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NORTHUMBERLAND COUNTY BAR ASSOCIATION

NOTICE—PRINTING DATE—FRIDAY

Advertisements must be received by NOON the preceding Wed.

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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.

ESTATE NOTICES

In Re: Estate of Mary Koch, a/k/a Mary L. Koch, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Allora D. Koch, 400 South Market Street, Mount Carmel, Pennsylvania, 17851 and Mary J. Novosatko, 220 Webster Street, Coal Township, Pennsylvania, 17866, Administrators or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. #53-2

In Re: Estate of Thomas Michael Koch, a/k/a Thomas Koch, a/k/a Thomas M. Koch, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Allora D. Koch, 400 South Market Street, Mount Carmel, Pennsylvania, 17851, Administratrix or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. #53-2

In Re: Estate of Dorothy R. Schadel, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Rodney L. Schadel, 867 Adams Road, Dalmatia, Pennsylvania, 17017, Executor. Terrence J. Kerwin, Esq., KERWIN & KERWIN, LLP, 4245 State Route 209, Elizabethtown, Pennsylvania, 17023, Attorney. #53-2

In Re: Estate of Brett Allen Rothermel, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Elmer Rothermel, Jr., 45 Vertie Court, Milton, Pennsylvania, 17847; Ruth Rothermel, 45 Vertie Court, Milton, Pennsylvania, 17847, Administrators. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #53-2

In Re: Estate of Anthony G. Misunas, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Mary C. Smith, 1665 Tioga Street, Coal Township, Pennsylvania, 17866, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #53-2

In Re: Estate of Kathleen Pufnak, a/k/a Kathleen M. Pufnak, late of Northumberland County, Pennsylvania, deceased. Benjamin Apfelbaum, 124 North Fourth Street, Sunbury, Pennsylvania, 17801, Executor. Benjamin Apfelbaum, LLC, 124

North Fourth Street, Sunbury,
Pennsylvania, 17801, Attorney.
#1-3

In Re: Estate of Kimberly Ann
Cotter, late of the Township of
Ralpho, Northumberland County,
Pennsylvania, deceased. Sarah
N. Cotter, now Sarah N. Kemble,
2304 Bradley Drive, Harrisburg,
Pennsylvania 17110, Executrix
or Schlesinger & Kerstetter,
LLP, 545 North Second Street,
Shamokin, Pennsylvania, 17872,
Attorney. #1-3

In Re: Estate of Donald H.
Spotts, late of the Township of
Ralpho, Northumberland County,
Pennsylvania, deceased. Donald
D. Spotts, 45 Mountain Road,
Shamokin, Pennsylvania, 17872,
Executor or Schlesinger &
Kerstetter, LLP, 545 North Second
Street, Shamokin, Pennsylvania,
17872, Attorney. #1-3

In Re: Estate of Sandra M.
Ditchey, a/k/a Sandra Ditchey,
late of the Borough of Kulpmont,
Northumberland County,
Pennsylvania, deceased. Marisa
E. Balanda, 830 West Lancaster
Avenue, Apt. 3, Bryn Mawr,
Pennsylvania, 19010, Executrix or
Law Office of Cole & Varano, 112
South Oak Street, Mount Carmel,
Pennsylvania, 17851, Attorney.
#2-4

In Re: Estate of Joseph Dunick,
a/k/a Joseph P. Dunick, late
of the Borough of Kulpmont,
Northumberland County,

Pennsylvania, deceased. Andrew
M. Zupal, 100 Bryn Mawr
Court 406 East, Pittsburgh,
Pennsylvania, 15221, Executor.
Edward C. Greco, Esq., 660
Chestnut Street, Kulpmont,
Pennsylvania, 17834, Attorney.
#2-4

In Re: Estate of Louise C.
Pochakilo, a/k/a Louise C.
Kovach, late of the Township of
Ralpho, Northumberland County,
Pennsylvania, deceased. Linnette
M. Snyder, 123 Urban Road,
Herndon, Pennsylvania, 17830,
Executrix. #2-4

**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 January 16, 2025, at 1:00
P.M., in Courtroom No. 4, at the
Northumberland County 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 Benjamin D. Calmes,
known as 1249 Edison Ave.,
Sunbury, PA 17801, Improvements
Thereon: any improvements
thereon, Tax Parcel ID No: 050-
01-005-014, upon a Judgment
at CV-23-1335, Servis One, Inc.
d/b/a BSI Financial Services
against Benjamin D. Calmes, in

the amount of \$139,968.16, plus interest, costs and fees. HILL WALLACK LLP.

Property of Dane S. Dolan, known as 257 West Ridge Road, Sunbury, PA 17801, Improvements Thereon: a one-story frame dwelling, Tax Parcel ID: 028-00-072-084, upon a Judgment at CV-24-1075, Lakeview Loan Servicing, LLC against Dane S. Dolan, in the amount of \$121,615.99, plus interest, costs and fees. BROCK & SCOTT, PLLC.

Property of John J. Fallatt III and Kristi L. Fallatt, known as 816 Scott Street, Kulpmont, PA 17834, Improvements Thereon: the eastern one-half of a two and one-half story frame dwelling house, Tax Parcel ID: 002-00-003-240, upon a Judgment at CV-23-1418, U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust against John J. Fallatt III and Kristi L. Fallatt, in the amount of \$31,741.18, plus interest, costs and fees. ALBERTELLI LAW.

Property of Gwen M. Purcell, known as 1108 North Shamokin Street, Shamokin, PA 17872, Improvements Thereon: any improvements thereon, Tax Parcel ID: 009-01-001-145, upon a Judgment at CV-24-0555, Allied Mortgage Group, Inc. c/o BSI Financial Services against

Gwen M. Purcell, in the amount of \$129,806.67, plus interest, costs and fees. HILL WALLACK LLP.

Property of Lance G. Stabinski, Melissa Stabinski a/k/a Melissa A. Stabinski, known as 113 Park Avenue a/k/a 115 Park Avenue, Marion Heights, PA 17832, Improvements Thereon: residential property, Tax Parcel ID: 008-00-060-030, upon a Judgment at CV-24-1103, U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCAF Acquisition Trust against Lance G. Stabinski, Melissa Stabinski a/k/a Melissa A. Stabinski, in the amount of \$79,715.93, plus interest, costs and fees. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC.

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

#53-2
