

# Northumberland Legal Journal

USPS 396-860 *Published weekly by*

**NORTHUMBERLAND COUNTY BAR ASSOCIATION**

**NOTICE – PRINTING DATE – FRIDAY**

*Advertisements must be received by NOON the preceding Wed.*

**Vol. 89**

**Sunbury, PA**

**Monday April 3, 2017**

**No. 14**

Subscription Price - \$30.00 Out of County • \$20.00 In County  
Periodicals Postage Paid at Sunbury, PA 17801 and Additional Mailing Offices  
PRINTING OFFICE - Paulhamus Litho, Inc. 2824 Old Montoursville Road, Montoursville, PA 17701  
POSTMASTER: Send Address Correction Form 3579 to  
Northumberland Legal Journal P.O. Box 126, Sunbury, PA 17801

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January 2,16; February 20; April 14, May 29; June 14; July 4; September 4; October 9; November 7,10,23,24; December 25

## NOTICE

Please be advised that the following CLE seminars will be shown in Northumberland County at the Wiest, Muolo, Noon, Swinehart & Bathgate Conference Center located at 11 Center Street, Sunbury, Pennsylvania. This building is located at the corner of Woodlawn Avenue and Center Street:

1. Attorney's Guide to Managing a Paperless Office  
Fri., May 12, 2017 – 9:00 a.m. to 3:30 p.m. – 5 substantive;  
1 ethics - \$279.00
2. PA's Evolving Medical Marijuana Industry  
Fri., May 19, 2017 – 9:00 a.m. to 1:00 p.m. – 4 substantive -  
\$249.00
3. Municipal Liability in PA  
Fri., June 2, 2017 – 9:00 a.m. to 1:00 p.m. – 4 substantive -  
\$279.00
4. Selecting & Influencing your Jury  
Fri., June 9, 2017 – 9:00 a.m. to 3:30 p.m. – 6 substantive -  
\$299.00
5. The Pain Puzzle: Putting the Pieces Together – **live simulcast**  
Fri., June 23, 2107 – 8:00 a.m. to 3:30 p.m. – 6 substantive -  
\$279.00
6. The Basics of UM/UIIM and Limited Tort – **live simulcast**  
Mon., August 28, 2017 – 12:00 pm to 4:15 p.m. - 4 substantive  
- \$249.00

I would like to remind members of the requirements to obtain a contribution from the NCBA toward these seminars:

You must be a dues paying member of **both** the Pennsylvania and Northumberland County Bar Associations and your dues **must be paid** in full before registering for any seminars.

The NCBA will contribute up to **\$100.00 for a 3 or 4 hour** course and up to **\$150.00 for a 5 or 6 hour** course. **The maximum contribution per member is three (3) courses per year.**

Registration for an eligible course **must be received at least ten (10) days** prior to the scheduled date of the course by forwarding a completed registration form on the appropriate PBI form to Debra A. Moyer, Executive Secretary, at P.O. Box 126, Sunbury, Pennsylvania.

The member's portion of the tuition must be attached to the form. This tuition fee can be reduced, or even eliminated, by using any applicable PBA renewal tuition discount coupons, but the use of these coupons cannot result in the member receiving any cash back from the NCBA. (i.e. the total tuition less any coupons less the amount of the NCBA's contribution) . **The check is made payable to the NCBA.**

**The PBA will no longer be mailing paper coupons. These coupons can be printed from their website at [www.pabar.org](http://www.pabar.org) or by contacting their service center at 1-800-932-0311.**

Thank you for your continuing cooperation.  
James C. Bathgate, Chairman  
Continuing Legal Education Committee  
#14-16

**NOTICE**

As part of the Law Day Program on May 1, 2017, the Court Administrator's Office is soliciting nominations for the Peter Macky Pro Bono Award. Please submit any nominations to the Court Administrator by Friday, April 14, 2017. #14-15

**IN THE COURT OF COMMON PLEAS  
OF NORTHUMBERLAND COUNTY, PENNSYLVANIA  
CIVIL ACTION LAW**

SHAMOKIN COAL TOWNSHIP : NO. ML-12-332  
JOINT SEWER AUTHORITY :  
Plaintiff, : EX-16-0124  
vs. :  
RODNEY J. WHITE and : **Nature of Action**  
DOROTHY M. WHITE, : Writ of Scire Facias of  
Defendants. : Municipal Lien

**NOTICE**

TO: RODNEY J. WHITE and DOROTHY M. WHITE

You are hereby notified that a Sheriff Sale is scheduled for April 20, 2017 at 1:00 P.M. at the Northumberland County Courthouse, in Sunbury, Pennsylvania, 17801.

ANTONIO D. MICHETTI, ESQUIRE  
Attorney for Plaintiff  
921 Market Street  
Trevorton, PA 17881

## BAR NEWS

### ADVERSE POSSESSION WHEN COUNTY A LANDOWNER

In, *Weible v. Wells*, 46 WDA 2016, Pa. Super. 2016, the Superior Court reversed and remanded a trial court decision which concluded that the Wellses did not meet the elements for adverse possession because they only had a run of 20 years of adverse possession before a governmental entity became the owner and publicly used the property prior to Weibles acquiring their parcel. (The Wellses continued to use the land during the time it was owned by the county, and for a period of time when the county then transferred it to the Weibles.)

The trial court relied upon the common law doctrine, *nullum tempus occurrit regi* (time does not run against the king) in reaching their decision. However, the Superior Court found, that while the trial court was correct that “one cannot adversely possess land against a political subdivision . . . it does not necessarily prevent that person from adversely possessing the land against the individual that purchases the property from the political subdivision, its successor.”

The Superior Court in citing *Torch v. Constantino*, 323 A.2d 278 (Pa. Super. 1974), noted, that while a claim for adverse possession cannot be brought against a county landowner, the 21 year statute does not continue to run during that time period. “It is simply ‘tolled.’ . . . Merely because (the County) owned the subject property does not automatically mean that the (Wellses) are unable to concurrently use the land in a way consistent with adverse possession.”

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 Estelle C. Jacobski, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Bonnie A. Jacobski, 418 West Center Street, Elysburg, Pennsylvania, 17824, Executrix or Robert L. Dluge, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 12-14

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In Re: Estate of Walter Ressler, a/k/a Walter N. Ressler, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Anthony W. Waltz, a/k/a Anthony Wade Waltz, 433 Comfort Road, Sunbury, Pennsylvania, 17801, Executor or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 12-14

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In Re: Estate of Iva Jean Hancock, a/k/a Jean Hancock, late of the Township of Coal, Northumberland County, Pennsylvania, deceased.

Donna Devlin, 126 Orchard Hills Lane, Shamokin, Pennsylvania, 17872, Executrix or Joseph C. Michetti, Jr., Esq., Law Offices of Diehl, Dluge, Michetti & Michetti, 921 Market Street, Trevorton, Pennsylvania, 17881, Attorney. 12-14

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In Re: Estate of Dick S. Smith, late of Milton, Northumberland County, Pennsylvania, deceased. Stephen A. Smith, Executor, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, Milton, Pennsylvania, 17847, Attorney. 13-15

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In Re: Estate of Abram P.W. Fisher, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Keene C. Fisher, 159 Chris Ron Lane, Northumberland, Pennsylvania, 17857; Jo A. Fisher, 128 Dorn-sife Road, 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. 13-15

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In Re: Estate of Jean B. Bastian, late of the Township of Turbot, Northumberland County, Pennsylvania, deceased. Charles L. Bastian; William G. Bastian; Jay A. Bastian, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17837, Attorney. 14-16

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In Re: Estate of Janet M. Betzer, a/k/a Janet H. Betzer, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Galen R. Betzer; Ginny L. Shreck, Executors, c/o James

T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17837, Attorney. 14-16

In Re: Estate of Terry B. Billmeyer, a/k/a Terry Bruce Billmeyer, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Darren S. Boop, Executor, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17837, Attorney. 14-16

In Re: Estate of Rita L. Plasters, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Anthony M. Plasters, 393 White Deer Park, New Columbia, Pennsylvania, 17856 or Cheryl L. Hewlett, 5013 Creek Cove Court, Virginia Beach, Virginia, 23455 or Robert L. Plasters, 1854 Irish Valley Road, Paxinos, Pennsylvania, 17860, Executors or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 14-16

In Re: Estate of Emily May Anderson, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Elizabeth Burkhardt, 110 Blue Church Road, Paxinos, Pennsylvania, 17860, Executrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 14-16

In Re: Estate of Esther Berger, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. David B. Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Executor or Vincent B. Makowski, Esq., 1750 Clin-

ton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 14-16

In Re: Estate of Fietta A. Osman, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Beth Ann Silvick, 119 Gun Club Road, Herndon, Pennsylvania, 17830; Susan L. Warford, 205 Horseshoe Road, Dalmatia, Pennsylvania, 17017, Co-Executors or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 14-16

In Re: Estate of Ruth M. Povleski, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Donna M. Zyla, 106 Potter Drive, Elysburg, Pennsylvania, 17824, Executrix or Patricia A. Harvey, 229 Meadowview Circle Drive, Paxinos, Executrix or Richard J. Roberts, Jr., Esq., 29 East Independence Street, P.O. Box 518, Shamokin, Pennsylvania, 17872, Attorney. 14-16

In Re: Estate of Clara M. Latscha, late of Dornsife, Northumberland County, Pennsylvania, deceased. Melanie A. Shade, Executrix, c/o Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. 14-16

In Re: Estate of Sandra L. Salamone, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Angela M. Long, 540 Old Reading Road, Sunbury, Pennsylvania, 17801; Ernest J. Salamone, 1101 East Packer Street, Coal Township, Pennsylvania, 17866, Co-Executors. Joel M. Wiest, Esq.,

WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 14-16

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In Re: Estate of Esther I. Walter, late of the Township of Point, Northumberland County, Pennsylvania, deceased. William Lauver, 1495 Brush Valley Road, Sunbury, Pennsylvania, 17801; Dona Munsell, 104 Heatherbrook Estates, Muncy, Pennsylvania, 17756, Executors. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 14-16

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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 Northumberland County, Civil Division, upon Judgments in Mortgage Foreclosure, to me directed, will be exposed at public sale, on **April 20, 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 Elsie I. Adams and John J. Adams, known as 714-716 East Sunbury Street F/K/A 712 East Sunbury St., Shamokin, PA 17872,

Improvements Thereon: any improvements thereon, Tax Parcel 015-02-007-078, upon a Judgment at CV-14-2127, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17 vs. Elsie I. Adams and John J. Adams, in the amount of \$93,639.14 plus interest, costs, & fees. KML Law Group, P.C.

Property of James Furfari and United States of America, known as 400 Sunbury Road, Riverside PA 17868, Improvements Thereon: any improvements thereon, Tax Parcel 041-03-027-001, upon a Judgment at CV-13-499, FRT2011-1 Trust vs. James Furfari and United States of America, in the amount of \$607,441.11 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Janna L. Geiger and James K. Boyer, Jr., known as 161 First Avenue, Sunbury, PA 17801, Improvements Thereon: any improvements thereon, Tax Parcel any improvements thereon, upon a Judgment at CV-16-1299, The Northumberland National Bank vs. Janna L. Geiger and James K. Boyer, Jr., in the amount of \$192,827.95 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Jennifer A. Kelmelis A/K/A Jennifer Kelmelis, known as 451 East Avenue, a/k/a 449-451 E Avenue, Mount Carmel, PA 17851, Improvements Thereon: a three-story frame apartment building, Tax Parcel 005-03-002-070, upon a Judgment at CV-16-1405, Branch Banking and Trust Company, a North Carolina Corporation, as Successor in Interest to Susquehanna Bank vs. Jennifer A. Kelmelis A/K/A Jennifer Kelmelis, in the amount of \$31,718.33 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Blaine F. Kessler, a/k/a Blaine F. Kessler, Sr and Alice Joyce Kessler, a/k/a Alice J. Kessler, known as 223 W 2nd Street, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel 004-02-001-197, upon a Judgment at CV-16-1449, Santander Bank, N.A. vs. Blaine F. Kessler, a/k/a Blaine F. Kessler, Sr and Alice Joyce Kessler, a/k/a Alice J. Kessler, in the amount of \$81,002.64 plus interest, costs, & fees. Pressman & Doyle, LLC.

Property of Cathy Latsha, Administratrix for the Estate of Kevin L. Schminkey, Deceased, known as 220 South Pearl Street, Shamokin, PA 17872, Improvements Thereon: a single frame dwelling and other outbuildings, Tax Parcel 013-02-005-296, upon a Judgment

at CV-16-1721, Midfirst Bank vs. Cathy Latsha, Administratrix for the Estate of Kevin L. Schminkey, Deceased, in the amount of \$27,334.74 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of William R. Rogers, a/k/a William P. Rogers and Lisa L. Rogers, known as 56 Lehman Drive, Watsonstown, PA 17777, Improvements Thereon: any improvements thereon, Tax Parcel 021-00-013-018 and 021-00-013-019, upon a Judgment at CV-16-1620, Wells Fargo Bank, NA vs. of William R. Rogers, a/k/a William P. Rogers and Lisa L. Rogers, in the amount of \$151,792.88 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Marsha Kay Sherman and Donald Floyd Sherman, Jr., known as 7 West 5th Street, Watsonstown, PA 17777, Improvements Thereon: a two-story frame dwelling house with additions and other improvements, Tax Parcel 044-00-050-029-B, upon a Judgment at CV-16-1154, LSF9 Master Participation Trust c/o Caliber Home Loans, Inc. vs. Marsha Kay Sherman and Donald Floyd Sherman, Jr., in the amount of \$171,342.60 plus interest, costs, & fees. McCabe, Weisberg & Conway, P.C.

Property of David E. Baney and Christina H. Baney, known as

642 Hallowing Run Road a/k/a RR 3 Box 28A, Sunbury, PA 17801, Improvements Thereon: a frame and log dwelling and outbuildings, Tax Parcel 028—00-062-046, upon a Judgment at CV-16-526, Fulton Bank, N.A. vs. David E. Baney and Christina H. Baney, in the amount of \$110,416.03 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Melissa A. Chabra a/k/a Melissa Yoho, known as 951 West Pine Street, Coal Township, PA 17866, Improvements Thereon: any improvements thereon, Tax Parcel 00E-01-00E-207, upon a Judgment at CV-16-441, Wells Fargo Bank, N.A. vs. Melissa A. Chabra a/k/a Melissa Yoho, in the amount of \$66,906.47 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Shawn L. Faust and Ashley D. Faust, known as 45 South 10th Street, Sunbury, PA 17801, Improvements Thereon: a brick dwelling house and outbuildings, Tax Parcel 054-01-009-093, upon a Judgment at CV-16-1640, Swineford National Bank vs. Shawn L. Faust and Ashley D. Faust, in the amount of \$69,675.33 plus interest, costs, & fees. Henry & Beaver LLP.

Property of Heather Feese and Scott J. Feese, known as 1046 Schwaben Creek Road, Dorn-

sife, PA 17823, Improvements Thereon: a dwelling house and other buildings, Tax Parcel 059-00-090-003, upon a Judgment at CV-16-1392, Mid America Mortgage, Inc. vs. Heather Feese and Scott J. Feese, in the amount of \$150,386.28 plus interest, costs, & fees. Stern & Eisenberg, PC.

Property of Shawn F. Hartman and Laurie M. Hartman, known as 2 Montana Drive, Kulpmont, PA 17834, Improvements Thereon: any improvements thereon, Tax Parcel 008-04-0069-205, upon a Judgment at CV-16-1835, Wells Fargo Bank, NA vs. Shawn F. Hartman and Laurie M. Hartman, in the amount of \$229,807.61 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Carol A. Maguire, known as 820 N Front Street, Milton, PA 17847, Improvements Thereon: a two-story brick single family dwelling, Tax Parcel 031-01-001-246, upon a Judgment at CV-16-241, Federal National Mortgage Association vs. Carol A. Maguire, in the amount of \$80,793.69 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Samuel F. Pfleeger and Amanda M. Pfleeger, known as 440 North Fifth Street, Sunbury, PA 17801, Improvements Thereon: a two-sto-

ry frame house and a frame garage fronting on Kremer Avenue, Tax Parcel 051-04-006-040, upon a Judgment at CV-16-2171, Milton Savings Bank vs. Samuel F. Pflieger and Amanda M. Pflieger, in the amount of \$71,203.15 plus interest, costs, & fees. Baldwin & Baldwin.

Property of Frances P. Sacavage, known as 62 East State Route 61, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel 008-00-070-008-A, upon a Judgment at CV-16-1656, Lakeview Loan Servicing, LLC vs. Frances P. Sacavage, in the amount of \$111,350.52 plus interest, costs, & fees. McCabe, Weisberg & Conway, P.C.

Property of Christopher Williams, in his capacity as Heir of Carol Louise Williams a/k/a Carol Louise Williams-Keltz a/k/a Carol L. Keltz a/k/a Carol Louise Keltz, deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carol Louise Williams a/k/a Carol Louise Williams-Keltz a/k/a Carol L. Keltz a/k/a Carol Louise Keltz, deceased, known as 181 Marsh Road, Milton, PA 17847, Improvements Thereon: any improvements thereon, Tax Parcel 062-00-021-066, upon a Judgment at CV-16-559, Wells Fargo Financial Pennsylvania, Inc. vs. Christopher Wil-

liams, in his capacity as Heir of Carol Louise Williams, et al., in the amount of \$139,951.84 plus interest, costs, & 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

12-14

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