

# Northumberland Legal Journal

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## NORTHUMBERLAND COUNTY BAR ASSOCIATION

Debra A. Moyer, Business Manager  
Business Office  
201 Market Street  
P.O. Box 126, Sunbury, PA 17801-0126

Antonio D. Michetti, Esquire  
Editor in Chief  
David B. Marateck, Esquire  
Chairman

**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

— — — — —  
In Re: Estate of Randy L. Foulds, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Mary T. Reffner, 109 Chevy Lane, Northumberland, Pennsylvania, 17857; Beth A. Piepszowski, 668 Airport Road, Sunbury, Pennsylvania, 17801; Sarah L. Snyder, 672 Susquehanna Trail, Northumberland, Pennsylvania, 17857, Executrices or Thomas E. Boop, Esq., 106 Market Street, P.O. Box 470, Sunbury, Pennsylvania, 17801, Attorney. 18-20

— — — — —  
In Re: Estate of Louise C. Labosky, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Jane L. Klembara, 1601 West Arch Street, Coal Township, Pennsylvania, 17866, Executrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 18-20

In Re: Estate of Mildred J. Miller, a/k/a Joan Miller, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Pamela A. Morone, 226 Echelon Road, Voorhees, New Jersey, 08042 or Patti S. Miller, 450 W. Market Street, Trevorton, Pennsylvania, 17881, Co-Executrices or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 921 Market Street, Trevorton, Pennsylvania, 17881, Attorney. 18-20

— — — — —  
In Re: Estate of William E. Oxenrider, Sr., late of the Township of Jackson, Northumberland County, Pennsylvania, deceased. Johnny L. Oxenrider, 339 Queen Street, Northumberland, Pennsylvania, 17857, Executor or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 921 Market Street, Trevorton, Pennsylvania, 17881, Attorney. 18-20

— — — — —  
In Re: Estate of Robert T. Brezinski, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Robert C. Brezinski, Administrator, c/o Marissa B. Marshall, Esq., KREISHER & GREGOROWICZ, 401 S. Market Street, Bloomsburg, Pennsylvania, 17815, Attorney. 18-20

— — — — —  
In Re: Estate of Robert James Ficca, a/k/a Robert J. Ficca, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Marie Ficca, Administratrix, c/o Marianne E. Kreisher, Esq.,

KREISHER & GREGOROWICZ,  
401 S. Market Street, Bloomsburg,  
Pennsylvania, 17815, Attorney.

18-20

— — — — —

In Re: Estate of Ann Dombroski,  
late of the Township of Coal,  
Northumberland County, Penn-  
sylvania, deceased. Linda  
Anderson, 124 Wynn School  
Road, Elysburg, Pennsylvania,  
17824, Administrator or Ann  
Targonski, Esq., 112 East Inde-  
pendence Street, Shamokin,  
Pennsylvania, 17872, Attorney.

18-20

— — — — —

In Re: Estate of Yvonne C. Guffey,  
late of the Borough of Milton,  
Northumberland County, Penn-  
sylvania, deceased. Rodney W.  
Guffey, 93 Center Street, Mt.  
Pocono, Pennsylvania, 18344;  
Carol J. Evans, a/k/a Carol J.  
Guffey, 1126 Sterling Avenue,  
Berwick, Pennsylvania, 18603,  
Co-Executors or Robert E.  
Benion, Esq., P.O. Box 356,  
Milton, Pennsylvania, 17847,  
Attorney.

19-21

— — — — —

In Re: Estate of Paul R. Raup,  
late of the Township of Point,  
Northumberland County, Penn-  
sylvania, deceased. Kathleen A.  
Bailor, 238 Wooded Heights  
Drive, New Columbia, Pennsylv-  
ania, 17856; Holly J. Snyder,  
180 Phillips Road, Milton, Penn-  
sylvania, 17847, Co-Executrices  
or Robert E. Benion, Esq., P.O.  
Box 356, Milton, Pennsylvania,  
17847, Attorney.

19-21

— — — — —

In Re: Estate of Jean L. Ryan,  
late of the Borough of Milton,  
Northumberland County, Penn-  
sylvania, deceased. Sandra L.  
Craig, 1 Liberty Terrace,  
Watsonstown, Pennsylvania,  
17777, Executrix or Robert E.  
Benion, Esq., P.O. Box 356,  
Milton, Pennsylvania, 17847,  
Attorney.

19-21

— — — — —

In Re: Estate of Vivienne M. Richie,  
late of the Borough of  
Northumberland, Northumberland  
County, Pennsylvania, deceased.  
Shannon G. Richie, 166 Cannery  
Road, Northumberland, Pennsylv-  
ania, 17857, Executor or Thomas  
E. Boop, Esq., 106 Market Street,  
P.O. Box 470, Sunbury, Pennsylv-  
ania, 17801, Attorney.

19-21

— — — — —

In Re: Estate of Charles B.  
Dawson, late of Watsonstown,  
Northumberland County, Penn-  
sylvania, deceased. Annette  
Dawson-Moore, Executrix, c/o  
Elizabeth A. White, Esq.,  
MARSHALL, PARKER & WE-  
BER, LLC, 49 E. Fourth Street,  
Williamsport, Pennsylvania,  
17701, Attorney.

19-21

— — — — —

In Re: Estate of Cara M. Rovito,  
a/k/a Cara Maxine Moon Rovito,  
late of the City of Shamokin,  
Northumberland County, Penn-  
sylvania, deceased. Tina Burns,  
5 North Shamokin Street,  
Shamokin, Pennsylvania,  
17872, Executrix or Richard J.  
Roberts, Jr., Esq. 29 East Inde-  
pendence Street, P.O. Box 518,  
Shamokin, Pennsylvania,  
17872, Attorney.

19-21

— — — — —

In Re: Estate of Carl W. Sampsell, late of Watsontown, Northumberland County, Pennsylvania, deceased. Carol J. Valentine, Executrix, c/o Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. 19-21

— — — — —

In Re: Estate of Leonard G. White, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Sandra L. Snyder, 1601 Mile Hill Road, Sunbury, Pennsylvania, 17801, Executrix or Michael P. Toomey, Esq., 714 Seven Points Road, Sunbury, Pennsylvania, 17801, Attorney. 19-21

— — — — —

In Re: Estate of Mark Stone, late of the Borough of Herndon, Northumberland County, Pennsylvania, deceased. Carmela Schuenemann, 1228 Raupstal Road, Herndon, Pennsylvania, 17830, Administratrix or Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 19-21

— — — — —

In Re: Estate of Joseph K. Andreatti, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Heidi A. Zimmerman, 204 North Market Street, Elysburg, Pennsylvania, 17824, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 20-22

— — — — —

In Re: Estate of Arlene L. Snyder, late of Watsontown, Northumberland County, Pennsylvania, deceased. Jeffery Fritz, 636 Front Street, New Berlin, Pennsylvania, 17855, Executor. Lori R. Hackenberg, Esq., 408 Market Street, P.O. Box 529, New Berlin, Pennsylvania, 17855, Attorney. 20-22

— — — — —

In Re: Estate of Hilda I. Miller, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Nancy M. Waldrop, 1455 Keegan Lane, Mechanicsburg, Pennsylvania, 17055, Executrix or Melissa S. Lobos, Esq., MARTIN & LOBOS, LLC, 309 East Chestnut Street, Mifflinburg, Pennsylvania, 17844, Attorney. 20-22

— — — — —

In Re: Estate of Flower Caroline Fisher, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Carol Jo Fisher, 2655 Tamlynn Court, Easton, Pennsylvania, 18045, Executrix or Myron M. Moskowitz, Esq., 2 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 20-22

— — — — —

In Re: Estate of Jane Yeager Whitley, a/k/a Jane Y. Whitley, a/k/a Jane B. Whitley, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Gail Ann Whitley, 122 East Dewart Street, Shamokin, Pennsylvania, 17872, or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 20-22

— — — — —

**IN THE COURT OF  
COMMON PLEAS OF  
NORTHUMBERLAND  
COUNTY,  
PENNSYLVANIA  
NO. CV-16-641**

IN THE MATTER OF PETITION  
FOR CHANGE OF NAME OF  
Jason Leo Azarraga

**NOTICE OF  
NAME CHANGE**

NOTICE IS HEREBY GIVEN  
that on the 21st  
day of April, 2016, the Petition  
for Change of Name, filed by  
Petitioner, Jason Leo Azarraga,  
was filed in the above named  
Court, requesting for a decree to  
change his or her name to Jason  
Leo Azcar Azarraga.

The Court has fixed June 22nd,  
2016, at 9:15 o'clock, A.M. in  
Courtroom No. 2, Northumberland  
County Courthouse, located at 201  
Market Street, Sunbury, PA,  
17801, as the time and place for  
the hearing of said Petition, when  
and where all persons interested  
may appear and show cause, if any  
they have, why the prayer of the  
said petition should not be granted.

Jason Leo Azarraga  
Petitioner 20

**NOTICE OF ACTION IN  
MORTGAGE  
FORECLOSURE**

**IN THE COURT OF  
COMMON PLEAS**

**OF NORTHUMBERLAND  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 15-CV-760**

CitiMortgage Inc., Plaintiff vs.  
Deneita Bell a/k/a Deneita  
Metzger a/k/a Deneita Metzger  
a/k/a Deneita Dauberman,  
Solely in Her Capacity as Heir  
of Joyce B. Fry, Deceased,  
Jacinda Rearick, Solely in Her  
Capacity as Heir of Joyce B.  
Fry, Deceased and Unknown  
Heirs, Successors, Assigns and  
All Persons, Firms or  
Associations Claiming Right,  
Title or Interest From or Under  
Joyce B. Fry, Deceased,  
Defendants

**NOTICE**

TO: Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming Right,  
Title or Interest From or Under  
Joyce B. Fry, Deceased,  
Defendant(s), whose last known  
address is Center Street a/k/a  
156 Center Street, Montandon  
a/k/a West Chillisquaque, PA  
17850 a/k/a 156 Center Street  
Township of West Chillisquaque  
Montandon, PA 17850

**NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY**

TAKE NOTICE that the real  
estate located at Center Street  
a/k/a 156 Center Street,  
Montandon a/k/a West  
Chillisquaque, PA 17850 a/k/a  
156 Center Street Township of  
West Chillisquaque Montandon,

PA 17850, is scheduled to be sold at Sheriff's Sale on June 16, 2016 at 1:00 P.M., in the Office of the Sheriff, Northumberland County Courthouse, 201 Market Street, Sunbury, PA 17801, to enforce the court judgment of \$54,809.52, obtained by CITIMORTGAGE, INC., against you.

**Property Description:**

Prop. sit in the West Chillisquaque Township, Northumberland County. BEING prem.: Center Street a/k/a 156 Center Street, Montandon a/k/a West Chillisquaque, Pa 17850 a/k/a 156 Center Street Township Of West Chillisquaque Montandon, PA 17850.

Tax Parcel: # 062-02023-009. Improvements consist of residential property. Sold as the property of JOYCE B. FRY.

**TERMS OF SALE:**

The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Northumberland County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on

the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirn & Assoc., LLC  
Attys. for Plaintiff  
Eight Neshaminy Interplex  
Ste. 215  
Trevose, PA 19053  
(215) 942-2090

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— — — — —

**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Northumberland County, Pennsylvania, under the assumed or fictitious name, style or designation.

**Blue Line Chauffeurs** with its principal place of business at 631 Red Hill Road, Milton, PA 17847.

The name and address of the entity owning interest in said business is Blue Line Secure Transportation Services, LLC with its principal place of business at 631 Red Hill Road, Milton, PA 17847.

The Application was filed on April 1, 2016.

Eric C. Diggan, Esquire  
519 Walnut Street  
Reading, PA 19601-3477 20

— — — — —  
**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 **May 19, 2016** at 1:00 P.M., in the Sheriff's Office of ROBERT J. WOLFE, 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 Robert A. Page, known as 271-273 Front Street, Northumberland, PA 17857, Improvements Thereon: a two (2) story frame dwelling house, Tax Parcel 037-01-002-164, upon a Judgment in Mortgage Foreclosure at CV-15-1766, Northumberland National Bank vs. Robert A. Page, in the amount of \$16,287.12 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Gary L. Ernest and Cheri M. Ernest a/k/a Cherie M. Ernest, known as 580 Mile Run Road, Sunbury, PA 17801, Improvements Thereon: the premises known as 580 Mile Run Road, Sunbury, PA 17801, Tax Parcel 028-00-054-075-A, upon a Judgment in Mortgage Foreclosure at CV 14-0653, US Bank, NA vs. Gary L. Ernest and Cheri M. Ernest a/k/a Cherie M. Ernest, in the amount of \$77,445.46 plus interest, costs, & fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Lewis R. Renner and Melissa L. Renner, known as 1018 North Front Street, Milton, PA 17847, Improvements Thereon: a frame stucco dwelling house, Tax Parcel 031-01-001-260, upon a Judgment in Mortgage Foreclosure at CV 15-1892, The Bank of New York Mellon trust Company, NA fka The Bank of New York Trust Company, NA as Successor to JPMorgan Chase Bank, NA, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-Rz4 vs. Lewis R. Renner and Melissa L. Renner, in the amount of \$116,666.58 plus interest, costs, & fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Steven S. Mather and Samuel Pflieger, known as 222 South Walnut Street, Mount Carmel, PA 17851, Improvements Thereon: erected premises municipally numbered 222 South

Walnut Street, Tax Parcel 006-01-003-342, upon a Judgment in Mortgage Foreclosure at CV-15-1713, Andrew S. Long vs. Steven S. Mather and Samuel Pfleegor, in the amount of \$14,126.10 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Terry J. Bardole and Tonya J. Bardole, known as 1020 Montour Street, Milton, PA 17847, Improvements Thereon: a dwelling house, Tax Parcel 056-01-019-28-B, upon a Judgment in Mortgage Foreclosure at CV-15-1808, U.S. Bank NA, as Trustee for the Pennsylvania Housing Finance Agency vs. Terry J. Bardole and Tonya J. Bardole, in the amount of \$111,618.63 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of Rex L. Millington, Sr. a/k/a Rex Millington, in His Capacity as Executor and Devisee of The Estate of H. Richard Millington, known as 540-544 HALF Susquehanna Avenue, Sunbury, PA 17801, Improvements Thereon: a double frame dwelling, Tax Parcel 050-03-005-120, upon a Judgment in Mortgage Foreclosure at CV-15-1743, Wells Fargo Bank, NA, Successor by Merger to Wells Fargo Bank Minnesota, NA, as Trustee f/k/a Norwest Bank Minnesota, NA, as Trustee for The Registered Holders of Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-Bc4 vs.

Rex L. Millington, Sr. a/k/a Rex Millington, in His Capacity as Executor and Devisee of The Estate of H. Richard Millington, in the amount of \$45,023.97 plus interest, costs, & fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Keith A. Burkland and Sheri L. Burkland, known as 206 Elysburg Road, Borough of Riverside, Danville, PA 17821, Improvements Thereon: the premises known as 206 Elysburg Road, Borough of Riverside, Danville, PA 17821, Tax Parcel 041-02-027-027-008, upon a Judgment in Mortgage Foreclosure at CV 15-0761, Wells Fargo Bank, NA vs. Keith A. Burkland and Sheri L. Burkland, in the amount of \$109,994.01 plus interest, costs, & fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Paul Steel, known as 336 West Third Street, Mount Carmel, PA 17851, Improvements Thereon: a dwelling house, Tax Parcel 007-01-004-070, upon a Judgment in Mortgage Foreclosure at CV 14-0622, Bank of New York Mellon, fka The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-5CB, Mortgage Pass-Through Certificates, Series 2007-5CB vs. Paul Steel, in the amount of \$106,514.11 plus interest, costs, & fees. Milstead and Associates, LLC.

Property of Debra E. Rosencrans, known as 367 N. Main Street, a/k/a RR2 Box 55, Herndon, PA



17830, Improvements Thereon: a dwelling house, Tax Parcel 023-00-001-005, upon a Judgment in Mortgage Foreclosure at CV 15-1659, Wells Fargo Bank, NA vs. Debra E. Rosencrans, in the amount of \$72,436.72 plus interest, costs, & fees. Milstead and Associates, LLC.

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 18-20

— — — — —  
**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 **June 16, 2016** at 1:00 P.M., in the Sheriff's Office of ROBERT J. WOLFE, 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 William J. Wood, Jr., known as 604 Crissinger Hill Road, Sunbury, PA 17801, Improvements Thereon: a small shed and dish antenna, Tax Parcel 028-00-063-039-A, upon a Judgment at CV-12-1001, Larry G. Braden and Judith A. Braden vs. William J. Wood, Jr., in the amount of \$4,683.50 plus interest, costs, & fees. Brian L. Kerstetter, Esq.

Property of Deneita Bell, a/k/a Deneita Metzger a/k/a Deneita Metzger a/k/a Deneita Dauberman, solely in her capacity as heir of Joyce B. Fry, Deceased, and Jacinda Rearick, solely in her capacity as heir of Joyce B. Fry, Deceased, and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, title or Interest from or under Joyce B. Fry, Deceased, known as 156 Center Street, Montandon, PA 17850, Improvements Thereon: any improvements thereon, Tax Parcel No. 062-02-023-009, upon a Judgment in Mortgage Foreclosure at CV 15-0760, CitiMortgage, Inc. vs. Deneita Bell, a/k/a Deneita Metzger a/k/a Deneita Metzger a/k/a Deneita Dauberman, solely in her capacity as heir of Joyce B. Fry, Deceased, and Jacinda Rearick, solely in her capacity as heir of Joyce B. Fry, Deceased, and Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, title or Interest from or under Joyce B. Fry, Deceased, in the

amount of \$54,809.52, plus interest, costs, & fees. Powers Kirn & Associates, LLC.

Property of David P. Collier and Wendy A. Collier, known as 2063 Stetler Drive, Coal Township, PA 17866, Improvements Thereon: a dwelling known and numbered as 2063 Stetler Drive, Coal Township, PA 17866, upon a Judgment in Mortgage Foreclosure at CV 15-2152, LSF9 Master Participation Trust vs. David P. Collier and Wendy A. Collier, in the amount of \$71,689.40 plus interest, costs, & fees. McCabe, Weisberg & Conway, P.C.

Property of Brandie A. Haddock, known as 834 West Willow Street, Coal Township, PA 17866, Improvements Thereon: a small one-story one-room dwelling municipally numbered as 834 West Willow Street, Coal Township, PA, upon a Judgment in Mortgage Foreclosure at CV 15-2176, Service First Federal Credit Union vs. Brandie A. Haddock, in the amount of \$28,673.02 plus interest, costs, & fees. Lonnie C. Hill, Esq.

Property of Neal L. Lewis, known as 41 Broadway Street, Milton, PA 17847, Improvements Thereon: a two-story brick building, upon a Judgment in Mortgage Foreclosure at CV 15-1477, Swineford National Bank vs. Neal L. Lewis and the United States of America, in the amount of \$116,022.55 plus interest, costs, & fees. Cravitz Law Office.

Property of Jack L. Leininger, Jr. and Jaydelle E. Leininger, known as 253 Valley Road, Sunbury, PA 17801, Improvements Thereon: any improvements thereon municipally numbered as 253 Valley Road, Sunbury, PA 17801, upon a Judgment in Mortgage Foreclosure at CV 15-0921, Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank, successor by merger to First Susquehanna Bank and Trust vs. Jack L. Leininger, Jr. and Jaydelle E. Leininger, in the amount of \$60,880.88 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Jack L. Leininger, Jr. and Jaydelle E. Leininger, known as 253 Valley Road, Sunbury, PA 17801, Improvements Thereon: any improvements thereon municipally numbered as 253 Valley Road, Sunbury, PA 17801, upon a Judgment in Mortgage Foreclosure at CV 15-0921, Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank, successor by merger to First Susquehanna Bank and Trust vs. Jack L. Leininger, Jr. and Jaydelle E. Leininger, in the amount of \$60,880.88 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Michele L. Hornberger, known as 1160 Pulaski Avenue, Coal Township, PA 17866, Improvements Thereon: any improvements thereon municipally numbered as

1160 Pulaski Avenue, Coal Township, PA 17866, upon a Judgment in Mortgage Foreclosure at CV 13-2487, Deutsche Bank National Trust Company, as Trustee for HIS Asset Loan Obligation Trust 2007-WF1 vs. Michele L. Hornberger, in the amount of \$52,920.73 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Christopher M. Brown, Personal Representative of the Estate of Michael J. Brown a/k/a Michael Brown a/k/a Michael James Brown and Emily E. Brown, Personal Representative of the Estate of Michael J. Brown a/k/a Michael Brown a/k/a Michael James Brown, known as 15 West Center Street a/k/a 193 West Center Street, Elysburg, PA 17824, Improvements Thereon: a single family dwelling, upon a Judgment in Mortgage Foreclosure at CV 14-2246, Green Tree Servicing, LLC vs. Christopher M. Brown, Personal Representative of the Estate of Michael J. Brown a/k/a Michael Brown a/k/a Michael James Brown and Emily E. Brown, Personal Representative of the Estate of Michael J. Brown a/k/a Michael Brown a/k/a Michael James Brown, in the amount of \$84,889.77 plus interest, costs, & fees. Law Office of Gregory Javardian, LLC.

Property of Michael Schu, known as 5 Sumac Lane, Elysburg, PA 17824, Improvements Thereon: any improvements thereon

municipally numbered as 5 Sumac Lane, Elysburg, PA 17824, upon a Judgment in Mortgage Foreclosure at CV 14-2098, Green Tree Servicing, LLC vs. Michael Schu, in the amount of \$313,815.24 plus interest, costs, & fees. Law Office of Gregory Javardian, LLC.

Property of DeWart Street Properties, LLC, known as 218-226 Dewart Street, Shamokin, PA 17872, Improvements Thereon: a three story and basement brick concrete building known as Cardiff Apartments, a single frame dwelling, and any other improvements thereon, upon a Judgment in Mortgage Foreclosure at CV 15-1805, First National Bank of Pennsylvania vs. DeWart Street Properties, LLC, in the amount of \$133,564.14 plus interest, costs, & fees. Sheils Law Associates, P.C.

Property of Mark E. Lowry, known as 1345 West Walnut Street, Coal Township, PA 17866, Improvements Thereon: the eastern one-half of a double frame dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-2343, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Mark E. Lowry, in the amount of \$15,052.37 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of Autumn G. Lauver and Michael S. Lauver, known as 439 Reagan Street, Sunbury, PA 17801, Improvements

Thereon: any improvements thereon municipally known as 439 Reagan Street, Sunbury, PA 17801, upon a Judgment in Mortgage Foreclosure at CV 14-1479, Lakeview Loan Servicing, LLC vs. Autumn G. Lauver and Michael S. Lauver, in the amount of \$46,241.48 plus interest, costs, & fees. KML Law Group, P.C.

Property of Mark A. Buss and Laurie A. Buss, known as 949 West Market Street, Trevorton, PA 17881, Improvements Thereon: residential dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-2373, First Heritage Financial, LLC vs. Mark A. Buss and Laurie A. Buss, in the amount of \$39,587.88 plus interest, costs, & fees. Martha E. Von Rosenstiel, P.C.

Property of Lisa L. Padula, known as 307 West Fourth Street, Mount Carmel, PA 17851, Improvements Thereon: residential dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-2010, Pennymac Loan Services, LLC vs. Lisa L. Padula, in the amount of \$27,881.95 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Mellonee A. Snyder and Paul D. Snyder, Jr., known as 139 East Dewart Street, Shamokin, PA 17872, Improvements Thereon: any improvements thereon municipally known as 139 East

Dewart Street, Shamokin, PA 17872, upon a Judgment in Mortgage Foreclosure at CV 14-0134, Wells Fargo Bank, N.A. vs. Mellonee A. Snyder and Paul D. Snyder, Jr., in the amount of \$67,865.81 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Unknown Heirs/Administrators of the Estate of Brett Eugene Siegel, James Siegel, Believed Heir of the Estate of Brett Eugene Siegel and Brenda Neilson, a/k/a Brenda Siegel, Believed Heir of the Estate of Brett Eugene Siegel, known as 2398 Captain Bloom Rd., Sunbury, PA 17801, Improvements Thereon: any improvements thereon municipally known as 2398 Captain Bloom Rd., Sunbury, PA 17801, upon a Judgment in Mortgage Foreclosure at CV 14-0397, Wells Fargo Bank, N.A. vs. Unknown Heirs/Administrators of the Estate of Brett Eugene Siegel, James Siegel, Believed Heir of the Estate of Brett Eugene Siegel and Brenda Neilson, a/k/a Brenda Siegel, Believed Heir of the Estate of Brett Eugene Siegel, in the amount of \$121,025.31 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of David P. Bowman and Lisa Fusetti-Bowman, known as 100-102 East Columbia Ave., Atlas, PA 17851, Improvements Thereon: any improvements thereon municipally known as 100-102 East Columbia Ave., Atlas, PA 17851, upon a Judgment in Mortgage Foreclosure at CV 15-1216, Blue Chip Federal Credit Union vs. David P. Bowman and

Lisa Fusetti-Bowman, in the amount of \$49,380.64 plus interest, costs, & fees. Howell Law Firm.

Property of Dale L. Henry, known as 457 North Second Street, Sunbury, PA 17801, Improvements Thereon: a two-story frame dwelling house and frame garage, upon a Judgment in Mortgage Foreclosure at CV 15-1037, LSF9 Master Participation Trust vs. Dale L. Henry, in the amount of \$64,051.30 plus interest, costs, & fees. Richard M. Squire & Associates, LLC.

Property of Robert Koch and Deborah A. Borkoskie, known as 236 South Maple Street, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon municipally known as 236 South Maple Street, Mount Carmel, PA 17851, upon a Judgment in Mortgage Foreclosure at CV 15-1438, JPMorgan Chase Bank, National Association vs. Robert Koch and Deborah A. Borkoskie, in the amount of \$18,430.23 plus interest, costs, & fees. Shapiro & DeNardo, LLC.

Property of Jennifer M. Applegate, known as 5220 Susquehanna Trail, Turbotville, PA 17772, Improvements Thereon: any improvements thereon municipally known as 5220 Susquehanna Trail, Turbotville, PA 17772, upon a Judgment in Municipal Lien Claim at CV 16-0003, Township of Lewis vs. Jennifer M.

Applegate, in the amount of \$1,965.02 plus interest, costs, & fees. Mc Nerney, Page, Vanderlin & Hall.

Property of Tim Porter a/k/a Timothy J. Porter and Stacy L. Zeiber, known as 135 Maple Avenue, Milton, PA 17847, Improvements Thereon: any improvements thereon municipally known as 135 Maple Avenue, Milton, PA 17847, upon a Judgment in Mortgage Foreclosure at CV 14-1216, Nationstar Mortgage, LLC vs. Tim Porter a/k/a Timothy J. Porter and Stacy L. Zeiber, in the amount of \$92,776.90 plus interest, costs, & fees. KML Law Group, P.C.

Property of Ronald F. Martin, II and Theresa L. Martin, known as 722 West Coal Street, Trevorton, PA 17881, Improvements Thereon: any improvements thereon municipally known as 722 West Coal Street, Trevorton, PA 17881, upon a Judgment in Mortgage Foreclosure at CV 12-0935, US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-3, Home Equity Pass-Through Certificates, Series 2006-3 vs. Ronald F. Martin, II and Theresa L. Martin, in the amount of \$42,801.32 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Zachary K. Buffington as Administrator of the Estate of Dean E. Buffington, Deceased, known as 834 Hallowing Run Road, Sunbury, PA 17801, Improvements Thereon: a frame cottage and necessary outbuildings, upon a Judgment in Mortgage Foreclosure at CV 15-2337, JPMorgan Chase Bank, National Association vs. Zachary K. Buffington as Administrator of the Estate of Dean E. Buffington, Deceased, in the amount of \$54,370.32 plus interest, costs, & fees. KML Law Group, P.C.

Property of William Gudonis, known as 247 South Walnut Street, a/k/a 247 Walnut Street, Mount Carmel, PA 17851, Improvements Thereon: a residential dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-1431, Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under the Laws of the United States of America vs. William Gudonis, in the amount of \$23,150.69 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Barbara Jean Fedorchick, in Her Capacity as Heir of Scott D. Fedorchick, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Scott D. Fedorchick, Deceased, known as 750 Mahanoy Street, Trevorton,

PA 17881, Improvements Thereon: a dwelling house, a frame building used as a slaughterhouse and other outbuildings, upon a Judgment in Mortgage Foreclosure at CV 15-1475, Pennymac Loan Services, LLC vs. Barbara Jean Fedorchick, in Her Capacity as Heir of Scott D. Fedorchick, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Scott D. Fedorchick, Deceased, in the amount of \$98,864.31 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Jean E. Zettlemyer, known as 345 Broadway, a/k/a 345 Broadway Street, Milton, PA 17847, Improvements Thereon: a two-story single frame dwelling house, upon a Judgment in Mortgage Foreclosure at CV 15-1904, Santander Bank, N.A. vs. Jean E. Zettlemyer, in the amount of \$161,688.61 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Francis R. Kovilaritch and Deana M. Kovilaritch, known as 1117 Shakespeare Avenue, Milton, PA 17847, Improvements Thereon: any improvements thereon municipally known as 1117 Shakespeare Avenue, Milton, PA 17847, upon a Judgment in Mortgage Foreclosure at CV 15-2332, First National Bank of Pennsylvania vs. Francis R.

Kovilaritch and Deana M. Kovilaritch, in the amount of \$11,561.92 plus interest, costs, & fees. James, Smith, Dietterick & Connelly, LLP.

Property of Thomas G. Wise and Tara L. Wise, known as 5 Pine Avenue, Elysburg, PA 17824, Improvements Thereon: a single family dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-1922, LSF9 Master Participation Trust vs. Thomas G. Wise and Tara L. Wise, in the amount of \$199,058.98 plus interest, costs, & fees. McCabe, Weisbeg & Conway, P.C.

Property of Thomas G. Wise and Tara L. Wise, known as 5 Pine Avenue, Elysburg, PA 17824, Improvements Thereon: a single family dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-1922, LSF9 Master Participation Trust vs. Thomas G. Wise and Tara L. Wise, in the amount of \$199,058.98 plus interest, costs, & fees. McCabe, Weisbeg & Conway, P.C.

Property of James W. Miller, Sr. and Cynthia A. Miller, known as 4980 Susquehanna Trail, Turbotville, PA 17772, Improvements Thereon: a frame dwelling house, upon a Judgment in Municipal Lien Claim at CV 16-0004, Township of Lewis vs. James W. Miller, Sr. and Cynthia A. Miller, in the amount of \$1,607.69 plus interest, costs, & fees. Mc Nerney, Page, Vanderlin & Hall.

Property of Drew W. Alexander, known as 128-130 North 5<sup>th</sup> Street, Sunbury, PA 17801, Improvements Thereon: a double two (2) story frame dwelling house and garage, upon a Judgment in Mortgage Foreclosure at CV 15-1665, FNB Bank, N.A. vs. Drew W. Alexander, in the amount of \$44,821.78 plus interest, costs, & fees. Barley Snyder.

Property of Edward W. Padlo, III and Susan M. Padlo, known as 1968 State Route 61, Sunbury, PA 17801, Improvements Thereon: a single dwelling house, upon a Judgment in Mortgage Foreclosure at CV 15-1807, Quicken Loans, Inc. vs. Edward W. Padlo, III and Susan M. Padlo, in the amount of \$104,774.01 plus interest, costs, & fees. Stern & Eisenberg, P.C.

Property of Frank M. Kruleski a/k/a Frank Kruleski, known as 646 Chestnut Street, Kulpmont, PA 17834, Improvements Thereon: the western half of a two and one-half story double frame dwelling house known as No. 646 Chestnut Street and on the rear of which, fronting on Maple Street is the western end of a one story concrete block garage with no partition separating the portion of the garage located on the premises immediately adjacent on the east, upon a Judgment in Mortgage Foreclosure at CV 15-1757, FNB Bank, N.A. vs. Frank

M. Kruleski a/k/a Frank Kruleski, in the amount of \$7,787.80 plus interest, costs, & fees. Henry & Beaver, LLP.

Property of Christina A. Buffington and Zachary K. Buffington, Administrator of the Estate of Dean E. Buffington, known as 548 Reagan Street, Sunbury, PA 17801, Improvements Thereon: a two-story brick dwelling house, upon a Judgment in Mortgage Foreclosure at CV 15-1897, First National Bank of Pennsylvania, Successor by Merger to Snyder County Trust company, Incorporated as SunBank vs. Christina A. Buffington and Zachary K. Buffington, Administrator of the Estate of Dean E. Buffington, in the amount of \$36,507.75 plus interest, costs, & fees. James, Smith, Dietterick & Connelly, LLP.

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 20-22

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