

Northumberland Legal Journal

USPS 396-860 Published weekly by

NORTHUMBERLAND COUNTY BAR ASSOCIATION

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

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NOTICE—PRINTING DATE—FRIDAY

Advertisements must be received by NOON the preceding Wed.

Vol. 88

Sunbury, PA

Monday November 21, 2016

No. 47

Subscription Price - \$30.00 Out of County • \$20.00 In County
Periodicals Postage Paid at Sunbury, PA 17801 and Additional Mailing Offices
PRINTING OFFICE - Keystone Printing & Graphics, Inc. 583 N. Oak Street, Shamokin, PA 17872
POSTMASTER: Send Address Correction Form 3579 to
Northumberland Legal Journal P.O. Box 126, Sunbury, PA 17801

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September 5; October 10; November 8,11,24,25; December 26

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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In Re: Estate of Clair E. Hain, late of the Borough of Herndon, Northumberland County, Pennsylvania, deceased. Clair E. Hain, Jr., 2519 Dornsife Mountain Road, Sunbury, Pennsylvania, 17801 or Lisa M. Ebright, 476 Hallowing Run Road, Sunbury, Pennsylvania, 17801, Co-Executors. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 45-47

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In Re: Estate of Theodore B. Smith, Sr., late of Montandon, Northumberland County, Pennsylvania, deceased. Barbara D. Braverman, Executrix, c/o Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. 45-47

— — — — —
In Re: Estate of Ronald S. Border, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Todd Schaffner, 1342 State Route 147, Dalmatia, Pennsyl-

vania, 17017, Executor. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 45-47

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In Re: Estate of Joan K. Zerbe, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Richard G. Zerbe, 838 Middle Road, Dalmatia, Pennsylvania, 17017; Cathy S. Artz, 992 Emerald Lane, Millersburg, Pennsylvania, 17061, Executors. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 45-47

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In Re: Estate of Christopher M. Slodysko, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Jennifer L. Slodysko, 205 South Maple Street, Mount Carmel, Pennsylvania, 17851, Administratrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 46-48

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In Re: Estate of Charles J. Furdalewicz, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Melanie L. Miller, 139 E. Independence Street, 2nd Floor Apt., Shamokin, Pennsylvania, 17872 or Amanda L. Miller, 850 W. Mulberry Street, Coal Town-

ship, Pennsylvania, 17866 Executrices or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 46-48

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In Re: Estate of Thelma M. Hetrick, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Thomas J. Hetrick, 131 Schrawder Road, Sunbury, Pennsylvania, 17801; Kurt R. Hetrick, 2417 Lincoln Drive, Williamsport, Pennsylvania, 17701, Co-Executors or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 46-48

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In Re: Estate of Victor F. Yordy, a/k/a Victor Francis Yordy, late of Dewart, Delaware Township, Northumberland County, Pennsylvania, deceased. Kathy Jo Yordy, 2615 Turbot Avenue, P.O. Box 56, Dewart, Pennsylvania, 17730, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 46-48

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In Re: Estate of Melvin Parker Arnold, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Phyllis A. Marcheskie, 950 W. Water Street, Coal Township, Pennsylvania, 17866, Executrix or Robert L. Dlugé, Jr., Esq., DIEHL, DLUGE, MICHETTI &

MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 47-49

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In Re: Estate of Mariel E. Kurtz, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Debra L. Kurtz, 1000 North Liberty Street, Shamokin, Pennsylvania, 17872 or John A. Kurtz, 468 Badmans Hill Road, Paxinos, Pennsylvania, 17860, Executors or Robert L. Dlugé, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 47-49

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In Re: Estate of Ruth E. Neuffer, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Robert L. Dlugé, Jr., P.O. Box 304, Elysburg, Pennsylvania, 17824, Executor c/o DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 47-49

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In Re: Estate of James W. Stein, late of Ocala, Florida, deceased. Ronald D. Stein, 6946 Big Bend Drive, St. Cloud, Florida, 34771, Executor and Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 47-49

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In Re: Estate of Nancy A. Schu, late of Natalie, Mount Carmel Township, Northumberland County, Pennsylvania, deceased. Leo W. Schu, 284 Bates

Road, Shamokin, Pennsylvania, 17872; Michael E. Schu, Esq., 198 Harvey Avenue, Doylestown, Pennsylvania, 18901, Co-Executors. 47-49

In Re: Estate of John E. Dewalt, Jr., late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joseph R. Dewalt, 62 Blue Springs Terrace, Danville, Pennsylvania, 17821, Administrator. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney.

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NOTICE OF PRIVATE SALE OF TAX CLAIM PROPERTY

Northumberland County acting by and through its Tax Claims Bureau proposes to sell the following properties through Private Sale:

SALE DATE: January 12, 2017

LOCATION:
399 Stadium Dr., Sunbury, PA

TERMS AND CONDITIONS OF SALE:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being **January 5, 2017**, any taxing district having any tax claim judgments against any property to be sold, the owner, an interested party or a

person interested in purchasing a property may, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Northumberland County to disapprove the said sale.

2. If no objections to a sale are filed, the sale to the initial bidder will be final.

3. The failure of the purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale.

4. Pursuant to 72 PS., Section 5931, all sales by the tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau WITHOUT GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries location, structures or lack of structures upon the land, liens, title, or any matter or thing whatsoever. This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613 (a) of Act No. 542, approved July 7, 1947, as amended.

PARCEL NO. 00F-01-00F-102
50 Sheridan Street, Coal Twp.

Assessed Owner:
Stanley A. Zelinski

Bid: \$1,619.00 plus cost

Northumberland County Tax
Claims Bureau
By: /s/Janel Barwick, Director
46-47

— — — — —
THE FOLLOWING ACCOUNTS
AND/OR STATEMENT OF
PROPOSED DISTRIBUTION
HAVE BEEN FILED IN THE
OFFICE OF THE COURT OF
COMMON PLEAS, ORPHANS'
COURT DIVISION AND WILL
BE PRESENTED TO THE
ORPHANS' COURT AT 10:00 AM
ON MONDAY NOVEMBER 28,
2016 FOR CONFIRMATION
AND/OR APPROVAL UNLESS
EXCEPTIONS ARE FILED
BEFORE WEDNESDAY,
NOVEMBER 23, 2016.

1. First and Final Account and
Statement of Proposed
Distribution, of Jo Waugh-Derk
a/k/a Jo Ann Waugh, Executrix
for the Estate of Georgia
Shoffler, late of Township of
Coal, deceased.
Filed: September 19, 2016

Christina A. Mertz
Acting, Clerk of the Court of
Common Plea Orphans' Court
Division
Sunbury, PA 17801
October 12, 2016 46-47

— — — — —
**Northumberland County
Court of Common Pleas
Number: CV-16-1873**

**Notice of Action in
Mortgage Foreclosure**

Branch Banking and Trust
Company, Plaintiff v. Theresa
Engelbrecht, Known Surviving
Heir of Louise Ann Gotaskie,
Walter Jablonski, Known
Surviving Heir of Louise Ann
Gotaskie, Carmon Davis,
Known Surviving Heir of Louise
Ann Gotaskie and Unknown
Surviving Heirs of Louise Ann
Gotaskie, Defendants

**TO: Unknown Surviving
Heirs of Louise Ann
Gotaskie.**

Premises subject to foreclosure:
644 Bear Valley Avenue,
Shamokin, Pennsylvania 17872.

NOTICE: If you wish to defend,
you must enter a written ap-
pearance personally or by attor-
ney and file your defenses or
objections in writing with the
court. You are warned that if
you fail to do so the case may
proceed without you and a judg-
ment may be entered against
you without further notice for
the relief requested by the Plain-
tiff. You may lose money or prop-
erty or other rights important to
you. You should take this notice
to your lawyer at once. If you do
not have a lawyer, go to or tele-
phone the office set forth below.
This office can provide you with
information about hiring a law-
yer. If you cannot afford to hire
a lawyer, this office may be able
to provide you with information
about agencies that may offer
legal services to eligible persons
at a reduced fee or no fee. **Kevin
O'Hearn, Court Administra-**

tor, Northumberland County Courthouse, 201 Market Street, Sunbury, Pennsylvania 17801, (570) 988-4167.

McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010 47

— — — — —
**SHERIFF'S SALE
of REAL ESTATE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Northumberland County, Civil Division, upon Judgments in Mortgage Foreclosure, to me directed, will be exposed at public sale, on **December 15, 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 Sean Artman, known as 111 West Melrose Street, Marion Heights, PA 17832 Improvements Thereon: a frame dwelling, Tax Parcel 003-00-001-157, upon a Judgment at CV-16-622, U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency) vs. Sean Artman, in the amount of \$37,710.65 plus interest, costs, & fees. KML Law Group, P.C.

Property of Terry A. Badman, Jr. and Carol A. Badman, known as 621-623 Catawissa Avenue, Sunbury, PA 17801,

Improvements Thereon: a double frame dwelling house and three car garage, Tax Parcels 052-02-007-087 and 052-02-007-088, upon a Judgment at CV-16-237, U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware trustee and U.S. Bank National Association, not in its individual capacity but solely as Co-Trustee for Government Loan Securitization Trust 2011-FVI vs. Terry A. Badman, Jr. and Carol A. Badman, in the amount of \$67,319.69 plus interest, costs, & fees. Manley Deas Kochalski, LLC

Property of Everett W. Burden, Leann H. Burden, and United States of America, known as 221 Delaware Drive, Watsonstown, PA 17777, Improvements Thereon: any improvements thereon, Tax Parcel 021-02-007-011, upon a Judgment at CV-16-513, Santander Bank, N.A. vs. Everett W. Burden, Leann H. Burden, and United States of America, in the amount of \$138,566.93 plus interest, costs, & fees. Pressman & Doyle, LLC.

Property of Chester Charles, Jr. and Connie L. Charles, known as 835 Seven Points Road, Sunbury, PA 17801, Improvements Thereon: a dwelling, Tax Parcel 042-00-055-070-C, upon a Judgment at CV-16-1015, M&T Bank vs. Chester Charles, Jr. and Connie L. Charles, in the amount of \$69,118.00 plus interest, costs, & fees. Stern & Eisenberg, PC.

Property of Trisha L. Colon F/K/A Trisha L. Phetteplace, known as 422 S 4th Street, Sunbury, PA 17801, Improvements Thereon: a dwelling house, Tax Parcel 049-02-004-130, upon a Judgment at CV-2016-310, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Trisha L. Colon F/K/A Trisha L. Phetteplace, in the amount of \$61,026.42 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of Anthony Dunkelburger and Tammy Dunkelburger, known as 7 West 6th Street a/k/a 250 South Oak Street, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel 007-02-004-039, upon a Judgment at CV-14-1, Wells Fargo Bank, N.A. vs. Anthony Dunkelburger and Tammy Dunkelburger, in the amount of \$100,306.49 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Shawn E. Eckhart, known as 301 West Coal Street, Trevorton, PA 17881, Improvements Thereon: any improvements thereon, Tax Parcel 020-02-065-203, upon a Judgment at CV-16-877, Nationstar Mortgage LLC vs. Shawn E. Eckhart, in the amount of \$66,803.26 plus interest, costs, & fees. KML Law Group, P.C.

Property of Brandon Michael Fox a/k/a Brandon M. Fox, known as 454 South Shamokin Street, Shamokin, PA 17872, Improvements Thereon: any improvements thereon, Tax

Parcel 013-02-005-099, upon a Judgment at CV-16-961, M&T Bank vs. Brandon Michael Fox a/k/a Brandon M. Fox, in the amount of \$31,449.71 plus interest, costs, & fees. KML Law Group, P.C.

Property of Joseph A. Gratti and Sally A. Gratti, known as 1118 Tioga Street, Coal Township, PA 17866, Improvements Thereon: any improvements thereon, Tax Parcel 00C-01-00C-085-A, upon a Judgment at CV-16-1282, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., successor by merger to Bank One, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2001-KS2 vs. Joseph A. Gratti and Sally A. Gratti, in the amount of \$28,393.02 plus interest, costs, & fees. Udren Law Offices, P.C.

Property of John H. Horn, Jr. and Jana L. Horn, known as 717 North Lombard Street, Shamokin, PA 17872 and 1007 East Commerce Street, Shamokin, PA 17872 Improvements Thereon: residential dwelling, Tax Parcels 015-02-007-107 and 015-02-007-106, upon a Judgment at CV-15-2206, Wells Fargo Bank, N.A. vs. John H. Horn, Jr. and Jana L. Horn, in the amount of \$82,695.62 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Brian C. Johnson and Darlene E. Garcia-Johnson, known as 23 Wilson Circle, Milton, PA 17847, Improvements Thereon: any improvements thereon, Tax Parcel 032-03-002-005, upon a Judgment at CV-16-1055, E*Trade Bank vs. Brian C. Johnson and Darlene E. Garcia-Johnson, in the amount of \$37,171.69 plus interest, costs, & fees. Shapiro & DeNardo, LLC.

Property of Angela L. Metzger and Nathaniel W. Metzger, known as 29 Stanton Avenue, Milton, PA 17847, Improvements Thereon: a two-story frame dwelling and outbuildings, Tax Parcel 033-01-003-108, upon a Judgment at CV-15-2032, U.S. Bank National Association vs. Angela L. Metzger and Nathaniel W. Metzger, in the amount of \$132,886.49 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Ruth E. Moorehead a/k/a Ruth E. Moorhead, Richard A. Moorehead, Jr. a/k/a Richard A. Moorhead, Jr., known as 607 Wall Street, Milton, PA 17847, Improvements Thereon: a one story frame dwelling, Tax Parcel 035-02-005-205, upon a Judgment at CV-16-896, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Indenture Trustee for New Residential Mortgage Loan Trust 2014-2, Mortgage-Backed Notes, Series 2014-2 c/o

Nationstar Mortgage LLC vs. Ruth E. Moorehead a/k/a Ruth E. Moorhead, Richard A. Moorehead, Jr. a/k/a Richard A. Moorhead, Jr., in the amount of \$69,971.85 plus interest, costs, & fees. KML Law Group, P.C.

Property of Michael J. Noll, known as 1775 Tioga Street, Coal Township, PA 17866, Improvements Thereon: any improvements thereon, Tax Parcel 00F-01-00F-042, upon a Judgment at CV-16-931, Branch Banking & Trust Company, a North Carolina Corporation, as successor in interest to Susquehanna Bank vs. Michael J. Noll, in the amount of \$28,368.38 plus interest, costs, & fees. McCabe, Weisberg & Conway, P.C.

Property of Susan L. Munson and Richard C. Steele, Jr., known as 151 South Turbot Avenue, Milton, PA 17847 Improvements Thereon: any improvements thereon, Tax Parcel 033-01-003-442, upon a Judgment at CV-16-1104, OCWEN Loan Servicing, LLC vs. Susan L. Munson and Richard C. Steele, Jr., in the amount of \$53,911.26 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Gary S. Tharp and Melissa Hetzendorf a/k/a Melissa Tharp, known as 932 West Coal Street, Trevorton, PA 17881, Improvements Thereon: a two-story frame dwelling house, Tax Parcel 020-01-065-488, upon a Judgment at CV-

16-63, LSF9 Master Participation Trust vs. Gary S. Tharp and Melissa Hetzendorf a/k/a Melissa Tharp, in the amount of \$102,616.46 plus interest, costs, & fees. Richard M. Squire & Associates, LLC.

Property of Roger G. Trimpey, Jr. and Kim M. Trimpey, situate in the Township of Shamokin, County of Northumberland and known as 151 Short Road, Danville, PA 17821 a/k/a RD 6 Box 267, Danville, PA 17821, Improvements Thereon: any buildings and improvements thereon, Tax Parcel 044-00-043-043, upon a Judgment at CV-16-766, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust c/o Rushmore Loan Management Services, LLC vs. Roger G. Trimpey, Jr. and Kim M. Trimpey, in the amount of \$26,951.27 plus interest, costs, & fees. KML Law Group, P.C.

Property of Roseann Yuschock, known as 437 West 3rd Street, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel 004-01-001-208, upon a Judgment at CV-16-1231, PNC Bank, National Association vs. Roseann Yuschock, in the amount of \$22,740.42 plus interest, costs, & fees. Udren Law Offices, P.C.

All parties in interest and claimants are hereby notified

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

SO ANSWERS,
ROBERT J. WOLFE, SHERIFF
OF NORTHUMBERLAND
COUNTY 47-49

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