

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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NORTHUMBERLAND LEGAL JOURNAL
JAMES YANNACCONE V.
LEWIS TOWNSHIP BOARD OF SUPERVISORS

IN THE COURT OF COMMON PLEAS OF
NORTHUMBERLAND COUNTY,
PENNSYLVANIA
CIVIL DIVISION - LAW
NO. CP-49-CV-2015-154

JAMES YANNACCONE,

Plaintiff,

V.

LEWIS TOWNSHIP BOARD OF SUPERVISORS,

Defendant

ZONING ORDINANCE - Challenge Enactment of
Zoning - Pa. Municipality Planning Code - 53 P.S. § 10201
- Planning Committee - Public Hearing - Substantive Changes
- Township Supervisors - Notice of Public Meetings - Void
Ab Initio

1. The Pennsylvania Municipality Planning Code, 53 P.S. § 10201 allows for non-elected citizens to serve on planning committees, including a zoning planning committee.

2. When a future date for zoning planning committee meeting is announced at a public meeting, minutes from meetings are posted online and township supervisor meetings held with zoning committee meetings in conjunction therewith, the court will find compliance with the Pennsylvania Municipality Planning Code requirement for at least one public meeting by the planning agency.

3. When a challenger to a land use decision suffers no harm and none of their substantive property rights are affected, the zoning ordinance cannot be rendered void *ab initio*.

Plaintiff, pro se.

Benjamin E. Landon, Attorney for Defendant

Hon. President Judge Charles H. Saylor, February 14, 2019

NORTHUMBERLAND LEGAL JOURNAL
JAMES YANNACONE V.
LEWIS TOWNSHIP BOARD OF SUPERVISORS

IN THE COURT OF COMMON PLEAS OF
NORTHUMBERLAND COUNTY,
PENNSYLVANIA
CIVIL DIVISION - LAW
NO.CV-15-154

JAMES Y ANNACONE,

Plaintiff,

V.

LEWIS TOWNSHIP BOARD OF SUPERVISORS,

Defendant

OPINION

Saylor, P.J.

This appeal involves a pro se citizen challenging on procedural grounds the enactment by the Lewis Township Board of Supervisors of its zoning ordinance in 2014.

Lewis Township is a small, rural (mostly agricultural) municipality. Previously, it participated with the Borough of Turbotville in a joint municipal planning commission as to land use matters. The board of supervisors determined it would withdraw therefrom to create its own zoning ordinance, and engaged an engineering firm to guide the board through the process, including the formation of a zoning planning committee. All of the three supervisors were on this committee, as well as seven other residents of the township. It met on a regular basis, at least monthly, and often in conjunction with the duly advertised meetings of the board of supervisors. The consulting engineering firm was involved in the technical drafting of the ordinance as directed by the committee. There was input from the aforementioned joint planning commission of the neighboring borough, and the Northumberland County Planning Commission.

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Significantly, a public hearing was duly advertised for August 14, 2014, at which Appellant appeared to offer some comments, but none of which expressed concerns about any of the provisions of the proposed ordinance. Appellant is retired with a residence in the agricultural zoning district; however, there were no changes made to the agricultural zone by the proposed ordinance at the time or the eventually adopted ordinance.

It is perplexing as to the reason for Appellant's challenge when he is not seeking any substantive change. Appellant stated that he didn't even read the ordinance. His property is unaffected by the adoption of the new ordinance. This appears to be an "in vacuo" exercise condemned by our Supreme Court In *Roeder v. Borough Council of Borough of Hatfield*, 266 A.2d 691, 695 (Pa. 1990):

Questions as to the validity or constitutionality of an enactment will not be decided In vacuo but only after it has been actually applied to a litigant The plaintiffs had not sought nor had they been denied the right to engage in any activities on their land.

When the issues raised challenging the procedure of enactment are examined, the arguments are equally specious. Two issues are asserted in Appellant's 1925(b) statement that the court will paraphrase: (1) it was improper for the utilization of a zoning ordinance committee that consisted in part of non-elected citizens; and, (2) a public meeting by the planning committee was never held.

As to the former, this court found that a planning agency can be a "planning committee". Under Section 201 of the Pennsylvania Municipality Planning Code, 53 P.S. § 10201, entitled "Creation of Planning Agencies", it is provided that:

In lieu of a planning commission or planning department, the governing body may elect to assign the powers and duties conferred by the act upon a planning committee

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LEWIS TOWNSHIP BOARD OF SUPERVISORS

composed of members appointed from the governing body.
See also 53 P.S. 10107(a).

Appellant would limit this authorization to a committee of only the three supervisors. However, the three supervisors were on the zoning planning committee here, consistent with the statutory provision. There is no prohibition in the code for others to serve on the committee with the supervisors. Certainly, the board of supervisors planning committee's duties would not be nullified because others citizens assisted them in the process.

The second issue as stated by Appellant is that there was non-compliance with Section 607 of the MPC, 53 P.S. § 10607, which requires at least one "public meeting" be held by the planning agency (as noted above, here it would be the planning committee). Although the Court concedes that public meetings were not held monthly by the planning committee, it is clear from the record that there were public meetings held by the supervisors at least on a monthly basis throughout 2014 prior to the ordinance's adoption by the supervisors on November 5, 2014. The supervisor's meetings were duly advertised, and Committee meetings were held in conjunction therewith. *See Messina v. East Penn Township*, 995 A.2d 517 (Pa. Cmwlth Ct. 2010)(numerous public meetings on the proposed zoning ordinance sufficiently protected the challenger's interest and the public interest). The supervisors' meeting minutes, which were posted online for public viewing, often made reference to the planning committee's progress. Non-jury Trial Transcript, Wednesday, May 23, 2018, pg. 15, lines 5-12; pg. 56, line 8-19. In addition, the public was given notice to participate in a planning committee meeting announced publicly at the March 5, 2014 Supervisors Meeting, to be held on "March 20, 2014, from 6:00 to 8:00 p.m." *Id* pg. 57, lines 1-3. *See also* Non-jury Trial Transcript, Wednesday,

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May 23, 2018, Exhibit 4, Old Business.

This Court did not rely solely upon the fact of the public hearing by the board pursuant to Section 608 of the MPC, 53 P.S. § 10608, as a substitute for the zoning committee meeting. It was simply noted that the Appellant also appeared at the hearing with an opportunity to assert how the proposed zoning ordinance would negatively affect him and his property, but no substantive concern was raised by him.

In any event, there was a planning committee public meeting on March 20, 2014. If the meetings and work sessions of the planning committee were not duly advertised, there was not any adverse effect, as the supervisors met monthly and conducted a public hearing to hear of any concerns. This is governed by the principles set forth in *Bartkowski Inv. Grp., Inc. v. Bel. of Comm'rs of Marple Twp.*, 18 A.3d 1259, 1266 (Pa. Commw. Ct. 2011):

Although the Township may not have complied strictly with the requirements for enactment of ordinances as set forth in the MPC, as noted above, our review rests on the question of whether the Township's lack of strict and substantial compliance resulted in insufficient notification to the public. In using the phrase "failure to substantially comply with statutory procedure" in Section 5571.1(e)(2)(ii) of the Judicial Code, we believe that the General Assembly was referring to situations where a Township may have complied in part with specific statutory requirements but failed to comply with others. Nevertheless, when, on balance, a municipality's compliance with statutory procedures is sufficient to satisfy concerns about public notice and participation, the municipality's failures are not sufficient to overcome the presumed validity of an ordinance. *See also* Section 5571.1(d)(1) of the Judicial Code.

There was ample opportunity for Appellant to make any concerns known about the effect of the proposed zoning

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ordinance upon his land. Appellant has suffered no harm from the new ordinance as no substantive property rights were effected. Non-Jury Trial Transcript, Wednesday, May 23, 2018, pg. 61, lines 17-20.

Finally, the zoning ordinance cannot be rendered void *ab initio* because Appellant has not met his burden under the statutory requirements under 53 P.S. § 11002.1-A(d)(2). *McLaughlin v. Forty Fort Borough*, 64 F. Supp. 3d 631, 641 (M.D. Pa. 2014).

Under § 11002.1-A(d), the void *ab initio* doctrine does not apply in zoning appeals of land use decisions except; ... (2) In the case of an appeal exempt from the time period provided in section 1002-A(a) or brought pursuant to section 108, the party alleging the defect must meet the burden of proving that because of the alleged defect in procedure alone:

- (i) the public was denied notice sufficient to permit participation in the proceedings prior to the entry of the decision to the extent such participation was authorized by statute or ordinance; or
- (ii) those whose substantive property rights were or could be directly affected by the entry of the decision were denied an opportunity to participate in proceedings prior to the entry of the decision

Id.

The procedural challenges being made by Appellant are not cognizable where his substantive property rights were not affected at all. There was no change to the agricultural zone in which his land was located.

Therefore, the appeal should be dismissed.

BY THE COURT:

Charles H. Saylor, President Judge

pc: James Yannaccone, P.O. Box 422, Turbotville, PA 17772
Benjamin E. Landon, Esquire, 433 Market Street,
Williamsport, PA 17701

NLJ

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 Elizabeth A. Peters a/k/a Elizabeth Anne Peters, late of the Township of Point, Northumberland County, Pennsylvania, deceased. E. Terry Baldwin; James T. Baldwin, Executors, c/o BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorneys. 8-10

In Re: Estate of Cort W. Snyder, late of 110 Priestley Avenue, Northumberland, Northumberland County, Pennsylvania, deceased. Galon G. Snyder, Administrator, c/o E. Eugene Brosius, Esq., 571 Duke Street, Northumberland, Pennsylvania, 17857, Attorney. 8-10

In Re: Estate of Frank J. Mostik, Jr., late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Kevin Mostik, 801 West Center Street, Paxinos, Pennsylvania, 17860 or Stephanie Lubeskie, 11 Eagle Avenue, Coal Township, Pennsylvania, 17866, Executors or Law Office of Cole & Varano,

110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 8-10

In Re: Estate of Ruth A. Snyder, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Robert K. Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851 or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 8-10

In Re: Estate of Anthony A. Bressi, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Cynthia Marie Bressi, 432 North Fifth Street, Kulpmont, Pennsylvania, 17834, Personal Representative. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 8-10

In Re: Estate of Kevin L. Fahey, a/k/a Kevin Lawrence Fahey, late of the Township of Limestone, Montour County, Pennsylvania, deceased. Brian T. Fahey, Executor, c/o John L. McLaughlin, Esq., MARKS, McLAUGHLIN & DENNEHY, P.O. Box 179, Danville, Pennsylvania, 17821, Attorney. 8-10

In Re: Estate of Jack Eugene DeWire, a/k/a Jack E. DeWire, late of the Township of West Chillisquaque, Northumberland County, Pennsylvania, deceased. Jaynanne DeWire, 3060 Housels Run Road, Milton, Pennsylvania, 17847, Executrix or Graham C. Showalter, Esq., 36 S. Third Street, P.O. Box 553, Lewisburg, Pennsylvania, 17837, Attorney. 8-10

In Re: Estate of William K. Hickey, late of the City of Sunbury, previously of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. The Northumberland National Bank, Executor, c/o Julie A. Rodkey, Vice President & Senior Trust Officer, 245 Front Street, P.O. Box 271 , Northumberland, Pennsylvania, 17857, Attorney.

8-10

In Re: Estate of Dale F. Bieber, Jr., late of the Township of Delaware, Northumberland County Pennsylvania, deceased. Tina Phillips, 471 S. Front Street, Northumberland, Pennsylvania, 17857, Executrix or James L. Best, Esq., 3 North Second Street, Sunbury, Pennsylvania, 17801, Attorney.

9-11

In Re: Estate of George Kovaschetz, Jr., late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Shawn Kovaschetz, 401 North Fifth Street, Sunbury, Pennsylvania, 17801, Executor or James L. Best, Esq., 3 North Second Street, Sunbury, Pennsylvania, 17801, Attorney.

9-11

In Re: Estate of Joseph Strick, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Reverend Mykola Ivanov, 303 North Shamokin Street, Shamokin, Pennsylvania, 17872, Executor or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney.

9-11

In Re: Estate of Olympia H. Mamoch, a/k/a Olympia H. Ring, a/k/a Olympia H. Sarantos, late of Turbotville, Northum-

berland County, Pennsylvania, deceased. Valerie A. Frey, 375 Highland Drive, Hughesville, Pennsylvania, 17737; Melina M. Golden, 1015 Railway Street, Administratrices. Thomas D. Hess, Esq., HESS AND HESS, P.C., 30 South Main Street, Hughesville, Pennsylvania, 17737, Attorney.

9-11

In Re: Estate of Sharon K. Lynch, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Robert S. Kline, 19818 Longhurst Hills Lane, Cypress, Texas 77429, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney.

9-11

In Re: Estate of Robert John Jansen, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Donna M. Jansen, Administratrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney.

10-12

In Re: Estate of Rebecca A. Roland, a/k/a Rebecca Ann Roland, late of the Township of Lewis, Northumberland County, Pennsylvania, deceased. Edward R. Roland; Susan J. Hess, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 south Front Street, Milton, Pennsylvania, 17847, Attorney.

10-12

In Re: Estate of Patsy Jane Turner, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Vickie L. Shrawder, Executrix, c/o James T. Baldwin,

Esq., BALDWIN & BALDWIN,
42 south Front Street, Milton,
Pennsylvania, 17847, Attorney.
10-12

In Re: Estate of Doris F. Phillips,
late of the Borough of Turbot-
ville, Northumberland County,
Pennsylvania, deceased. Daniel
N. Phillips, 940 Strick Road,
Danville, Pennsylvania, 17821,
CoExecutor; Patti L. Becker, 311
E. Third Street, Watsonstown,
Pennsylvania, 17777, Co-Exec-
utrix or Robert E. Benion, Esq.,
P.O. Box 356, Milton, Pennsyl-
vania, 17847, Attorney. 10-12

In Re: Estate of Arrah Lynn
Romei, late of the Township
of Delaware, Northumberland
County, Pennsylvania, de-
ceased. Ginger Ann Lahr, 592
Susquehanna Trail, Apartment
1, Watsonstown, Pennsylvania,
17777; Arrah Lisa Wessel, 1965
Vincent Avenue, Watsonstown,
Pennsylvania, 17777, Co-Execu-
trices or Robert E. Benion, Esq.,
P.O. Box 356, Milton, Pennsyl-
vania, 17847, Attorney. 10-12

In Re: Estate of Bonnie L.
Underkoffler, late of the City
of Sunbury, Northumberland
County, Pennsylvania,
deceased. Elizabeth Haslam,
Executrix, c/o Molly E. Gorby,
Esq., 1372 N. Susquehanna
Trail, Suite 130, Selinsgrove,
Pennsylvania, 17870, Attorney.
10-12

In Re: Estate of William J.
Lindenmuth, late of the Borough
of Mount Carmel, Northumber-
land County, Pennsylvania, de-
ceased. Michelle Gallagher, 181
Chestnut Lane, Mount Carmel,
Pennsylvania, 17851, Exec-
utrix or Richard Feudale, Esq.,
P.O. Box 227, Mount Carmel,

Pennsylvania, 17851, Attorney.
10-12

In Re: Estate of Roger K.
Shawda, late of the City of
Shamokin, Northumberland
County, Pennsylvania, de-
ceased. Patricia M. Shawda,
44 South Vine Street, Mount
Carmel, Pennsylvania, 17851,
Executrix or Richard Feudale,
Esq., P.O. Box 227, Mount
Carmel, Pennsylvania, 17851,
Attorney. 10-12

In Re: Estate of Kenneth M. Lebo,
late of the City of Shamokin,
Northumberland County, Penn-
sylvania, deceased. Darla K.
Desantis, 1859 Park Road,
Winfield, Pennsylvania, 17889,
Executrix or Joseph C. Michetti,
Jr., Esq., Law Offices of Diehl,
Dluge, Michetti & Michetti,
921 Market Street, Trevorton,
Pennsylvania, 17881, Attorney.
10-12

In Re: Estate of Dietrich F.
Ennulat, late of the Borough of
Milton, Northumberland Coun-
ty, Pennsylvania, deceased.
Harold Ennulat, 114 Oakhaven
Drive, Wexford, Pennsylvania,
15090, Executor or Terry W.
Light, J.D., BRANN & LIGHT,
P.C., 112 Market Street, Lewis-
burg, Pennsylvania, 17837,
Attorney. 10-12

NOTICE

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 MARCH 25, 2019 FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BEFORE FRIDAY, MARCH 22, 2019.

1. First and Partial Account and Statement of Proposed Distribution, Toni L. Rice, Executrix, for the Estate of Robert L. Gearhart A/K/A R. Larry Gearhart A/K/A Larry Gearhart, late of Point Township, deceased

Filed: January 31, 2019

2. Thirteenth and Partial Account and Statement of Proposed Distribution of Robert E. Diehl, Jr. and R. Edward Zimmerman, Trustees for the Charitable Remainder Annuity Trust - Trust No.1 Under Will of Clyde H. Jacobs, late of Point Township, deceased.

Filed: January 31, 2019

3. Thirteenth and Partial Account and Statement of Proposed Distribution of Robert E. Diehl, Jr. and R. Edward Zimmerman, Trustees for the Charitable Remainder Unitrust - Trust No. 2 Under Will of Clyde H. Jacobs, late of Point Township, deceased.

Filed: January 31, 2019

4. Thirteenth and Partial Account and Statement of Proposed Distribution of Robert E. Diehl, Jr. and R. Edward Zimmerman, Trustees for the Charitable Lead Annuity Trust - Trust No. 3 Under Will of

Clyde H. Jacobs, late of Point Township, deceased.

Filed: January 31, 2019

5. Thirteenth and Partial Account and Statement of Proposed Distribution of Robert E. Diehl, Jr. and R. Edward Zimmerman, Trustees for the Charitable Remainder Unitrust - Trust No. 4 Under Will of Clyde H. Jacobs, late of Point Township, deceased.

Filed: January 31, 2019

6. First and Final Account and Statement of Proposed Distribution, E. Terry Baldwin, Esq., Executor, for the Estate Harold E. Arnold, late of Milton Borough, deceased

Filed: February 11, 2019

Christina A. Mertz

Clerk of the Court of Common Pleas Orphans' Court Division
Sunbury, PA 17801

February 25, 2019 10-11

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 **March 21, 2019** 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 James H. Dangler, known as 929-931 West Pine Street, West Shamokin, PA 17866, Improvements Thereon: any improvements thereon, Tax Parcels 00E-01-00E-196 and 00E-01-00E-195, upon a Judgment at CV-18-1561, Bank of America, N.A. vs. James H. Dangler, in the amount of \$54,722.90, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations claiming right, title or interest from or under Thomas J. Donnelly, deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations claiming right, title or interest from or under Tj Donnelly a/k/a Thomas James Donnelly, Jr., deceased, known as 206 South Walnut Street, Mount Carmel, PA 17851-2346, Improvements Thereon: the southern one half (1/2) of a two and one half (2 1/2) story double frame dwelling house, Tax Parcel 006-01-003-355, upon a Judgment at CV-18-1353, Wells Fargo Bank, N.A. vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations claiming right, title or interest from or under Thomas J. Donnelly, deceased, et. al., in the amount of \$16,968.26, plus interest, costs and fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Sandra Ferree, known as 2007 Ridge Road, Sunbury, PA 17801, Improvements Thereon: a ranch style dwelling house, Tax Parcel 057-00-047-054-D, upon a Judgment at CV-18-1173, Ditech Financial

LLC vs. Sandra Ferree, in the amount of \$105,767.41, plus interest, costs and fees. KML Law Group, P.C.

Property of Michael D. Fetterolf and Tracy L. Fetterolf, known as 238 South 4th Street, Sunbury, PA 17801-3130, Improvements Thereon: any improvements thereon, Tax Parcel 049-01-004-111, upon a Judgment at CV-18-1670, Branch Banking and Trust Company Successor by Merger Susquehanna Bank f/k/a Susquehanna Bank PA vs. Michael O. Fetterolf and Tracy L. Fetterolf, in the amount of \$105,022.59, plus interest, costs and fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Cynthia L. Ford, Individually and as a known Heir of Robert A. Ford; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations claiming right, title or interest from or under Robert A. Ford, known as 654 Wheatley Avenue, Northumberland, PA 17857, Improvements Thereon: any improvements thereon, Tax Parcel 038-01-003-201-A, upon a Judgment at CV-17- 2160, U.S. Bank National Association, as Trustee, under Pooling and Servicing Agreement dated as of May 1, 2005 Asset-Backed Pass-Through Certificates, Series 2005-HE1 vs. Cynthia L. Ford, Individually and as a known Heir of Robert A. Ford, et. al., in the amount of \$99,943.31, plus interest, costs and fees. RAS Citron, LLC.

Property of Amy M. Krieger and Amber L. Krieger, known as 65 E. Dewart Street, Coal Township, PA 17866, Improvements Thereon: a three-story frame

stucco dwelling, Tax Parcel 000-00-067-059, upon a Judgment at CV-18-1372, U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for the REO Trust 2017-RPL1 vs. Amy M. Krieger and Amber L. Krieger, in the amount of \$77,737.48, plus interest, costs and fees. Hladik, Onorato & Federman, LLP.

Property of Joey R. Mace and Denelle M.I. Schreffler, known as 3235 Schwaben Creek Road, Rebuck, PA 17867-7706, Improvements Thereon: any improvements thereon, Tax Parcel 058-00-091-003, upon a Judgment at CV-18-1029, OCWEN Loan Servicing, LLC vs. Joey R. Mace and Oenelle M.I. Schreffler, in the amount of \$123,399.00, plus interest, costs and fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Barb Raup a/k/a Barbara A. Raup, known as 75 Center Street, Coal Township, PA 17866, Improvements Thereon: any improvements thereon, Tax Parcel 000-02-000-071, upon a Judgment at CV-18-1485, Quicken Loans Inc. vs. Barb Raup a/k/a Barbara A. Raup, in the amount of \$59,243.43, plus interest, costs and fees. KML Law Group, P.C.

Property of Randy Troup a/k/a Randy C. Troup, known as 1770 West Wood Street, Coal Township, PA 17866, Improvements Thereon: a dwelling structure, Tax Parcel 00G-01-00G-053, upon a Judgment at CV-18-1690, Alexandra Oley a/k/a Ali Oley vs. Randy Troup a/k/a Randy C. Troup, in the amount of \$3,694.66, plus interest, costs

and fees. John M. Hampton, Esq.

Property of David K.R. Wagner and Mandy A. Wagner, known as 1130 Friedline Road, Danville, PA 17821, Improvements Thereon: any improvements thereon, Tax Parcel 044-00-043-044-A, upon a Judgment at CV-18-1297, The Northumberland National Bank vs. David K.R. Wagner and Mandy A. Wagner, in the amount of \$226,699.11, plus interest, costs and fees. Stern & Eisenberg, PC.

Property of Paul Wertz and Rebecca Wertz, known as 289 King Street, Turbotville, PA 17772, Improvements Thereon: any improvements thereon, Tax Parcel 055-00-001-025, upon a Judgment at CV-17-370, Deutsche Bank National Trust Company as Trustee for Novastar Mortgage Funding Trust, Series 2006-5 Novastar Home Equity Loan Asset-Backed Certificates, Series 2006-5 vs. Paul Wertz and Rebecca Wertz, in the amount of \$113,167.80, plus interest, costs and 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 NORTH UMBERLAND COUNTY

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