

# 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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**Sunbury, PA**

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CASES  
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— : —

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 Chester L. Obniski, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. James P. Siegfried, 1056 Woodland Drive, Sunbury, Pennsylvania, 17801, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 38-40

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In Re: Estate of Linn A. 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, Milton, Pennsylvania, 17847, Attorney. 38-40

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In Re: Estate of Nancy A. Leighow, a/k/a Nancy Ann Leighow, late of the Borough of Riverside, Northumberland County, Pennsylvania, deceased. Richard A. Leighow, Executor, c/o Robert L. Marks, Esq., MARKS, McLAUGHLIN

& DENNEHY, P.O. Box 179, Danville, Pennsylvania, 17821, Attorney. 38-40

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In Re: Estate of Bernard J. Varano, a/k/a Bernie Varano, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Tracy Varano, 2096 Fairway Drive, Harrisburg, Pennsylvania, 17112, Executrix or Vincent V. Rovito, Jr., Esq., 4 West Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 38-40

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In Re: Estate of George J. Buchanan, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Therese J. Garvey, 115 N. Ardmoo Avenue, Danville, Pennsylvania, 17821, Administratrix. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 38-40

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In Re: Estate of Beverly A. Bollinger, late of the Township of Rockefeller, Northumberland County, Pennsylvania, deceased. Craig A. Bollinger, 1615 Strickler Road, Mifflinburg, Pennsylvania, 17844; Kevin N. Bollinger, 1433 Zeiders Road, Millerstown, Pennsylvania, 17062, Administrators. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 38-40

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In Re: Estate of Ruby L. Latsha late of the Township of Point, Northumberland County, Pennsylvania, deceased. Debra K. Bolton, 1 Villa Lane, Selinsgrove, Pennsylvania, 17870; Terry L. Latsha, 125 Arrowhead Drive, Sunbury, Pennsylvania, 17801; Scott J. Latsha, 17755 State Route 44, Watsonstown, Pennsylvania, 17777; Sherry L. Morgan, 629 Lahrs Road, Northumberland, Pennsylvania, 17857; Pamela S. Eyster, 707 N. High Street, Selinsgrove, Pennsylvania, 17870; and Lisa M. Miller, 706 Priestley Townhouses, Northumberland, Pennsylvania, 17857, Executors. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 38-40

In Re: Estate of Dorothy Beckus, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Catherine Hardnock, 333 South Spruce Street, Mount Carmel, Pennsylvania, 17851, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 39-41

In Re: Estate of Anthony J. Zavatski, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Robert Zavatski, 247 South Beech Street, Mount Carmel, Pennsylvania, 17851, Executor or Law Office of Cole & Varano, 110 South Oak Street,

Mount Carmel, Pennsylvania, 17851, Attorney. 39-41

In Re: Estate of Thomas H. Shaffer, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Holly Smiley, 49 Tannery Road, Southwick, Massachusetts, 01077, Administratrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 39-41

In Re: Estate of Catherine L. Neitz, late of Milton, Northumberland County, Pennsylvania, deceased. James M. Neitz and Thomas A. Neitz, Executors, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, Milton, Pennsylvania, 17847, Attorney. 39-41

In Re: Estate of Robert L. Hollenbach, Sr., late of the Borough of Herndon, Northumberland County, Pennsylvania, deceased. Amber Peifer and Robert Hollenbach, Jr., Co-Executors, c/o Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837-9293, Attorney. 39-41

In Re: Estate of Lillian Stark, a/k/a Lillian A. Stark, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Joseph Stark, 1325 Hidden Ridge, Montgomery, Alabama, 36117, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 39-41

In Re: Estate of Steven D.

Rebuck, late of the Township of Washington, Northumberland County, Pennsylvania, deceased. Don S. Rebuck, 85 Mountain Pink Road, Bloomsburg, Pennsylvania, 17815, Executor. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 39-41

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In Re: Estate of S. Sonia Bruch, a/k/a Sonia S. Bruch, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Gail V. Deans; Darlene M. Lyons, Executrices, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 40-42

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In Re: Estate of Mildred Godleski, a/k/a Mildred E. Godleski, a/k/a Mildred E. Godleskie, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Diane Parker Lentini, a/k/a Diana A. Lentini, 930 Pine Street, Kulpmont, Pennsylvania, 17834, Executrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 40-42

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In Re: Estate of Florence M. Katch, a/k/a Florence Marie Katch, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. James D. Shutt, Executor, c/o Nicholas T. Gard, Esq., SMOKER GARD ASSOCIATES LLP, 105 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 40-42

In Re: Estate of Charles F. Spade, late of the Borough of Herndon, Northumberland County, Pennsylvania, deceased. Tracy L. Sciascia, 4951 State Route 890, Sunbury, Pennsylvania, 17801, Executrix. Rachel A. Wiest Benner, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 40-42

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In Re: Estate of Robert K. Klock, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Bruce W. Klock, 66 Oak Drive, Selinsgrove, Pennsylvania, 17870; Robert J. Klock 409 Merri Lane, Mifflinburg, Pennsylvania, 17844, Administrators. William R. Swinehart, Esq., WIEST, M U O L O , N O O N , SWINEHART & BATHGATE, 204-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 40-42

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**IN THE COURT OF  
COMMON PLEAS OF THE  
8TH JUDICIAL DISTRICT  
OF PENNSYLVANIA  
NORTHUMBERLAND  
COUNTY BRANCH**

CIVIL ACTION  
QUIET TITLE  
NO. 0C-17-0107

AUSTIN C. BRUBAKER,  
Plaintiff

vs.

AMERIQUEST MORTGAGE  
CO.,

Defendant  
TO: Ameriquest Mortgage  
Company  
1100 Town & Country Road,  
Suite 200  
Orange, California 92868

**NOTICE**

You are notified that the Plaintiff has commenced an action to quiet title against you which you are required to defend.

You are required to plead to the complaint within twenty (20) days after the last appearance of this notice that is no later than October 21, 2017.

If you fail to answer the complaint within said twenty (20) days, a preliminary judgment may be entered against you, and a final judgment may be entered against you thirty (30) days thereafter.

This action concerns the land here described:

All that lot or parcel offland situate in the Township of Point, County of Northumberland and Commonwealth of Pennsylvania, known as 412 Lahrs Road, Northumberland, Pennsylvania, with Tax Parcel No. 039-00-034-015M, and more particularly described in Record Book 1248 at Page 415.

If you wish to defend, you must enter a written appearance

personally by attorney and file your defense 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 judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:**

Court Administrator  
Northumberland County  
Courthouse  
Sunbury, Pennsylvania 17801  
Telephone No. (570) 988-4167

David R. Breschi, Esquire  
Attorney for Plaintiff  
BRESCHI & ASSOCIATES,  
LLC.  
946 Lincoln Way East  
Chambersburg, P A 17201  
(717) 263-9533

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**SHERIFF'S SALE  
of REAL ESTATE**

By Virtue of Writs of Execution issued out of the Court of Common Pleas of Northum-

berland County, Civil Division, upon Judgments in Mortgage Foreclosure, to me directed, will be exposed at public sale, on **October 19, 2017** 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 John S. Dressler and Joyce M. Feaster, known as RR#2 Box 524, a/k/a 346 Didiums Lane, Shamokin, PA 17872, Improvements Thereon: any improvements thereon, Tax Parcel 019-00-074-044, upon a Judgment at CV-16-1133, Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. John S. Dressler and Joyce M. Feaster, in the amount of \$137,279.10 plus interest, costs and fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Penny L. Golder, known as 600 Mahoning Street, Milton, PA 17847, Improvements Thereon: any improvements thereon, Tax Parcel 035-02-005-269, upon a Judgment at CV-16-2054, Wells Fargo Bank, N.A. vs. Penny L. Golder, in the amount of \$40,332.13 plus interest, costs and fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Mark Haddock, known as 934 W. Independence Street, Coal Township, PA 17866, Improvements Thereon: one-half of a double frame dwelling house, Tax Parcel

00B-01-00B-067, upon a Municipal Lien at ML-15-266, Equity Path, LLC vs. Mark Haddock, in the amount of \$5,800.00 plus interest, costs and fees. Diehl, Dluge, Michetti & Michetti.

Property of Heather G. Harrison, Brian S. Harrison and the Secretary of Housing and Urban Development, known as 504 Main Street, Watstown, PA 17777, Improvements Thereon: a dwelling, Tax Parcel 061-02-002-100, upon a Judgment at CV-14-1611, Midfirst Bank vs. Heather G. Harrison, Brian S. Harrison and the Secretary of Housing and Urban Development, in the amount of \$96,921.06 plus interest, costs and fees. Purcell, Krug and Haller.

Property of Russell Henz aka Russell J. Henz and Frances Henz aka Fran Henz, known as 1652 West Lynn Street aka 1652 Lynn Street, Coal Township, PA 17866, Improvements Thereon: one door of a row of five two-story frame dwelling houses, Tax Parcel 001-02-001-343, upon a Judgment at CV-16-1116, Nationstar Mortgage, LLC vs. Russell Henz aka Russell J. Henz and Frances Hena aka Fran Henz, in the amount of \$65,699.09 plus interest, costs and fees. Milstead & Associates, LLC.

Property of Richard Lahr, known as 1313 West Independence Street, Coal Township, PA 17866, Improvements Thereon: the eastern half of a two story frame dwelling, Tax Parcel 001-03- 001-003, upon a



Judgment at CV-17-99, Quicken Loans Inc. vs. Richard Lahr, in the amount of \$30,668.09, plus interest, costs and fees. Stern & Eisenberg, PC.

Property of R. Craig Rhoades, known as 900 North Shamokin Street Shamokin, PA 17872, Improvements Thereon: a three story frame apartment house, Tax Parcel 009-01-001-206, upon a Judgment at CV-17-707, Branch Banking and Trust Company, A North Carolina Corporation, as successor in interest to Susquehanna Bank vs. R. Craig Rhoades, in the amount of \$39,157.49, plus interest, costs and fees. McCabe, Weisberg & Conway, P.C.

Property of Kirk J. Smith and Amy Smith, known as 1460 King Street, Northumberland, PA 17857, Improvements Thereon: any improvements thereon, Tax Parcel 039-01-034-012, upon a Judgment at CV-16-1801, M&T Bank vs. Kirk J. Smith and Amy Smith, in the amount of \$53,370.94, plus interest, costs and fees. Mattleman, Weinroth & Miller, P.C.

Property of Eric J. Shrawder, known as 215 River Road, a/k/a 342 River Road, Dalmatia, PA 17017, Improvements Thereon: a double two and one-half story frame dwelling house, Tax Parcel 029-01- 100-099, upon a judgment at CV-16-1800, U.S. Bank, N.A. as Trustee for Green Tree 2008-HE1 vs. Eric J. Shrawder, in the amount of \$33,654.53, plus interest, costs

and fees. McCabe, Weisberg & Conway, 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

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**LEGAL NOTICE**

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 22, 2017 and the court confirmed the same nisi on **September 26, 2017**. 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 21,  
2017.

**SALE AD COPY FOR 002**  
**KULPMONT BOROUGH**

Sale # 17-0085  
PAD KULPMONT LLC  
Parcel No. 002-00-069-005-A  
Sold to :  
**THOMAS MONGOLD**  
**Bid Price \$1,768.74**

**SALE AD COPY FOR 005**  
**MOUNT CARMEL**  
**BOROUGH WARD 2**

Sale # 17-0171  
KLINGER DAWN M  
Parcel No. 005-01-002-193  
Sold to :  
**MICHAEL MAHNKE**  
**Bid Price \$2,183.27**

Sale # 17-0218  
BALONIS FRANK/  
ELIZABETH  
Parcel No. 005-03-002-162-A  
Sold to :  
**THOMAS MONGOLD**  
**Bid Price \$982.65**

Sale # 17-0228  
BALONIS FRANK/  
ELIZABETH  
Parcel No. 005-03-002-274  
Sold to :  
**THOMAS MONGOLD**  
**Bid Price \$4,500.00**

**SALE AD COPY FOR 007**  
**MOUNT CARMEL**  
**BOROUGH WARD 4**

Sale # 17-0369  
FICCA CHRISTOPHER  
Parcel No. 007-02-004-145  
Sold to :  
**THOMAS MONGOLD**  
**Bid Price \$6,000.00**

Sale # 17-0376  
CHESNEY ELEANOR  
FAMILY TRUST  
Parcel No. 007-02-004-234  
Sold to :  
**KEVIN MEKOSH**  
**Bid Price \$5,371.51**

**SALE AD COPY FOR 008**  
**MOUNT CARMEL**  
**TOWNSHIP**

Sale # 17-0459  
WALDRON ANNAMARIE  
Parcel No. 008-01-069-008  
Sold to :  
**MICHAEL KALETA**  
**Bid Price \$3,607.86**

Sale # 17-0460  
KLASSEN JOHN F/SHEILA Y  
Parcel No. 008-01-069-030  
Sold to :  
**THOMAS MONGOLD**  
**Bid Price \$4,861.22**

**SALE AD COPY FOR 00A**  
**COAL TOWNSHIP WARD A**

Sale # 17-0590  
COVELSKIE ELIZABETH  
ESTATE  
Parcel No. 00A-05-068-008  
Sold to :  
**DANIEL W GRECO JR**  
**Bid Price \$2,182.46**

**SALE AD COPY FOR 00E**  
**COAL TOWNSHIP WARD E**

Sale # 17-0703  
CEPEDA JOHN



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

Sold to :

**DARRYL EYSTER**

**Bid Price \$2,364.82**

**SALE AD COPY FOR 00H  
COAL TOWNSHIP WARD H**

Sale # 17-0808

HEITZMAN ANN MARIE/

LEHMAN CHARLES R

Parcel No. 00H-02-076-250

Sold to :

**JOHN SIMEONE**

**Bid Price \$1,788.35**

**SALE AD COPY FOR 014  
SHAMOKIN CITY WARD 6**

Sale # 17-1124

BIXLER JOSHUA M/

AMANDA

Parcel No. 014-02-006-009

Sold to :

**LISA THOMPSON**

**Bid Price \$544.35**

**SALE AD COPY FOR 018  
SHAMOKIN CITY WARD 10**

Sale # 17-1224

KACZMAREK JOSEPH

Parcel No. 018-01-010-232

Sold to :

**JUNIOR FAIRWETHER**

**Bid Price \$1,790.32**

**SALE AD COPY FOR 021  
DELAWARE TOWNSHIP**

Sale # 17-1277

JOHNS TIMOTHY L SR/

JANENE J

Parcel No. 021-00-004-032-C

Sold to :

**THOMAS MONGOLD**

**Bid Price \$2,033.15**

**SALE AD COPY FOR 024  
JACKSON TOWNSHIP**

Sale # 17-1362

SNYDER JASON B

Parcel No. 024-00-088-048-A

Sold to :

**CRAIG TAXIS**

**Bid Price \$27,500.00**

Sale # 17-1363

SNYDER JASON B

Parcel No. 024-00-088-048-G

Sold to :

**BRETT WEIKEL**

**Bid Price \$15,500.00**

**SALE AD COPY FOR 039  
POINT TOWNSHIP**

Sale # 17-1509

SALDUTTI SARA LYNN

FAYLOR/ETAL

Parcel No. 039-00-034-049-A-001

Sold to :

**JOSEPH MORALES**

**Bid Price \$3,765.17**

**SALE AD COPY FOR 050  
SUNBURY CITY WARD 5**

Sale # 17-1672

BROSIUS JEFFREY T

Parcel No. 050-02-005-003

Sold to :

**GUY LEROY**

**Bid Price \$6,904.36**

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