

# Northumberland Legal Journal

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## NORTHUMBERLAND COUNTY BAR ASSOCIATION

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*NOTICE—PRINTING DATE—FRIDAY*

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### CONTENTS

#### COURT CALENDAR — 2015

##### ACCOUNTS CONFIRMED

January 26; February 23; March 30; April 27; May 26; June 22; July 27; August 24; September 28; October 26; November 23; December 28

##### ARDS/ARD REVOCATIONS

January 5; February 2; March 2; April 6; May 4; June 1; July 6; August 3; October 19; November 2; December 21

##### ARGUMENT COURT

January 7; February 4; March 4; April 1; May 6; June 3; July 1; August 5; September 2; October 7; November 4; December 2

##### BHIDS TREATMENT COURT

January 13,27; February 24; March 10,24; April 7,21; May 5,19; June 2,30; July 28; August 4,18; September 8; October 6,20; November 17; December 1,29

##### CHILDREN AND YOUTH

January 8,15,22,29; February 5,12,19,20; March 5,12,19,26; April 2,9,16,23,30; May 7,14,21,28; June 4,11,18,25; July 2,9,16,30,31; August 6,13,20,27; September 3,10,17,24; October 1,8,15,22,29; November 5,12,19,20,25; December 3,10,17,18

##### CIVIL JURY SELECTION

February 9; June 8; September 14; December 7

##### CIVIL PRE-TRIALS

January 28; February 24; March 25; April 29; May 27; June 24; July 8; August 12; September 30; October 28; November 25; December 30

##### CIVIL JURY TRIALS

February 10-13 & 17-20; June 9-12 & 16-19; September 15-18 & 21-25; December 8-11 & 14-18

##### COST CONTEMPTS

January 6; February 3; March 10; April 14; May 12; June 2; July 14; August 4; September 8; October 13; November 10; December 1

##### CRIMINAL BENCH TRIALS

March 23; April 27; June 22; July 20; August 24; September 14; October 30; November 16; December 7

##### CRIMINAL JURY SELECTION

January 12; March 9; April 13; May 11; July 13; August 17; October 5; November 9

##### CRIMINAL JURY TRIALS

January 15-16, 22-23, 29-30; March 12-13, 19-20; 26-27; April 16-17, 23-24, 30; May 1; 14-15, 21-22, 28-29; July 15-17, 29-31; August 19-21, 26-28; October 8-9, 15-16, 22-23; November 12-13, 18-20, 25

##### CRIMINAL PRE-TRIALS

January 9; February 6; March 6; April 10; May 8; June 10; July 10; August 14; September 4; October 2; November 6; December 4

##### DRUG COURT

January 6,13,20,27; February 3; March 3,10,17,24,31; April 7,14,21,28; May 5,12,19,26; June 23,30; July 7,21,28; August 4,11,18,25; September 1,8,29; October 6,13,20,27; November 10,17,24; December 1,8,22,29

##### DUI COURT

January 6,20; February 3; March 3,17,31; April 14,28; May 12,26; June 23; July 7,21; August 11,25; September 1,29; October 13,27; November 10,24; December 22

##### GUILTY PLEAS/SENTENCINGS

January 5,26; February 2,23; March 2,16,30; April 6,20; May 4,18; June 1,29; July 6,27; August 3,10,31; September 28; October 19,26; November 2,30; December 14,21,28

##### JUVENILE COURT

January 6,13,27; February 10,17,24; March 10,24,31; April 7,21,28; May 5,19,26; June 2,16,30; July 7,14,28; August 11,18,25; September 8,15,22; October 6,13,20; November 10,17,24; December 1,8,15,29

##### JUVENILE TREATMENT COURT

January 13,27; February 10,24; March 10,24; April 7,21; May 5,19; June 2,16,30; July 14,28; August 11,25; September 8,22; October 6,20; November 17; December 1,15,29

##### PENN DOT APPEALS

January 20; February 24; March 24; April 21; May 19; June 23; July 21; August 18; October 20; November 24; December 22

##### REVOCATIONS

January 8; February 5; March 5; April 2; May 7; June 4; July 2; August 13; September 3; October 1; November 5; December 3

##### SUMMARY APPEALS

January 26; February 23; March 30; April 20; May 18; June 29; July 27; August 31; September 28; October 26; November 30; December 28

##### SUPPORT APPEALS

January 13,27; March 3,17,31; April 7,28; May 5,26; June 30; July 7,28; August 11,25; September 9,29; October 6,27; November 18,24; December 2,29

##### SUPPORT CONTEMPT

January 6,20; February 3,24; March 10,24; April 14,21; May 12,19; June 2,23; July 14,21; August 4,18; September 1,8; October 13,20; November 10,17; December 1,22

##### VETERAN'S COURT

January 13,27; February 24; March 10,24; April 7,21; May 5,19; June 2,30; July 28; August 4,18; September 8; October 6,20; November 17; December 1,29

##### LEGAL HOLIDAYS

January 1,19; February 16; April 3; May 25; June 15; July 3; September 7; October 12; November 3,11,26,27; December 25

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 Frances Luberecki, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Amanda Stehr, 10 North Sixth Street, Coal Township, Pennsylvania, 17866, Executrix and Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 34-36

— — — — —  
In Re: Estate of Mark Bassett, a/k/a Mark C. Bassett, late of the Township of Rush, Northumberland County, Pennsylvania, deceased. Bruce Bassett, Executor, c/o Michael Dennehy, Esq., MARKS, McLAUGHLIN & DENNEHY, P.O. Box 179, Danville, Pennsylvania, 17821, Attorney. 34-36

— — — — —  
In Re: Estate of John M. Demas, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Francis J. Kalejta, Jr., 993 Trevorton Road, Coal Township, Pennsylvania, 17866; Violette Feudale, 233 Happy Hollow Road, Coal Town-

ship, Pennsylvania, 17866, Executors or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. 34-36

— — — — —  
In Re: Estate of James R. Buggy, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Catherine W. Robinson, 10910 Bond Road, Adelphi, Maryland, 20783, Administratrix or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. 34-36

— — — — —  
In Re: Estate of David T. Custer, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Northumberland National Bank, Executor, c/o Trust Department, Northumberland National Bank, 245 Front Street, P.O. Box 271, Northumberland, Pennsylvania, 17857, Attorney. 34-36

— — — — —  
In Re: Estate of Mary E. Condern, a/k/a Mary Elizabeth Condern, a/k/a Elizabeth Hoffman, late of the Township of West Chillisquaque, Northumberland County, Pennsylvania, deceased. Charlene M. Stahlnecker, Executrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 35-37

— — — — —  
In Re: Estate of Elsie M. Girton, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. David R.

Girton, 1230 Wolverton Street, Sunbury, Pennsylvania, 17801, Executor or Thomas E. Boop, Esq., 106 Market Street, P.O. Box 470, Sunbury, Pennsylvania, 17801, Attorney. 35-37  
— — — — —

In Re: Estate of Yvonne S. Pepperman, late of Milton, Northumberland County, Pennsylvania, deceased. Jeffrey L. Pepperman, Executor, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, 37 N. Arch Street, Milton, Pennsylvania, 17847, Attorney. 35-37  
— — — — —

In Re: Estate of Allen R. Bilger, late of the Township of Turbot, Northumberland County, Pennsylvania, deceased. Giuseppina P. Bilger, 1165 Penn Street, Milton, Pennsylvania, 17847, Executrix or Terry W. Light, J.D., BRANN & LIGHT, P.C., 112 Market Street, Lewisburg, Pennsylvania, 17837, Attorney. 35-37  
— — — — —

In Re: Estate of Mark Gillespie, late of the Township of Lower Augusta, Northumberland County, Pennsylvania, deceased. Pongsri Gillespie, 950 Crissinger Hill Road, Sunbury, Pennsylvania, 17801, Administratrix. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 35-37  
— — — — —

In Re: Estate of Louise E. Missmer, late of the Township of Point, Northumberland

County, Pennsylvania, deceased. Donald C. Kamsler, Jr., 703 Julie Court, Mechanicsburg, Pennsylvania, 17055, Executor or Robert E. Diehl, Jr., Esq., DIEHL, DLUGE, JONES & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 36-38  
— — — — —

In Re: Estate of Eileen M. McGinley, a/k/a Eileen McGinley, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Donna Smith, 1045 San Jose Road, Apt. 135, Mesa, Arizona, 85202 or Joseph E. McGinley, Sr., 1201 Poplar Street, Kulpmont, Pennsylvania, 17834, Co-Administrators. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 36-38  
— — — — —

In Re: Estate of Ronald D. Jurasich, a/k/a Ronald Jurasich, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Dianne Candelora, 213 West Third Street, Mount Carmel, Pennsylvania, 17851, Executrix or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. 36-38  
— — — — —

In Re: Estate of Donna M. Hoke, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Christopher A. Hoke, 415 North Washington Street, Shamokin, Pennsylvania, 17872, Administrator. Gregory

R. Reed, Esq., 3120 Parkview Lane, Harrisburg, Pennsylvania, 17111, Attorney. 36-38

Susquehanna Valley Taxi Service, Inc., hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania Business Corporation Law of 1988. The purpose for which the corporation is to be organized is for taxi services. 36

**City of Sunbury  
Notice**

Notice is hereby given that the City of Sunbury has filed a Notice, a Declaration of Taking, and a Memorandum of Filing of Notice for abandoned and blighted properties located at the following addresses:

225 S. 4th Street,  
Sunbury, PA 17801

326 Walnut Street,  
Sunbury, PA 17801

526-528 Pennsylvania Avenue,  
Sunbury, PA 17801

The above abandoned and blighted properties were posted with the pleadings pursuant to the Eminent Domain Code, 26 Pa.C.S.A. § 305(b)(2).

David L. Persing, Mayor  
City of Sunbury

Adam C. Purdy, Chairman  
City of Sunbury Redevelopment  
Authority

Michael M. Apfelbaum, Esquire  
Brianna Apfelbaum Kula,  
Esquire  
Apfelbaum, Apfelbaum &  
Apfelbaum  
43 S. Fifth Street  
Sunbury, PA 17801 36

**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 **OCTOBER 15, 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 David B. Bendas and Charlene M. Bendas, known as 690 West Valley Avenue, Elysburg, PA, 17824, Improvements Thereon: a residential dwelling, Tax Parcel 040-00-050-148-A, upon a Judgment in Mortgage Foreclosure at CV 15-0523, First Heritage Financial, LLC vs. David B. Bendas and Charlene M. Bendas, in the amount of \$93,382.81 plus interest, costs, & fees. Martha E. Von Rosenstiel, P.C.

Property of The Unknown Heirs of James R. Burkland, Sr., Deceased, known as 123 Wall Street, Riverside, PA, 17868, Improvements Thereon: a residential dwelling, Tax Parcel

41-1-27-16, upon a Judgment in Mortgage Foreclosure at CV 14-0764, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. The Unknown Heirs of James R. Burkland, Sr., Deceased, in the amount of \$28,796.95 plus interest, costs, & fees. Purcell, Krug & Haller

Property of Kerri E. Docasta, known as 406 South Market Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 012-02-004-044, upon a Judgment in Mortgage Foreclosure at CV 14-2169, Federal National Mortgage Association vs. Kerri E. Docasta, in the amount of \$44,745.14 plus interest, costs, & fees. Milstead & Associates, LLC

Property of Jay L. Dressler and Valarie M. Dressler, known as 334 South Shamokin Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 013-02-005-076, upon a Judgment in Mortgage Foreclosure at CV 15-0377, Bank of America, National Association vs. Jay L. Dressler and Valarie M. Dressler, in the amount of \$50,653.94 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Stacy M. Gerber f/k/a Stacy M. Baez and Brian S. Gerber, known as 243 Park Avenue, Milton, PA, 17847, Improvements Thereon: a one and one-half story frame dwelling and other outbuildings, Tax Parcel 32-2-2-7, upon a Judgment

in Mortgage Foreclosure at CV 15-0281, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Stacy M. Gerber f/k/a Stacy M. Baez and Brian S. Gerber, in the amount of \$79,582.10 plus interest, costs, & fees. Purcell, Krug & Haller

Property of Michael Greenwalt, Sr., known as 185 North Marshall Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 010-01-002-147, upon a Judgment in Mortgage Foreclosure at CV 11-0426, Wells Fargo Bank, N.A. vs. Michael Greenwalt, Sr., in the amount of \$137,059.81 plus interest, costs, & fees. Zucker, Goldberg & Ackerman, LLC

Property of Adam J. Janson, known as 429 South Hickory Street, Mount Carmel, PA, 17851, Improvements Thereon: a residential dwelling, Tax Parcel 006-03-003-200, upon a Judgment in Mortgage Foreclosure at CV 13-1481, U.S. Bank N.A., as Legal Title Trustee for Truman 2012 SC2 Title Trust vs. Adam J. Janson, in the amount of \$59,283.60 plus interest, costs, & fees. Romano, Garubo & Argentieri

Property of Urbando Maldonado, in His Capacity as Administrator and Heir of the Estate of Violet M. Maldonado a/k/a Violet Maldonado and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right,

Title or Interest From or Under Violet M. Maldonado a/k/a Violet Maldonado, Deceased, known as RR 1 Box 1353 a/k/a 1898 Klingerstown Road, Herndon, PA, 17830, Improvements Thereon: a residential dwelling, Tax Parcel 025-00-103-051, upon a Judgment in Mortgage Foreclosure at CV 15-0162, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank vs. Urbando Maldonado, in His Capacity as Administrator and Heir of the Estate of Violet M. Maldonado a/k/a Violet Maldonado and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Violet M. Maldonado a/k/a Violet Maldonado, Deceased, in the amount of \$52,168.43 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Sandra L. Mowery, known as 117 Evergreen Road, Paxinos, PA, 17860, Improvements Thereon: a residential dwelling, Tax Parcel 044-00-049-107-F, upon a Judgment in Mortgage Foreclosure at CV 15-0732, Lsf8 Master Participation Trust vs. Sandra L. Mowery, in the amount of \$228,006.03 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Brian Treas, Betsy A. Ressler, Ray Treas & Anthony Treas in their capacity as Heirs of Robert D. Treas, Deceased, known as 1244 Highland Avenue, Sunbury, PA, 17801, Improvements Thereon: a residential dwelling, Tax Parcel

053-03-008-055, upon a Judgment in Mortgage Foreclosure at CV 15-0682, The Northumberland National Bank vs. Brian Treas, Betsy A. Ressler, Ray Treas & Anthony Treas in their capacity as Heirs of Robert D. Treas, Deceased, in the amount of \$29,344.97 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate

Property of Kay Louise Walburn and Marlin W. Kopp, known as 418 South 2nd Street, Sunbury, PA, 17801, Improvements Thereon: a frame dwelling house, Tax Parcel 048-01-003-082, upon a Judgment in Mortgage Foreclosure at CV 15-0568, JPMorgan Chase Bank, National Association vs. Kay Louise Walburn and Marlin W. Kopp, in the amount of \$84,039.43 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Marsha A. Thomas and Ralph K. Thomas, known as 209 Brown Avenue, Milton, PA, 17847, Improvements Thereon: a two story frame dwelling house, Tax Parcel 1-3-348 & 177 Brown Avenue, Milton, PA, 17847, Improvements Thereon: a vacant lot, Tax Parcel 1-3-347a, upon a Judgment in Mortgage Foreclosure at CV 15-0501, LSF9 Master Participation Trust vs. Marsha A. Thomas and Ralph K. Thomas, in the amount of \$123,789.72 plus interest, costs, & 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 34-36

— — — — —  
**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 **NOVEMBER 19, 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 Kelle L. Bell, known as 104-106 North Locust Street, Mount Carmel, PA, 17851, Improvements Thereon: a residential dwelling, Tax Parcel 005-03-02-108, upon a Judgment in Mortgage Foreclosure at CV 15-0608, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Kelle L. Bell, in the amount of

\$65,824.17 plus interest, costs, & fees. Purcell, Krug & Haller

Property of Steve A. Ferree, known as 733 West Railroad Street, Treverton, PA, 17881, Improvements Thereon: a residential dwelling, Tax Parcel 020-01-065-119, upon a Judgment in Mortgage Foreclosure at CV 15-0183, Regency Finance Agency vs. Steve A. Ferree, in the amount of \$56,260.42 plus interest, costs, & fees. Shiels Law Associates, P.C.

Property of Shelly A. Foulds, f/k/a Shelly A. Bressi, Executrix of the Estate of Joanne A. Sabo, a/k/a Joan Sabo, Deceased, known as 1218 West Fern Street, Coal Township, PA, 17866, Improvements Thereon: the western one-half of a double two and one-half story, stucco dwelling house and other outbuildings, Tax Parcel 00H-01-00H-144, upon a Judgment in Mortgage Foreclosure at CV 15-0996, Susquehanna Bank, successor by conversion to Susquehanna Bank, PA vs. Shelly A. Foulds, f/k/a Shelly A. Bressi, Executrix of the Estate of Joanne A. Sabo, a/k/a Joan Sabo, Deceased, in the amount of \$16,310.97 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate

Property of Fredie E. Hummel a/k/a Fred E. Hummel, known as 201 North Market Street f/k/a 29 North Market Street, Elysburg, PA, 17824, Improvements

Thereon: a two story residential property with one-car detached garage, Tax Parcel 040-00-044-131, upon a Judgment in Mortgage Foreclosure at CV 15-0621, First Columbia Bank & Trust Co. vs. Freddie E. Hummel a/k/a Fred E. Hummel, in the amount of \$40,412.25 plus interest, costs, & fees. Harding, Hill & Turowski LLP

Property of Joseph A. Krovitskie, known as 1109 Maple Street, Kulpmont, PA, 17834, Improvements Thereon: a residential dwelling, Tax Parcel 002-00-002-098, upon a Judgment in Mortgage Foreclosure at CV 15-0623, CitiFinancial Servicing LLC, a Delaware Limited Liability Company vs. Joseph A. Krovitskie, in the amount of \$52,353.93 plus interest, costs, & fees. Milstead & Associates, LLC

Property of John S. May and Christine M. May, known as 225 North Franklin Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 10-2-2-54, upon a Judgment in Mortgage Foreclosure at CV 13-2101, Service 1st Federal Credit Union vs. John S. May and Christine M. May, in the amount of \$14,394.31 plus interest, costs, & fees. Lonnie C. Hill, Enquire

Property of Neil Muhlberg Executor of the Estate of Julius Muhlberg, Deceased, known as 41 South Market Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 012-01-004-121, upon

a Judgment in Mortgage Foreclosure at CV 12-0929, M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Neil Muhlberg Executor of the Estate of Julius Muhlberg, Deceased, in the amount of \$54,741.49 plus interest, costs, & fees. KML Law Group, P.C.

Property of Stanley J. Rompallo a/k/a Stanley Rompallo, known as 1201 Scott Street Rear, Kulpmont, PA, 17834, Improvements Thereon: a residential dwelling, Tax Parcel 002-00-001-192, upon a Judgment in Mortgage Foreclosure at CV 15-0670, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Stanley J. Rompallo a/k/a Stanley Rompallo, in the amount of \$45,598.77 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Dennis W. Smith, known as 106 south 10th Street, Sunbury, PA, 17801, Improvements Thereon: a residential dwelling, Tax Parcel 054-01-009-136, upon a Judgment in Mortgage Foreclosure at CV 15-0544, LSF9 Master Participation Trust vs. Dennis W. Smith, in the amount of \$79,143.83 plus interest, costs, & fees. McCabe, Weisberg and Conway, P.C.

Property of Timothy L. Walter, Sr., known as 1 Honeysuckle Lane, Milton, PA, 17847, Improvements Thereon: a residential dwelling, Tax Parcel 035-04-019-045, upon a Judgment in Mortgage Foreclosure at CV 15-0378, PHH Mortgage Corporation f/k/a Coldwell

Banker Mortgage vs. Timothy L. Walter, Sr., in the amount of \$87,699.13 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, 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 35-37

— — — — —