

# Northumberland Legal Journal

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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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**Vol. 96**

**Sunbury, PA**

**Monday, October 7, 2024**

**No. 41**

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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.

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**ESTATE NOTICES**  
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In Re: Estate of Honey Hamilton, a/k/a Honey A. Hamilton, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Katharine Harig, 3469 State Route 209, Millersburg, Pennsylvania, 17061, Executrix. Joseph D. Kerwin, Esq., KERWIN & KERWIN, LLP, 4245 State Route 209, Elizabethville, Pennsylvania, 17023, Attorney. #39-41

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In Re: Estate of Catherine M. Nestico, late of Kulpmont, Northumberland County, Pennsylvania, deceased. Bernard J. Nestico, 416 Chestnut Street, Kulpmont, Pennsylvania, 17834 and Sharon Turlis, 219 Warsaw Street, Marion Heights, Pennsylvania, 17832, Executors or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #39-41

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In Re: Estate of Helen K. Snyder, late of the Township of Jackson, Northumberland County, Pennsylvania, deceased. Lisa K.

Engle, 658 Dairy Road, Dalmatia, Pennsylvania, 17017; Cheryl L. Feese, 1016 Schwaben Creek Road, Dornsife, Pennsylvania, 17823; Dorene C. Lahr, 679 State Route 147, Dalmatia, Pennsylvania 17017, Executrices. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #39-41

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In Re: Estate of Charles T. McAndrew, a/k/a Charles Thomas McAndrew, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Thomas C. McAndrew, 3154 Overlook Drive, Emmaus, Pennsylvania, 18049, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #39-41

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In Re: Estate of Kerry L. Rohrbach, a/k/a Kerry Rohrbach, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Audrey Ann Rohrbach, n/k/a Audrey Ann Sebasovich and Erika Lynn Rohrbach, Executrices, c/o Robin S. Martin, Esq., 111 North High Street, Suite One, Selinsgrove, Pennsylvania, 17870, Attorney. #40-42

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In Re: Estate of Arnold M. Fausey, Jr., late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. D. Richard Poust, Jr., 2832 Heshbon Road, Williamsport, Pennsylvania, 17701; Sally J. Raker, 541 Paige Riddick Road, Gates, North Carolina, 27937, Co-Executors or Antonio D. Michetti, Esq.,

DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #40-42

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In Re: Estate of Nancy A. Yocum, a/k/a Nancy Ann Yocum, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased.

Vanessa Joann Rosa, 1759 Mohawk Street, Coal Township, Pennsylvania, 17866, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI, & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #40-42

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In Re: Estate of Mary Lou Foresman, late of Muncy, Northumberland County, Pennsylvania, deceased. Troy M. Foresman, 90 Foresman Lane, Muncy, Pennsylvania, 17756; Brian E. Bennett, 145 Foresman Lane, Muncy, Pennsylvania, 17756; Timothy W. Welliver, 462 Welliver Road, Watsontown, Pennsylvania, 17777, Executors. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #40-42

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In Re: Estate of Loraine A. Gusick, late of Milton, Northumberland County, Pennsylvania, deceased. Helen D. Martin, 18215 West Buckboard Avenue, Medical Lake, Washington, 99022, Executrix. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #40-42

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In Re: Estate of Samuel J. Bressi, a/k/a Samuel Bressi, late of the Township of Coal,

Northumberland County, Pennsylvania, deceased. Samuel J. Bressi, Jr., 2777 Chestnut Run Road, York, Pennsylvania, 17402, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #40-42

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In Re: Estate of Richard K. Mummey, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Mary L. Attinger, 1416 State Route 61, Sunbury, Pennsylvania, 17801, Administratrix. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #40-42

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In Re: Estate of Joyce Elaine Osman, a/k/a Joyce E. Osman, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Paula A. Panzitta, Executrix, c/o William F. Burke, Esq., 1460 Wyoming Avenue, Forty Fort, Pennsylvania, 18704, Attorney. #41-43

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In Re: Estate of Jane Shannon, a/k/a Jane E. Shannon, a/k/a Jane Ella Shannon, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Nicole Lubinski, 144 North Walnut Street, Mount Carmel, Pennsylvania, 17851, Administratrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. #41-43

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In Re: Estate of Joan E. Schwartz, late of Milton, Northumberland County, Pennsylvania, deceased. Terri L. Bastian, Executrix, c/o

R. Michael Kaar, Esq., DAVIS,  
DAVIS & KAAR, P.O. Box 319,  
Milton, Pennsylvania, 17847,  
Attorney. #41-43

In Re: Estate of Mabel L. Rider,  
late of Sunbury, Northumberland  
County, Pennsylvania, deceased.  
Jason C. Rider, 24 Penns Landing,  
Selinsgrove, Pennsylvania, 17870,  
Administrator. Richard G. Scheib,  
Esq., 11 Reitz Blvd., Suite 102,  
Lewisburg, Pennsylvania, 17837,  
Attorney. #41-43

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**NOTICE**  
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NOTICE IS HEREBY GIVEN  
that Articles of Incorporation  
were filed with and received by  
the Department of State of the  
Commonwealth of Pennsylvania  
at Harrisburg on September 16,  
2024, for the purpose of obtaining  
a Certificate of Incorporation for  
a nonprofit corporation organized  
under the Nonprofit Corporation  
Law of 1988, Act of December  
21, 1988, P.L. 1444, No. 177, as  
amended.

The name of the corporation is:  
**Sunbury Regional Volunteer  
Fire Rescue**

This notice is given pursuant to  
Section 5307 of the Nonprofit  
Corporation Law of 1988.

Benjamin A. Ried, Esquire  
METTE, EVANS & WOODSIDE  
3401 North Front Street  
P.O. Box 5950  
Harrisburg, PA 17110-0950 #41  
-----

**LEGAL NOTICE**  
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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 25, 2024 and  
the court confirmed the same nisi on  
September 25, 2024. 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  
Janel Barwick, Director

Properties sold to highest bidder at  
Northumberland County Tax Claims  
Bureau Upset Sale, scheduled for  
September 19, 2024.

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**002 KULPMONT BOROUGH**  
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Sale # 24-0033  
SWIGART RAY JR  
Parcel No. 002-00-002-135  
Upset Price 3,320.64  
Deed Book/Page 2875-255  
**Sold to: RHODEN JORDAN W**  
Desc. LOT 15 X 150  
**Bid Price \$6,100.00**  
Location 1005 CHESTNUT ST

Sale # 24-0051  
GENTZLER MARVIN  
Parcel No. 002-00-004-111  
Upset Price 3,736.86  
Deed Book/Page 3022-639  
**Sold to: MARASCO FRANK**  
Desc. LOT 15 X 150  
**Bid Price \$17,100.00**  
Location 763 SPRUCE ST

Sale # 24-0063  
DOMANSKI MILDRED

Parcel No. 002-00-004-276

Upset Price 3,320.12

Deed Book/Page 493-842

**Sold to: LOONEY ANTHONY**

Desc. LOT 15 X 150

**Bid Price \$5,500.00**

Location 731 SCOTT ST

**004 MOUNT CARMEL BOROUGH WARD 1**

Sale # 24-0138

WIDA DAVID L/SANDRA L

Parcel No. 004-02-001-212

Upset Price 2,863.05

Deed Book/Page 2470-113

**Sold to: RHODEN JORDAN W**

Desc. LOT 14 X 51

**Bid Price \$5,500.00**

Location 130 W CHERRY ST

**005 MOUNT CARMEL BOROUGH WARD 2**

Sale # 24-0188

GORNEY PETER L/KATHRYN G

Parcel No. 005-02-002-278

Upset Price 3,621.06

Deed Book/Page 2502-859

**Sold to: BRITTON ANTONIO**

Desc. LOT 12 X 75

**Bid Price \$5,700.00**

Location 317 E WATER ST

Sale # 24-0192

BORTELL CHARLES/ANN

Parcel No. 005-03-002-005

Upset Price 3,835.73

Deed Book/Page 2013-379

**Sold to: LOONEY ANTHONY**

Desc. LOT 12 X 104

**Bid Price \$7,500.00**

Location 434 N LOCUST ST

**006 MOUNT CARMEL BOROUGH WARD 3**

Sale # 24-0223

DERAVEN REAL ESTATE LLC

Parcel No. 006-01-003-117

Upset Price 4,809.66

Deed Book/Page 2989-609

**Sold to: VIDAL-MARTINEZ FELIX**

Desc. 12 X 150

**Bid Price \$11,100.00**

Location 111 S HICKORY ST

Sale # 24-0255

WRIGHT JAMES E III/BROOKE

Parcel No. 006-02-003-203

Upset Price 2,890.25

Deed Book/Page 3029-217

**Sold to: VIDAL-MARTINEZ FELIX**

Desc. LOT 16 X 125

**Bid Price \$8,400.00**

Location 520 E 5TH ST

Sale # 24-0261

NGUYEN SONNY DANG

Parcel No. 006-02-003-344

Upset Price 1,829.08

Deed Book/Page 3125-215

**Sold to: RHODEN JORDAN W**

Desc. LOT 12 X 150

**Bid Price \$3,700.00**

Location 121 S ALMOND ST

Sale # 24-0273

BAPTISTE N SONS LLC

Parcel No. 006-03-003-070

Upset Price 4,153.30

Deed Book/Page 3095-572

**Sold to: GALLAGHER COLLEEN**

Desc. LOT 17 X 75

**Bid Price \$4,153.30**

Location 324 S LEMON ST

Sale # 24-0285

RICHARDS KENNETH L/VIRGINIA R

Parcel No. 006-03-003-168

Upset Price 1,992.61

Deed Book/Page 2186-218

**Sold to: GAYADEEN EARL**

Desc. LOT 12 X 75

**Bid Price \$2,200.00**

Location 323 S ORANGE ST

Sale # 24-0296

MEGOSH THOMAS

Parcel No. 006-04-003-062

Upset Price 2,637.95

Deed Book/Page 1123-167

**Sold to: GAYADEEN EARL**

Desc. LOT 15 X 60

**Bid Price \$2,637.95**

Location 338 S LOCUST ST

**007 MOUNT CARMEL BOROUGH WARD 4**

Sale # 24-0303

WILLIAMS RONALD J/PATRICIA A

Parcel No. 007-01-004-143

Upset Price 4,232.45

Deed Book/Page 2316-708

**Sold to: RHODEN JORDAN W**

Desc. LOT 18 X 150

**Bid Price \$6,000.00**

Location 438 W 4TH ST

Sale # 24-0330  
CANTONNET ARAMIS J  
Parcel No. 007-03-004-041  
Upset Price 1,800.71  
Deed Book/Page 1626-660  
**Sold to: ROSA ALONDRA**  
Desc. LOT 13.5 X 70  
**Bid Price \$1,800.71**  
Location 305 S BEECH ST

Sale # 24-0331  
CANTONNET ARAMIS  
Parcel No. 007-03-004-042  
Upset Price 2,291.24  
Deed Book/Page 1276-777  
**Sold to: ROSA ALONDRA**  
Desc. LOT 11.6 X 70  
**Bid Price \$2,291.24**  
Location 307 S BEECH ST

**008 MOUNT CARMEL TOWNSHIP**

Sale # 24-0400  
SNYDER PAUL A JR  
Parcel No. 008-01-078-068-A  
Upset Price 3,477.12  
Deed Book/Page 1934-828  
**Sold to: BRITTON ANTONIO**  
Desc. LOT 25 X 30  
**Bid Price \$4,500.00**  
Location 29 CHURCH ST

Sale # 24-0408  
WHARY CAROL A/CAMPBELL SKIE  
MARIE  
Parcel No. 008-02-069-104  
Upset Price 2,961.51  
Deed Book/Page 3351-834  
**Sold to: ULLOA SEGUNDO**  
Desc. LOT 12 X 127  
**Bid Price \$5,100.00**  
Location 433 W SAYLOR ST

Sale # 24-0428  
LLEWELLYN JOSEPH S  
Parcel No. 008-03-070-100  
Upset Price 2,827.61  
Deed Book/Page 2996-30  
**Sold to: LOONEY ANTHONY**  
Desc. LOT 14 X 127  
**Bid Price \$5,100.00**  
Location 345 W SAYLOR ST

**009 SHAMOKIN CITY WARD 1**

Sale # 24-0440  
TAYLOR JUDITH A  
Parcel No. 009-01-001-019

Upset Price 4,902.10  
Deed Book/Page 973-499  
**Sold to: FAIRWEATHER JUNIOR**  
Desc. 19 X 100  
**Bid Price \$6,400.00**  
Location 611 E COMMERCE ST

Sale # 24-0448  
POZO EDISON  
Parcel No. 009-01-001-062  
Upset Price 5,609.01  
Deed Book/Page 3154-233  
**Sold to: ELAYYAN HUSSAM RAED**  
Desc. LOT 28 X 82  
**Bid Price \$5,609.01**  
Location 725 N SHAMOKIN ST

Sale # 24-0455  
NGUYEN SONNY DANG  
Parcel No. 009-01-001-127  
Upset Price 4,358.16  
Deed Book/Page 3115-506  
**Sold to: LOONEY ANTHONY**  
Desc. LOT 18 X 50  
**Bid Price \$4,358.16**  
Location 507 E PACKER ST

**00C COAL TOWNSHIP WARD C**

Sale # 24-0543  
FREEMAN LORI  
Parcel No. 00C-01-00C-130  
Upset Price 669.45  
Deed Book/Page 3152-785  
**Sold to: GAYADEEN EARL**  
Desc. LOT 25 X 100  
**Bid Price \$669.45**  
Location 1210 CHEMUNG ST

Sale # 24-0544  
FREEMAN LORI  
Parcel No. 00C-01-00C-131  
Upset Price 518.74  
Deed Book/Page 3152-790  
**Sold to: GAYADEEN EARL**  
Desc. LOT 12 X 100  
**Bid Price \$518.74**  
Location 1212 CHEMUNG ST

Sale # 24-0545  
DIALS VERONICA  
Parcel No. 00C-01-00C-136  
Upset Price 576.99  
Deed Book/Page 3108-874  
**Sold to: ALEXANDER ANJELINA  
MARY JULIA**  
Desc. LOT 12 X 100



**Bid Price \$576.99**

Location 1218 CHEMUNG ST

Sale # 24-0552

KOLARI REMZI/GONXHE

Parcel No. 00C-01-00C-219

Upset Price 815.42

Deed Book/Page 2182-457

**Sold to: GAYADEEN EARL**

Desc. LOT 25 X 218

**Bid Price \$815.42**

Location PULASKI AVE

**00E COAL TOWNSHIP WARD E**

Sale # 24-0569

GUTHRIE BECKY E

Parcel No. 00E-01-00E-095-A

Upset Price 3,145.07

Deed Book/Page 1073-732

**Sold to: BRITTON ANTONIO**

Desc. LOT 12.5 X 75

**Bid Price \$3,145.07**

Location 1038 W WOOD ST

Sale # 24-0572

STEWART LAUREY

Parcel No. 00E-01-00E-116

Upset Price 3,574.17

Deed Book/Page 3003-796

**Sold to: BRITTON ANTONIO**

Desc. LOT 25 X 150

**Bid Price \$5,500.00**

Location 1016 W SPRUCE ST

**00G COAL TOWNSHIP WARD G**

Sale # 24-0637

MISCAVAGE JOSEPH PETER III

Parcel No. 00G-01-00G-479

Upset Price 2,706.76

Deed Book/Page 1276-753

**Sold to: RHODEN JORDAN W**

Desc. LOT 12.5 X 150

**Bid Price \$4,000.00**

Location 1221 W MULBERRY ST

**010 SHAMOKIN CITY WARD 2**

Sale # 24-0715

CRAIG MICHAEL JAMES

Parcel No. 010-01-002-321

Upset Price 9,192.90

Deed Book/Page 2810-338

**Sold to: VALDEZ NICK**

Desc. LOT 25 X 80

**Bid Price \$10,200.00**

Location 112 114 E ELM ST

**011 SHAMOKIN CITY WARD 3**

Sale # 24-0739

GILLIGBAUER ROBERT

Parcel No. 011-01-003-063

Upset Price 615.20

Deed Book/Page 3075-663

**Sold to: ELAYYAN HUSSAM RAED**

Desc. LOT 30.6 X 32

**Bid Price \$615.20**

Location 18 W CHURCH ST

**012 SHAMOKIN CITY WARD 4**

Sale # 24-0785

KAUFFMAN KERRI L

Parcel No. 012-02-004-144

Upset Price 665.11

Deed Book/Page 3158-203

**Sold to: GAYADEEN EARL**

Desc. LOT 25 X 150

**Bid Price \$665.11**

REPOSITORY SALE

Location 301 S 7TH ST

Sale # 24-0807

SANTOS KENNY/CHADWICK

KIMBERLY

Parcel No. 012-04-004-032

Upset Price 4,757.05

Deed Book/Page 2999-32

**Sold to: MARKS MATTHEW**

Desc. LOT 12 X 150

**Bid Price \$4,757.05**

Location 676 BEAR VALLEY AVE

Sale # 24-0811

PHILLIPS-KACHURKA JOYCE

Parcel No. 012-04-004-042

Upset Price 3,549.06

Deed Book/Page 2267-821

**Sold to: ULLOA SEGUNDO**

Desc. LOT 12.5 X 150

**Bid Price \$3,549.06**

Location 654 BEAR VALLEY AVE

**013 SHAMOKIN CITY WARD 5**

Sale # 24-0824

DAVIS SHAWN

Parcel No. 013-01-005-046

Upset Price 2,900.77

Deed Book/Page 3167-767

**Sold to: GETCHEY TONY**

Desc. LOT 25 X 25

**Bid Price \$8,200.00**

Location 417 E SPRUCE ST

Sale # 24-0836  
STYOKOVICH TAMARA  
Parcel No. 013-01-005-113  
Upset Price 1,699.81  
Deed Book/Page 2929-83

**Sold to: ULLOA SEGUNDO**

Desc. LOT 12 X 95  
**Bid Price \$4,400.00**  
Location 7 S SHAMOKIN ST

Sale # 24-0872  
ZILLERUELO FAMILY TRUST  
Parcel No. 013-02-005-125  
Upset Price 6,460.76  
Deed Book/Page 1964-862

**Sold to: LOONEY ANTHONY**

Desc. LOT 22 X 79  
**Bid Price \$6,460.76**  
Location 441 443 S SHAMOKIN ST

Sale # 24-0875  
REEDER KATHRYN S  
Parcel No. 013-02-005-169  
Upset Price 3,419.05  
Deed Book/Page 1545-286

**Sold to: LOONEY ANTHONY**

Desc. LOT 18 X 91.10  
**Bid Price \$8,300.00**  
Location 217 S SHAMOKIN ST

Sale # 24-0876  
DEMISHOCK MELODY  
Parcel No. 013-02-005-170  
Upset Price 3,373.27  
Deed Book/Page 2260-322

**Sold to: BANKS GENE**

Desc. LOT 18 X 91.10  
**Bid Price \$6,500.00**  
Location 215 S SHAMOKIN ST

Sale # 24-0884  
SMALLWOOD DEBORAH LYNN  
Parcel No. 013-02-005-228  
Upset Price 4,421.95  
Deed Book/Page 2898-703

**Sold to: LOONEY ANTHONY**

Desc. LOT 18 X 90  
**Bid Price \$4,421.95**  
Location 240 S FRANKLIN ST

**014 SHAMOKIN CITY WARD 6**

Sale # 24-0940  
LOVELACE CONSULTAN GROUP LLC  
Parcel No. 014-01-006-136  
Upset Price 3,314.95  
Deed Book/Page 3150-821

**Sold to: BRITTON ANTONIO**

Desc. LOT 12 X 150  
**Bid Price \$3,314.95**  
Location 133 S 3RD ST

**015 SHAMOKIN CITY WARD 7**

Sale # 24-0973  
SMELTZER HAROLD L II  
Parcel No. 015-01-007-128  
Upset Price 4,182.99  
Deed Book/Page 588-287

**Sold to: BRITTON ANTONIO**

Desc. PT LOTS  
**Bid Price \$4,182.99**  
Location 1117 N VINE ST

Sale # 24-0979  
FOULDS ANNETTE C  
Parcel No. 015-02-007-080  
Upset Price 5,799.76  
Deed Book/Page 638-147

**Sold to: LOONEY ANTHONY**

Desc. PT LOT  
**Bid Price \$5,799.76**  
Location 720 E SUNBURY ST

**017 SHAMOKIN CITY WARD 9**

Sale # 24-1002  
LOVELACE CONSULTAN GROUP LLC  
Parcel No. 017-01-009-005  
Upset Price 3,284.12  
Deed Book/Page 3135-74

**Sold to: MARKS MATTHEW**

Desc. LOT 16 X 84 AVG  
**Bid Price \$3,284.12**  
Location 712 N 6TH ST

Sale # 24-1008  
CERRETO MARIE D  
Parcel No. 017-01-009-139  
Upset Price 8,064.31  
Deed Book/Page 1940-390

**Sold to: GALLAGHER COLLEEN**

Desc. LOT 16 X 78.5  
**Bid Price \$8,064.31**  
Location 3 W COMMERCE ST

**018 SHAMOKIN CITY WARD 10**

Sale # 24-1021  
HARE NICOLE  
Parcel No. 018-01-010-237  
Upset Price 1,246.71  
Deed Book/Page 2960-636  
**Sold to: ALEXANDER ANJELINA MARY JULIA**



Desc. LOT 15 X 60  
**Bid Price \$1,246.71**  
Location 561 N 1ST ST

Sale # 24-1022  
HARE NICOLE  
Parcel No. 018-01-010-238  
Upset Price 1,056.90  
Deed Book/Page 2960-636  
**Sold to: MARKS MATTHEW**  
Desc. LOT 15 X 60  
**Bid Price \$1,600.00**  
Location 563 N 1ST ST

**020 ZERBE TOWNSHIP**

Sale # 24-1037  
KERSTETTER GEORGE  
Parcel No. 020-01-065-231  
Upset Price 7,892.30  
Deed Book/Page 2364-432  
**Sold to: MILORO CHARLES**  
Desc. LOT 65 X 120  
**Bid Price \$21,200.00**  
Location 750 W MARKET ST

**021 DELAWARE TOWNSHIP**

Sale # 24-1083  
NOGLE TERESA/RON  
Parcel No. 021-00-010-108-024-L  
Upset Price 2,800.74  
Deed Book/Page  
**Sold to: GALLAGHER COLLEEN**  
Desc. LEASED  
**Bid Price \$2,800.74**  
Location 24 LOOP RD

**027 LITTLE MAHANAY TOWNSHIP**

Sale # 24-1132  
SHINGARA ADAM M/BARTOS SYDNEY  
N  
Parcel No. 027-00-073-025  
Upset Price 6,278.81  
Deed Book/Page 2370-586  
**Sold to: RAMKUMAR SHANTIE**  
Desc. .443 AC  
**Bid Price \$6,278.81**  
Location 1711 SUNSHINE RD

**039 POINT TOWNSHIP**

Sale # 24-1229  
WOLF ANDREW  
Parcel No. 039-00-026-013-N  
Upset Price 1,121.05  
Deed Book/Page 3197-630  
**Sold to: RAMKUMAR SHANTIE**

Desc. 1.296 AC  
**Bid Price \$2,600.00**  
Location DOGWOOD LN

**040 RALPHO TOWNSHIP**

Sale # 24-1290  
SASSANI ANTHONY/EILEEN  
Parcel No. 040-02-044-241  
Upset Price 530.32  
Deed Book/Page 579-646  
**Sold to: BURDA STEPHEN**  
Desc. LOTS 35 & 36  
**Bid Price \$530.32**  
Location

**054 SUNBURY CITY WARD 9**

Sale # 24-1430  
TROUP CHARLES A/NANCY E  
Parcel No. 054-02-009-026  
Upset Price 4,297.51  
Deed Book/Page 558-779  
**Sold to: GOMEZ JESSE**  
Desc. 1135 COURT ST  
**Bid Price \$16,700.00**  
Location 1135 COURT ST

Sale # 24-1431  
TROUP CHARLES A/NANCY E  
Parcel No. 054-02-009-027  
Upset Price 4,297.51  
Deed Book/Page 558-779  
**Sold to: GOMEZ JESSE**  
Desc. 1133 COURT ST  
**Bid Price \$10,000.00**  
Location 1133 COURT ST

Sale # 24-1437  
KNOEBEL KEVIN D  
Parcel No. 054-03-009-068  
Upset Price 903.93  
Deed Book/Page 2669-22  
**Sold to: ULLOA SEGUNDO**  
Desc. LOT 30 X 82  
**Bid Price \$2,600.00**  
Location 1062 MILLER ST

Sale # 24-1438  
KNOEBEL KARL DAVID SR/ETAL  
Parcel No. 054-03-009-069  
Upset Price 8,928.82  
Deed Book/Page 886-539  
**Sold to: GOMEZ JESSE**  
Desc. LOT 30 X 97  
**Bid Price \$24,000.00**  
Location 1066 1068 MILLER ST

**SHERIFF'S SALE  
OF REAL ESTATE**

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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 October 17, 2024, at 1:00 P.M., in Courtroom No. 3, 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 Viola Bolick, known as 245 South Vine Street, Mount Carmel Borough, Northumberland County, Pennsylvania 17851, Improvements Thereon: the northern half of a double frame dwelling house, Tax Parcel ID No: 007—02-004-159, upon a Judgment at CV-24-0657, Fulton Bank, N.A. s/b/m FNB Bank, N.A. against Viola Bolick, in the amount of \$18,036.92, plus interest, costs and fees. HENRY & BEAVER, LLP.

Property of Brittany Dean, known as 351 Liberty Street, Milton, PA 17847, Improvements Thereon: a two story frame dwelling house and other outbuildings, Tax Parcel ID: 035-02-005-041, upon a Judgment at CV-23-2012, Nationstar Mortgage, LLC against Brittany Dean, in the amount of \$91,556.98, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Shane Fetzter, known as 1281 Market Street, Sunbury, PA 17801, Improvements Thereon:

a single frame dwelling house, Tax Parcel ID: 053-03-008-148, upon a Judgment at CV-24-0736, Pennsylvania Housing Finance Agency against Shane Fetzter, in the amount of \$69,352.00, plus interest, costs and fees. PURCELL, KRUG & HALLER.

Property of Daniel Haring, as heir to Joan M. Haring, Deceased, and David Haring, as heir to Joan M. Haring, Deceased, Donna Shervinski, as heir to Joan M. Haring, Deceased, and the Unknown Heirs of Joan M. Haring, known as 11 North Hickory Street, Mount Carmel, PA 17851, Improvements Thereon: the northern half of a two and one-half story double frame dwelling, Tax Parcel ID: 005-01-002-112, upon a Judgment at CV-23-1925, Mortgage Assets Management, LLC against Daniel Haring, as heir to Joan M. Haring, Deceased, and David Haring, as heir to Joan M. Haring, Deceased, Donna Shervinski, as heir to Joan M. Haring, Deceased, and the Unknown Heirs of Joan M. Haring, in the amount of \$59,264.66, plus interest, costs and fees. STERN & EISENBERG, P.C.

Property of Kenneth M. Hoffman, Administrator of the Estate of Mark R. Hoffman a/k/a Mark R. Hoffman, Sr., Deceased, known as 104 East Third Ave., Sunbury, Upper Augusta Township, PA 17801, Improvements Thereon: any improvements thereon, Tax Parcel ID: 057-00-041-053.A-016, upon a Judgment at CV-23-2063, Fulton Bank, N.A., Successor by

Merger to Swineford National Bank against Kenneth M. Hoffman, Administrator of the Estate of Mark R. Hoffman a/k/a Mark R. Hoffman, Sr., Deceased, in the amount of \$99,384.13, plus interest, costs and fees. HENRY & BEAVER, LLP.

Property of David C. Mantz and Michelle Reichenbach, known as 181 Union Street, Sunbury, Upper Augusta Township, PA 17801, Improvements Thereon: a one and a half story frame dwelling house, Tax Parcel ID: 057-01-047-073, upon a Judgment at CV-23-0670, U.S. Bank Trust National Association, and any successor in interest, not in its individual capacity, but solely as owner trustee for Mill City Mortgage Loan Trust 2019-GS2 against David C. Mantz and Michelle Reichenbach, in the amount of \$92,451.67, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Milton Real Estate Investors, LLC, known as 1460 North Ridge Road, Milton, Turbot Township, PA 17847, Improvements Thereon: any improvements thereon, Tax Parcel ID: 056-00-019-038-B, upon a Judgment at CV-24-1021, Fulton Bank, N.A., Successor by Merger to Swineford National Bank, against Milton Real Estate Investors, LLC, in the amount of \$306,561.69, plus interest, costs and fees. HENRY & BEAVER, LLP.

Property of Shawn W. Ryan and Kelly M. Ryan, known as 420 West Butternut Street, Mt.

Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel ID: 007-01-004-213, upon a Judgment at CV-24-0064, Nationstar Mortgage, LLC against Shawn W. Ryan and Kelly M. Ryan, in the amount of \$44,769.81, plus interest, costs and fees. ALBERTELLI LAW.

Property of Jean M. Zartman solely in her capacity as Administrator of the Estate of Deana Fritz a/k/a Deana M. Fritz, deceased, known as 1248 Wolverton Street, Sunbury PA 17801, Improvements Thereon: one-half of a two double frame dwelling house, Tax Parcel ID: 054-02-009-096, upon a Judgment at CV-24-0559, PHH Mortgage Corporation against Jean M. Zartman solely in her capacity as Administrator of the Estate of Deana Fritz a/k/a Deana M. Fritz, deceased, in the amount of \$35,232.45, plus interest, costs and fees. STERN & EISENBERG, PC.

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 #39-41  
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