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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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— : —

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.

ESTATE NOTICES

In Re: Estate of Sean A. Laudenslager, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Dana N. Sprenkle, 677 Hickory Road, Dalmatia, Pennsylvania, 17017, Executor or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney.
#47-49

In Re: Estate of Ellen V. Zelnick, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. George R. Zelnick, 4355 State Route 61, Paxinos, Pennsylvania, 17860, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney.
#47-49

In Re: Estate of Teresa Louise Bohner, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Kristine A. Bohner, 782 Trevorton Road, Shamokin, Pennsylvania, 17872, Executrix or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney.
#47-49

In Re: Estate of Kermit W. Witmer, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Lorraine A. Witmer, 2268 Mountain Road, Dalmatia, Pennsylvania, 17017, Executrix or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney.
#47-49

In Re: Estate of Sandra H. Long, late of the Township of West Chillisquaque, Northumberland County, Pennsylvania, deceased. Christopher N. Long, 1150 Hockley Hill Road, Turbotville, Pennsylvania, 17772, Executor or Kenneth G. Potter, Esq., RHP LAW GROUP, LLC, 1372 North Susquehanna Trail, Suite 130, Selinsgrove, Pennsylvania, 17870, Attorney.
#47-49

In Re: Estate of Robert L. Heddings, late of Milton, Northumberland County, Pennsylvania, deceased. Jody L. Bailey, 29548 McGalliard Road, Menifee, California, 92586, Executrix. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #47-49

In Re: Estate of Earl G. Maurer, a/k/a Earl Maurer, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Sharon L. Manning, 2521 Irish Valley Road, Paxinos, Pennsylvania, 17860, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #47-49

In Re: Estate of Jeffrey B. Smith, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Asja Vale, 158 1/2 North Eleventh Street, 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. #47-49

In Re: Estate of Ann McBride, a/k/a Anna Marie McBride, late of Shamokin, Northumberland County, Pennsylvania, deceased. Paul M. McBride, 152 Windom Lane, Paxinos, Pennsylvania, 17860, Executor or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #48-50

#48-50

In Re: Estate of Elizabeth P. Gilger, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. William J. Gilger, Jr, 10 North Shamokin Street, Shamokin, Pennsylvania, 17872, Executor or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #48-50

#48-50

In Re: Estate of William R. Strausser, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Susan A. Frye, 424 Green Street, Freeland, Pennsylvania, 18224, Executrix or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #48-50

#48-50

In Re: Estate of William E. Derk, late of Northumberland, Northumberland County, Pennsylvania, deceased. Craig A. Derk, 1009 Trutt Road, Winfield, Pennsylvania, 17889, Executor. Richard G. Scheib, Esq., 11 Reitz Boulevard, Suite 102, Lewisburg, Pennsylvania, 17837, Attorney.
#48-50

In Re: Estate of Barbara Lee Oshinskie, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Robert Matthew Oshinskie, 907 Shady Lane, Bellefonte, Pennsylvania, 16823, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney.
#48-50

In Re: Estate of Elizabeth M. Madara, a/k/a Elizabeth Madara, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Cheryl Andrulowicz, Administratrix, c/o Elizabeth A. White, Esq., McCORMICK LAW FIRM, 835 West Fourth Street, Williamsport Pennsylvania, 17701, Attorney.
#48-50

In Re: Estate of Victoria Theresa Leshinskie, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Mark Leshinskie, 3932 Upper Road, Shamokin, Pennsylvania, 17872, Administrator or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney.
#49-51

THE COURT OF
COMMON PLEAS
NORTHUMBERLAND
COUNTY, PENNSYLVANIA

No. _____
CLAIM To QUIET TITLE BY
ADVERSE POSSESSION

ROBERT C. YORK, Plaintiff
vs.

HOME OWNERS
ASSOCIATION INC, Its
successors and assigns and all
other Individuals or entities
with an interest in Or claim
against said premises

Northeastern portion of
Lot 25 in lawn 7
Mount Carmel Borough
Part of Parcel No.
005-02-002-288

**PETITION FOR ORDER
FOR SERVICE BY
PUBLICATION PURSUANT
TO P.A.R.C.P. 430**

AND NOW COMES Robert C. York, Plaintiff, by and through his attorneys, The Law Office of Cole & Varano and avers the

following as his cause of action against Defendants:

1. The Plaintiff in this action is Robert C. York
2. The Plaintiff has filed a Complaint to Quiet Title by Adverse Possession against Home Owners Association, Inc. its successors and/or assigns and any other entities with an interest in the premises.
3. Plaintiff became the owner of the subject property through a deed of transfer dated July 23, 2023 and filed at Deed Book 3272 page 872
4. Defendant Home Owners Association Inc was an owner in the chain of title and was last known to be the owner in a deed dated November 5, 1926 and filed at book 204 page 494
5. It is believed that the Defendant, its successors and assigns, is no longer a viable company and is listed in the records of Pennsylvania Corporation Bureau as "Inactive"
6. Homeowners Association Inc., the defendant herein, is unable to be served by regular mail or by the Sheriff's Office.
7. It is unclear as to whether any other entities have an interest in the subject property through

Home Owners Association Inc.

8. An Affidavit pursuant to Pa. R.C.P. 430 is attached hereto.

WHEREFORE, Petitioner respectfully requests that the Court issue an Order pursuant to Pa. R.C.P. 430 allowing the Petitioner to make service of the Complaint by publication.

Wendy L. Cole, Esq.

PA I.D. # 47300

110 South Oak Street

Mount Carmel, PA 17851

570-339-5870

#49

**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 21, 2023, at 1:00 P.M., in Courtroom No. 3, 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 Mark A. Bergerstock, Co-Administrator to the Estate of Roy B. Bergerstock aka Roy Bertrum Bergerstock aka Roy Bertram Bergerstock and Todd D. Bergerstock, Co-Administrator to the Estate of Roy B. Bergerstock

aka Roy Bertrum Bergerstock
aka Roy Bertram Bergerstock,
known as 383 Chillisquaque
Street, Mondandon, PA 17850,
Improvements Thereon:
residential dwelling, Tax Parcel
ID: 062-02-023-122-A, upon a
Judgment at CV-22-1362, Towd
Point Mortgage Trust 2018-2,
U.S. Bank National Association,
as Indenture Trustee, against
Mark A. Bergerstock, Co-
Administrator to the Estate of
Roy B. Bergerstock aka Roy
Bertrum Bergerstock aka Roy
Bertram Bergerstock and Todd D.
Bergerstock, Co-Administrator to
the Estate of Roy B. Bergerstock
aka Roy Bertrum Bergerstock
aka Roy Bertram Bergerstock,
in the amount of \$80,995.52, plus
interest, costs and fees. Hladick,
Onorato & Federman, LLP.

Property of Daniel H. Freeze,
known as 718 Housels Run Road,
Milton, PA 17847, Improvements
Thereon: residential property,
Tax Parcel ID: 062-00-023-092-
A, upon a Judgment at CV-22-
1545, Barclays Mortgage Trust
2022-RPL1, Mortgage-Backed
Securities, Series 2022-RPL1, by
U.S. Bank National Association,
as Indenture Trustee, against
Daniel H. Freeze, in the amount
of \$77,774.07, plus interest,
costs and fees. ROBERTSON,
ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC.

Property of Vanessa A. Lloyd
and Seth C. Lloyd, known as 17

Old Orchard Road, Milton, PA
17847, Improvements Thereon:
any improvements thereon, Tax
Parcel ID: 035-04-005-020, upon
a Judgment at CV-23-0494, U.S.
Bank Trust National Association
as Trustee of Dwelling Series IV
Trust, against Vanessa A. Lloyd
and Seth C. Lloyd, in the amount
of \$109,557.53, plus interest,
costs and fees. FRIEDMAN
VARTOLO LLP.

Property of Daniel Renn, known
as 116 East Melrose Street,
Marion Heights, PA 17832,
Improvements Thereon: any
improvements thereon, Tax
Parcel ID: 003-00-001-260-A,
upon a Judgment at CV-22-
1006, U.S. Bank Trust National
Association, Not in its Individual
Capacity, but Solely as Trustee
of LSF8 Master Participation
Trust, against Daniel Renn,
in the amount of \$134,229.58,
plus interest, costs and fees.
FRIEDMAN VARTOLO LLP.

Property of Ashley M.
Snyder, known as 1322 Scott
Street, Kulpmont, PA 17834,
Improvements Thereon: any
improvements thereon, Tax
Parcel ID: 002-00-001-147, upon
a Judgment at CV-23-0456,
Wells Fargo Bank, N.A., against
Ashley M. Snyder, in the amount
of \$62,984.76, plus interest,
costs and fees. MANLEY DEAS
KOCHALSKI LLC.

Property of Christopher Snyder,
Solely in His Capacity as Heir of

Lloyd O. Snyder Jr., Deceased, Nathan Snyder, Solely in His Capacity as Heir of Lloyd O. Snyder Jr., Deceased, and The Unknown Heirs of Lloyd O. Snyder Jr., Deceased, known as 351 Brown Avenue, Milton, PA 17847, Improvements Thereon: a residential dwelling, Tax Parcel ID: 034-02-004-183, upon a Judgment at CV-22-0984, Rocket Mortgage LLC fka Quicken Loans, LLC fka Quicken Loans Inc., against Christopher Snyder, Solely in His Capacity as Heir of Lloyd O. Snyder Jr., Deceased, Nathan Snyder, Solely in His Capacity as Heir of Lloyd O. Snyder Jr., Deceased, and The Unknown Heirs of Lloyd O. Snyder Jr., Deceased, in the amount of \$73,671.38, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Shane A. Wells, known as 1104 North Shamokin Street, Shamokin, PA 17872, Improvements Thereon: any improvements thereon, Tax Parcel ID: 009-01-001-144, upon a Judgment at CV-23-0793, Lakeview Loan Servicing, LLC, against Shane A. Wells, in the amount of \$102,981.44, plus interest, costs and fees. LOGS LEGAL GROUP LLP.

Property of Janeene Wheary, In Her Capacity as Executrix and Heir of the Estate of Sheila D. Matter aka Sheila Dawn Matter, and Unknown Heirs, Successors,

Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Sheila D. Matter aka Sheila Dawn Matter, known as 434 Fairmount Ave, Sunbury, PA 17801, Improvements Thereon: residential property, Tax Parcel ID: 053-04-008-009, upon a Judgment at CV-23-0040, Specialized Loan Servicing, LLC against Janeene Wheary, In Her Capacity as Executrix and Heir of the Estate of Sheila D. Matter aka Sheila Dawn Matter, and Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Sheila D. Matter aka Sheila Dawn Matter, in the amount of \$57,056.95, plus interest, costs and fees. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC.

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 #48-50
