T Bank vs. Renee G. Debo, in the amount of \$60,315.29 plus interest, costs, & fees. KML Law Group, P.C.

All parties in interest and claimants are hereby notified that schedules of distribution will be filed by the sheriff, in his office, not later than thirty (30) days after sale and distribution will be made in accordance with the schedules unless exceptions are filed thereto within ten (10) days after the filing of the schedules.

SO ANSWERS,
ROBERT J. WOLFE, SHERIFF
OF NORTHUMBERLAND
COUNTY 40-42
— — — — —

LEGAL NOTICE

Said properties were advertised and duly sold at public sale on the date specified to the person above named.

Said prices paid by the respective purchasers above named were the highest and best bid. The bureau has asked the court to confirm the sales. Said return was presented to the court and filed in the office of the Prothonotary, Northumberland County, on September 17, 2015 and the court confirmed the same nisi on **SEPTEMBER 24th, 2015**. Objections or exceptions there-to may be filed by an owner, reputed owner or lien creditor within thirty (30) days after the date of said return otherwise the return will be confirmed absolutely.

Vincent V. Rovito, Jr.,
Tax Claim Solicitor
Janice Nestico, Director

Properties sold to highest bidder at Northumberland County Tax Claims Bureau Upset Sale, scheduled for September 17, 2015.

**002 KULPMONT
BOROUGH**

Sale # 15-0080
MUDRY HELEN T/KATHRYN M
Parcel No. 002-00-004-298
Upset Price \$2,564.85

**Sold to :SMITH MATTHEW
Bid Price \$2,564.85**

**006 MOUNT CARMEL
BOROUGH WARD 3**

Sale # 15-0242
DOMBOSKI KERRA M
Parcel No. 006-01-003-293-A
Upset Price \$4,435.01

**Sold to : CLARENCE NORRIS
Bid Price \$4,435.01**

**00C COAL TOWNSHIP
WARD C**

Sale # 15-0571
GLOSEK WALTER R JR
Parcel No. 00C-01-00C-155
Upset Price \$1,864.58

**Sold to : MICHELLE WOLFE
Bid Price \$1,864.58**

**00H COAL TOWNSHIP
WARD H**

Sale # 15-0709
OLAF STANLEY/CHARLES/
VINCE/HENRY
Parcel No. 00H-00-076-031
Upset Price \$565.98

**Sold to :
AOAA AUTHORITY/PAT
MACK
Bid Price \$565.98**

026 LEWIS TOWNSHIP

Sale # 15-1308
MILLER JOHN DOUGLAS
Parcel No. 026-00-011-001-E
Upset Price \$12,746.22

**Sold to : GUY LEROY
Bid Price \$12,746.22**

**042 ROCKEFELLER
TOWNSHIP**

Sale # 15-1565
BRITTINGHAM KATHRYN P
Parcel No. 042-00-055-059
Upset Price \$7,136.26

**Sold to : HOLLY PENSYL
Bid Price \$7,136.26**

**044 SHAMOKIN
TOWNSHIP**

Sale # 15-1610
SAND CAROL COAL CO
Parcel No. 044-03-049-035
Upset Price \$689.98

**Sold to : REGINA M CAREY
Bid Price \$689.98**

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