

# Northumberland Legal Journal

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## NORTHUMBERLAND COUNTY BAR ASSOCIATION

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NORTHUMBERLAND LEGAL JOURNAL  
COMMONWEALTH OF PENNSYLVANIA  
V.  
BRIAN HEFFNER

IN THE COURT OF COMMON PLEAS OF  
NORTHUMBERLAND COUNTY, PENNSYLVANIA

CRIMINAL DIVISION – LAW

NO. CP-49-CR-2018-716

COMMONWEALTH OF PENNSYLVANIA,  
Plaintiff

V.  
BRIAN HEFFNER,  
Defendant

CRIMINAL LAW – Involuntary Manslaughter – Possession of Firearm –  
Criminal Conspiracy – Receiving Stolen Property – Reckless Endangerment  
– Abuse of Corpse – Tamper with/Fabricate Evidence – Post Verdict Motion –  
State Correctional Sentence – Acquittal of Charges – Conduct Considered For  
Sentence – Negotiated Plea Deal Co-Defendant

1. When the trial court imposes a sentence within the standard range that is proportional to the gravity of the offense after reviewing a pre-sentence investigation, it will be deemed a proper sentence.
2. Even though a defendant may be acquitted on one of the charges, the sentencing court may consider the conduct of the defendant on the charge for which they were acquitted when sentencing on another charge.
3. The sentencing court may consider as a factor in sentencing that a defendant is not readily amenable to rehabilitation.
4. The sentencing court may also consider as a factor in sentencing that gravity of the offenses charged and victim impact statements.
5. The court does not violate the norms of sentencing, nor does it penalize a defendant for exercising their right to a jury trial if the sentence received is greater than that of a codefendant, when the co-defendant committed different acts, cooperated with police and entered into a plea agreement which called for them to testify against the defendant.

Michael Seward, ADA, Attorney For Commonwealth;

John McLaughlin and Michael Dennehy, Attorneys for Defendant

Honorable Charles H. Saylor, President Judge, March 18, 2022.

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IN THE COURT OF COMMON PLEAS OF  
NORTHUMBERLAND COUNTY, PA  
CRIMINAL DIVISION  
NO.CR-2018-716  
COMMONWEALTH OF PENNSYLVANIA  
V.  
BRIAN HEFFNER  
**OPINION**

Saylor, P.J.

By way of background and history, this case arises from the death of Sean Maschal on or about September 12, 2017. The defendant and three other individuals, including the victim, planned to sell a stolen Smith & Wesson .40-caliber handgun in hopes to exchange it for drugs. The four drove around in a Dodge Durango and all got high on 'bath salts' together. They traveled up a remote road in a wooded area in Coal Township and stopped. The defendant, who was seated in the rear passenger seat behind the victim, discharged the gun and the victim died from the gun shot wound to the back of the right side of the head. The defendant testified that he does not know if he shot him or not, because he was so high on bath salts. He believed that the other back seat passenger last had possession of the gun, and that he never handled the gun.

Immediately after the shooting, while stopped on the remote dirt road, the defendant exited the vehicle and opened the front passenger door where the body of the victim fell to the ground. The defendant, who testified that the victim was 'like a brother,' checked the victim's pockets, took his wallet and cellphone, and they moved his body into the woods. The defendant got back into the vehicle and the three individuals drove away. While the defendant claimed that he was under the influence of drugs and was not aware that he had shot his 'best friend,' the defendant had enough wits about him to tell the others not to call the police, and made no attempt thereto.

The Defendant and the two others cleaned blood from their clothes and bodies, and eventually continued on the planned journey to Lebanon, Pennsylvania to trade the gun for more bath salts. They cleaned the blood from the vehicle at a gas station and dumped some clothing into trash cans. They then got high again from the bath salts that they received in exchange for the weapon that killed the victim.

The defendant was found guilty by jury trial on August 19, 2021 on Count 1 – Involuntary Manslaughter (M1), Count 5 – Possession of a Fireann Prohibited (F2), Count 8 – Criminal Conspiracy Engaging- Receiving Stolen Propeliy (F2), Count 9 – Receiving Stolen Property (F2), Count 10 – Firearms Not to be Carried Without a License (F3), Count 11 – Aiding Consumption of a Crime (F3), Count 12 – Recklessly Endangering Another Person (M3), Count 13 – Abuse of Corpse (M3), Count 14 – Temper With/Fabricate Evidence (M3). On October 1, 2021, after due consideration of the evidence and pre-sentence investigation, the defendant was sentenced by this Court to an aggregate of 19 ½ to 50 years in a State Correctional Institution.

On December 7, 2021, the defendant filed a Brief in Support of Post-Verdict Motions and Supplemental Post-Verdict Motions of Defendant Brian Heffner. After reviewing the briefs and arguments of counsel, the Court denied the defendant's motion and stated its reasoning in an Order issued on January 25, 2022.

On February 18, 2022, this Court received defendant's Notice of Appeal. On February 24, 2022, defendant filed a Statement of Matters Complained of on Appeal, which restated the issues raised in defendant's Brief in Support of Post-Verdict Motions and Supplemental Post-Verdict Motions of Defendant Brian Heffner. No additional assertions were made by the defendant as the 1925(b) statement mirrors the prior post-verdict motion contentions of error.

The sentences imposed were appropriate under the Sentencing Code, 42 Pa.C.S. §9781 (b), and the Court relied upon a pre-sentence investigative report prepared by the Northumberland County Adult Probation Department, as well as considering all of the trial testimony along with the statements presented at the sentencing proceeding. Defendant was sentenced within the standard range under the Pennsylvania Commission on Sentencing Guidelines.<sup>1</sup>

Defendant's argument that the Court based its determination on incorrect factual assertions is belied by the record of testimony at the trial. In his motion, defendant states that he was acquitted of theft by unlawful taking so the Court should not have commented that defendant took his wallet (even though there was testimony to that effect at trial). It has been widely recognized that it is impossible to know exactly why a jury finds a defendant not guilty of a certain charge. An acquittal is not a finding of any fact. A sentencing Court may consider conduct of which a defendant has been acquitted. *United States v. Watts*, 519 U.S. 148, 155 (1997). One or both of the other surviving occupants in the vehicle at the time of the deadly shooting testified that after the victim was shot, defendant opened the car door, let the victim fall out to the ground, and defendant then patted him down and took his wallet. The defendant's supposedly "best friend", Sean Maschal was shot by a gun sold to the defendant the night before for methamphetamines, and his body was moved into the woods. The others wanted to notify police and get help, but it was defendant who told them not to do it.

The episode ends with them driving away, leaving the victim lying in the woods. They go on their way to another part of the state to score some drugs.

Defendant was not readily amenable to rehabilitation. He called his ex-wife to testify at the sentencing hearing, who had begged him to give up drugs in order to save their marriage. After his release from the Salvation Army Rehabilitation Center, she gave

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<sup>1</sup> Count 1 – Criminal Homicide – Involuntary Manslaughter carries an Offense Gravity Score of 6 and a Prior Record Score (PRS) of 5, with a standard range of 21 – 27 months; Count 5 – Possession of a Firearm Prohibited carries an OGS of 9 and a PRS of 5, with a standard range of 48 – 60 months; Count 8 – Criminal Conspiracy Engaging- Receiving Stolen Property carries an OGS of 8 and a PRS of 5, with a standard range of 27 – 33 months; Count 9 – Receiving Stolen Property carries an OGS of 8 and a PRS of 5, with a standard range of 27 – 33 months; Count 10 – Firearms Not to be Carried Without a License carries a OGS of 9 and a PRS 5, with a standard range of 48 – 60 months; Count 11 – Aiding Consummation of a Crime carries a OGS of 5 and a PRS of 5, with a standard range of 12 – 18 months; Count 12 – Recklessly Endangering Another Person carries an OGS of 3 and a PRS of 5, with a standard range of 6 – 16 months; Count 13 – Abuse of Corpse carries an OGS of 3 and a PRS of 5, with a standard range of 6 – 16 months; Count 14 – Taintor With/Fabricate Evidence carries an OGS of 2 and a PRS of 5, with a standard range of 1 – 9 months.

him another chance, yet this was still not enough for him to stop his drng activity, prior to the crimes here involving a gun acquired to use to purchase drngs. The defendant also attended New Insights II, Inc., but was subsequently discharged for drug use. While incarcerated in 2017, the defendant completed dual diagnosis treatment while incarcerated in state prison. The defendant himself testified at the sentencing hearing that his only periods of sobriety occurred when he was incarcerated.

The sentences were not excessive, especially in view of the gravity of the offenses, i.e. nine separate convictions by the jury related to the death of Sean Maschal. All of the sentencing factors, the standard ranges for each offense and the pre-sentence report were weighed by this Court. Commonwealth v. Brown, 741 A.2d 726 (Pa.Super. 1999).

This Court properly allowed family members of the victim to make impact statements at the sentencing hearing. Commonwealth v. Ali, 149 A.3d 29 (Pa. 2016); Commonwealth v. King, 182 A.3d 449 (Pa.Super. 2018).

The sentencing between co-defendant David Brown and defendant do not violate any fundamental nonn of sentencing. They each received individualized sentences reflective of their different roles and prior record scores in relation to standard range sentences. Brown was the driver, in the front driver's seat at the time; whereas defendant was the one in the back seat behind the victim with the gun. After the incident, Brown went to the police, cooperated during the investigation and provided evidence of the incident, which led to the apprehension of the defendant. Brown accepted a plea agreement whereby 12 charges against him were nolle prossed in exchange for his testimony against the defendant. Co-defendant Brown pled guilty to Criminal Conspiracy/Receiving Stolen Property – Firearm (F2), Hindering Apprehension (F3), and Abuse of Corpse (M2), for a total aggregated sentence of 36 months to 15 years. On the other hand, defendant was found guilty by a jury of his peers of Criminal Homicide – Involuntary Manslaughter (M1), Persons Not to Possess Firearms (F2), Criminal Conspiracy (F2), Receiving Stolen Property (F2), Fireanns Not to be Carried Without a License (F3), Aiding Consummation of a Crime (F3), Recklessly Endangering Another Person (M2), Abuse of a Corpse (M2), and Tampering with or Fabricating Physical Evidence (M2) and was sentenced to an aggregate sentence of 19 ½ - 50 years. The co-defendant was sentenced pursuant to a negotiated plea deal and this Court did not penalize the defendant for exercising his right to a jury trial. Commonwealth v. Moury, 992 A.2d 162 (Pa.Super. 2010).

The sentences imposed were justified and proper under the particular circumstances of this case.<sup>2</sup>

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<sup>2</sup> The defendant does not raise any errors as to the conduct of the trial itself or the verdicts of the Jury.

Date 3/18/22

By the court:  
Hon. Charles H. Saylor, President Judge

#15

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CASES  
STATUTES

— : —

ALWAYS UP TO DATE  
EXECUTORS ' AND  
ADMINISTRATORS ' NOTICE

Notice is hereby given that letters testamentary or administration have been granted in the following estates in the County of Northumberland and Commonwealth of Pennsylvania. All persons indebted to said estates are requested to make immediate payment and those having claims or demands will present them without delay to the respective executors or administrators or to their attorneys.

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**ESTATE NOTICES**  
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In Re: Estate of Franklin A. Hockenbrocht, Jr., late of Northumberland County, Pennsylvania, deceased. Franklin C. Hockenbrocht, III, 240 Linden Street, Sunbury, Pennsylvania, 17801, Executor or Benjamin Apfelbaum, LLC, 124 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #13-15

In Re: Estate of Harry J. Maurer, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Michael Maurer, 3103 Franklins Way, Oak Hill, Virginia, 20171, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #13-15

In Re: Estate of Arcadio Reyes Valle, a/k/a Arcadio Reyes, late of Sunbury, Northumberland County, Pennsylvania, deceased. Anthony Reyes, 9026 Clove Court, Easton, Maryland, 21601. Chad J. Julius, Esq., JACOBSON, JULIUS & HARSHBERGER, 8150 Derry Street, Suite A, Harrisburg, Pennsylvania, 17111-5260, Attorney. #13-15

In Re: Estate of Harold G. Kistner, late of Northumberland, Northumberland County, Pennsylvania, deceased. Kelly J. Grotzinger, 164 Hawthorne

Drive, Lewisburg, Pennsylvania, 17837, Administratrix or Brian L. Kerstetter, J.D., 3948 Westbranch Highway, Lewisburg, Pennsylvania, 17837, Attorney. #13-15

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In Re: Estate of John Eisenhauer, late of Shamokin, Northumberland County, Pennsylvania, deceased. Carol Dressler, 583 Holly Road, Paxinos, Pennsylvania, 17860, Administratrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #13-15

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In Re: Estate of Sadie L. Feese, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Barbara Feese, 2209 Trevorton Road, Coal Township, Pennsylvania, 17866 and Susan K. Roehrich, 201 Oak Knob Drive, Forest, Virginia, 24551, Executrices or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #13-15

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In Re: Estate of Thomas A. Kalinowski, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Catherine Kalinowski, 3518 Schoolhouse Lane, Harrisburg, Pennsylvania, 17109, Executrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #13-15

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In Re: Estate of Ruth E. Robinson, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Robert L. Robinson, III, 1441 Ridge Road, Northumberland, Pennsylvania, 17857, Administrator. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #13-15



In Re: Estate of Arville F. Walt, late of the Township of Rockefeller, Northumberland County, Pennsylvania, deceased. Scarlet J. Stout, 729 East 4 ½ Street, Berwick, Pennsylvania, 18603, Executrix. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #13-15

In Re: Estate of Thomas J. Kondisko, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Lynn Hanrahan, 1408 E. Centre Street, Mahanoy City, Pennsylvania, 17948, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #14-16

In Re: Estate of Robert A. Gula, late of Mount Carmel Township, Northumberland County, Pennsylvania, deceased. Linda J. Gula, 157 North Center Street, Mount Carmel, Pennsylvania, 17851, Executrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. #14-16

In Re: Estate of Christine Horoshock, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Alan Horoshock, 259 Mountain Road, Shamokin, Pennsylvania, 17872, Executor or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #14-16

In Re: Estate of Eleanor Z. Heisler, a/k/a Eleanor Z. Reimensnyder, a/k/a Eleanor E. Ziegler, late of Milton, Northumberland County, Pennsylvania, deceased. Abram D. Ziegler and Daniel C. Ziegler, Co-Executors, c/o Matthew J. Parker, Esq., MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street,

Suite 105, Williamsport, Pennsylvania, 17701, Attorney. #14-16

In Re: Estate of Catherine E. Billas, a/k/a Catherine Elizabeth Billas, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Deborah Anne Billas, 1633 West Pine Street, Coal Township, Pennsylvania, 17866, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #14-16

In Re: Estate of Harold W. Noecker, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Debra A. Gamble, 163 Riland Road, Sunbury, Pennsylvania, 17801, Executrix. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #14-16

In Re: Estate of Linda L. Lageorge, late of Watsontown, Northumberland County, Pennsylvania, deceased. Cody Clayton, Executor, c/o Daryl A. Yount, Esquire, YOUNT LAW FIRM, 500 Market Street, P.O. Box 507, New Berlin, Pennsylvania, 17855, Attorney. #14-16

In Re: Estate of Peter P. Skerda, late of Northumberland County, Pennsylvania, deceased. Paula C. Hudanich, 1992 Autumn Ridge, Macungie, Pennsylvania, 18062, Administratrix or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. #15-17

In Re: Estate of David H. Rhoades, late of Northumberland County, Pennsylvania, deceased. Rose Mary Zartman, 133 JPM Road, Apt. J1, Lewisburg, Pennsylvania, 17837 and Allen Ross Schweinsberg, 75 Maplewood Drive, Apt. 4, Lewisburg,

Pennsylvania, 17837, Co-Executors or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. #15-17

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In Re: Estate of Jean P. Ososkie, a/k/a Jean Ososkie, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Kelly Agnello, 3112 Pint Woods Court, Stroudsburg, Pennsylvania, 19360 or Scott Ososkie, 520 West Seventh Street, Mount Carmel, Pennsylvania, 17851, Administrators or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #15-17

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In Re: Estate of Lorraine Marie Sedor, a/k/a Lorraine M. Sedor, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Robert C. Sedor, 204 Hilltop Drive, Sunbury, Pennsylvania, 17801, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #15-17

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In Re: Estate of David J. Klinger, a/k/a David John Klinger, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Marjorie A. Heffner, 2208 Perkiomen Avenue, Apt. #3, Reading, Pennsylvania, 19606, Executrix or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. #15-17

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In Re: Estate of Violet M. Hoffman, deceased and the Violet M. Hoffman Living Trust dated June 17, 2010, late of Rebuck, Northumberland County, Pennsylvania, Settlor of the Violet M. Hoffman Living Trust, dated June 17, 2010. Patricia Drumheller, Successor Trustee, c/o Karen L. Hackman, J.D., RHP Law Group, LLC, 1372 N. Susquehanna Trail, Suite 130, Selinsgrove, Pennsylvania, Attorney. #15-17

In Re: Estate of Carol J. Becker, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Ann Galee D. Becker, 7 South Anthracite Street, Shamokin, Pennsylvania, 17872 and Shannon D. Becker, 2576 Lower Road, Shamokin, Pennsylvania, 17872, Administrators or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #15-17

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In Re: Estate of Jeanette A. Johnson, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Amber L. de Guerrero, 308 Harrison Avenue, Lewisburg, Pennsylvania, 17837, Executrix or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #15-17

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In Re: Estate of Ildra J. Mielke, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Keith T. Mielke, 325 West Coal Street, Trevorton, Pennsylvania, 17881, Executor or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #15-17

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In Re: Estate of Charles Schell Mathias, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Betty Jean Mathias, 2 Sand Hill Drive, Watsontown, Pennsylvania, 17777; Charles Scott Mathias, 681 Horseshoe Bend Road, Muncy, Pennsylvania, 17756, Co-Executors. Michael D. Suders, Esq., 3 West First Street, Watsontown, Pennsylvania, 17777, Attorney. #15-17

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In Re: Estate of Robert E. Poplaskie, a/k/a Robert E. Poplaskie, Sr., late of the City of Shamokin, Northumberland



County, Pennsylvania, deceased.  
Dean Poplaskie, 200 West High  
Road, Ashland, Pennsylvania, 17921,  
Administrator or Anthony James  
Urban, Esq., 474 North Centre Street,  
P.O. Box 890, Pottsville, Pennsylvania,  
17901, Attorney. #15-17

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In Re: Estate of Richard A.  
Persing, late of the Township of  
Ralpho, Northumberland County,  
Pennsylvania, deceased. Marie C.  
Persing, 371 Yucha Road, Elysburg,  
Pennsylvania, 17824, Executrix or  
Joel M. Wiest, Esq., WIEST, WIEST  
BENNER & RICE, LLC, 5 North  
Second Street, Sunbury, Pennsylvania,  
17801, Attorney. #15-17

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IN THE COURT OF COMMON  
PLEAS  
NORTHUMBERLAND  
COUNTY, PA  
CIVIL ACTION - LAW  
NO. CV - 22-421

IN THE MATTER OF PETITION  
FOR CHANGE OF NAME OF  
BABY GIRL AMUNDSON, a  
minor child, by and through  
ROBERT AMUNDSON, Natural  
Father and JOSEPHINE  
AMUNDSON, Natural Mother

**PUBLICATION NOTICE**

Notice is hereby given that on March  
24, 2022, the Petition of Robert  
Amundson and Josephine Amundson  
was filed in the Northumberland  
County Court of Common Pleas  
seeking to change the name of their  
minor child from Baby Girl Amundson  
to Amanda Barbara Amundson. A  
hearing is scheduled for May 11,  
2022, at 2:30 p.m., in Courtroom No.  
4 at the Northumberland County  
Courthouse, 201 Market Street,  
Sunbury, Pennsylvania. All persons  
interested in the proposed change of

name may appear and show cause,  
if any, why the Petition should not  
be granted.

Robert Amundson  
Josephine Amundson  
3562 Line Mountain Road  
Klingerstown, PA 17941  
Petitioners

Melissa Kalau, Esquire  
Wiest, Wiest Benner & Rice, LLC  
5 N. 2nd St., Sunbury, PA 17801  
570-286-4022  
Attorney for Petitioners #15

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IN THE COURT OF COMMON  
PLEAS OF NORTHUMBERLAND  
COUNTY, PA  
CIVIL LAW ACTION  
CIVIL DOCKET NO.

IN THE MATTER OF PETITION  
FOR CHANGE OF NAME OF  
Natasha Meiser

**NOTICE OF NAME CHANGE**

NOTICE IS HEREBY GIVEN that on  
the 22nd day of February, 2022, the  
Petition for Change of Name, filed by  
Petitioner, Natasha Ranae Meiser,  
was filed in the above named Court,  
requesting for a decree to change  
their name to Matthew Jay Payne.

The Court has scheduled a hearing  
for the 20th day of April, 2022,  
at 3:15 p.m. in Courtroom #4 of  
Northumberland County Courthouse,  
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 request of the said  
Petitioner should not be granted.

Natasha Meiser  
Petitioner #15

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**SHERIFF'S SALE  
OF REAL ESTATE**

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By Virtue of Writs of Execution issued out of the Court of Common Pleas of Northumberland County, Civil Division, upon Judgments in Mortgage Foreclosure, to me directed, will be exposed at public sale, on April 21, 2022, at 1:00 P.M., in Courtroom No. 1, 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:

COVID-19 NOTICE: All attendees at the sale shall comply with all court directives regarding social distancing and public health precautions.

Property of David R. Herman, Jr. and Susan A. Lutz aka Susan A. Herman, known as 219 West Walnut Street, Shamokin, PA 17872, Improvements Thereon: residential dwelling, Tax Parcel 017-01-009-261, upon a Judgment at CV-2021-0464, UNB BANK vs. David R. Herman, Jr. and Susan A. Lutz aka Susan A. Herman, in the amount of \$30,716.14, plus interest, costs and fees. Law Offices of Cole & Varano.

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

#13-15  
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