

# Northumberland Legal Journal

USPS 396-860 Published weekly by

## NORTHUMBERLAND COUNTY BAR ASSOCIATION

Debra A. Moyer, Business Manager  
Business Office  
201 Market Street  
P.O. Box 126, Sunbury, PA 17801-0126

Antonio D. Michetti, Esquire  
Editor in Chief  
Michael M. Apfelbaum, Esquire  
Chairman

### NOTICE—PRINTING DATE—FRIDAY

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

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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

— — — — —  
In Re: Estate of Mary E. Steeley, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Bobby S. Steeley, Jr., Donald L. Steeley and Peggy A. Drum, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 39-41  
— — — — —

In Re: Estate of Gordenia J. Snyder, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Kimberly J. Boudman, 4 Center Street, Watsontown, Pennsylvania, 17777, Administratrix. Paul A. Roman, Esq., Law Offices of Joseph L. Rider, 143 West Fourth Street, Williamsport, Pennsylvania, 17701, Attorney. 39-41  
— — — — —

In Re: Estate of Barry L. Vesnefski, a/k/a Barry L. Vesnefskie, late of the City of Shamokin, Northumberland County, Pennsylvania, de-

ceased. Jennifer L. Feudale, 1610 West Pine Street, Coal Township, Pennsylvania, 17866, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 39-41  
— — — — —

In Re: Estate of Francis Charles Balliet, a/k/a Francis C. Balliet, a/k/a Francis Balliet, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Chenoa L. Lawson, 294 John Road, Watsontown, Pennsylvania, 17777, Personal Representative or Michael D. Suders, Esq., 3 West First Street, Watsontown, Pennsylvania, 17777, Attorney. 39-41  
— — — — —

In Re: Estate of Roberta C. Long, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Susan M. Campbell, 1839 State Route 61, 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. 39-41  
— — — — —

In Re: Estate of Robert Joseph Luden, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Bryan C. Luden, 619 Point Township Drive, Northumberland, Pennsylvania, 17857, Administrator or Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 39-41  
— — — — —

In Re: Estate of Ralph E. Wert, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Romaine V. Geist, 1561 Cherry Town Road, Dornsife, Pennsylvania, 17823, Executrix or Rachel A. Wiest Benner, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 39-41

— — — — —

In Re: Estate of Victoria Berkoski, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Cynthia Berkoski, 302 East Columbia Avenue, Atlas, Pennsylvania, 17851, or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851 Attorney. 40-42

— — — — —

In Re: Estate of Janet L. Zarko, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Paula Zarko Amarose, 300 West Fifth Street, Mount Carmel, Pennsylvania, 17851 or Paul J. Zarko, III, 315 West Fifth Street, Mount Carmel, Pennsylvania, 17851, Executors or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851 Attorney. 40-42

— — — — —

In Re: Estate of Daniel F. Karpinskie, a/k/a Daniel Karpinskie, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joseph F. Karpinskie,

1501 West Nelson Street, Coal Township, Pennsylvania, 17866, Administrator or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851-0227, Attorney. 40-42

— — — — —

In Re: Estate of Anne V. Scanzoni, late of Kulpmont, Northumberland County, Pennsylvania, deceased. Elaine M. Zanuck, 733 Chestnut Street, Kulpmont, Pennsylvania, 17834, Max A. Rutkowski, Esq., 4141 Woerner Avenue, 3A, Levittown, Pennsylvania, 19057, Attorney. 40-42

— — — — —

In Re: Estate of Margaret M. Malasheskie, a/k/a Margaret M. Malasheski, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joyce Ann Sickora, 2037 West Independence Street, Coal Township, Pennsylvania, 17866, Administratrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 40-42

— — — — —

In Re: Estate of John R. Adams, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Brian D. Adams, 694 Mulberry Road, Paxinos, Pennsylvania, 17860, Executor or Schlesinger & Kerstetter, LLP, 54 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 40-42

— — — — —

In Re: Estate of James D. Brouse,  
a/k/a James D. Brouse, Sr., late of  
Milton, Northumberland County,  
Pennsylvania, deceased. Cynthia  
C. Brouse, Executrix, c/o R.  
Michael Kaar, Esq., DAVIS,  
DAVIS & KAAR, P.O. Box 319, 37  
N. Arch Street, Milton, Pennsyl-  
vania, 17847, Attorney. 41-43

— — — — —

In Re: Estate of Robert James  
Boyer, late of the Township of  
Point, Northumberland County,  
Pennsylvania, deceased. Betty  
Irene Boyer, 126 Aynsley Circle,  
Northumberland, Pennsylvania,  
17857, Executrix. Wendy S. Tri-  
poli, Esq., PETERSND TRIPOLI,  
16 East Market Street, P.O. Box  
116, Danville, Pennsylvania,  
17821, Attorney. 41-43

— — — — —

In Re: Estate of Charles B. Heim,  
late of the Township of Upper  
Mahanoy, Northumberland  
County, Pennsylvania, de-  
ceased. Troy L. Kessler, 322  
Boyles Run Road, Sunbury,  
Pennsylvania, 17801, Executor.  
William R. Swinehart, Esq.,  
WIEST, MUOLO, NOON,  
SWINEHART & BATHGATE,  
240-246 Market Street, P.O. Box  
791, Sunbury, Pennsylvania,  
17801, Attorney. 41-43

— — — — —

IN THE COURT OF  
COMMON PLEAS  
OF NORTHUMBERLAND  
COUNTY, PENNSYLVANIA  
NO. CV-2015-943  
CIVIL ACTION - LAW

UNB BANK,

Plaintiff

VS.

THOMAS D.  
BROKENSHIRE,

Defendant

TO:

**THOMAS D. BROKENSHIRE**  
136 South Poplar Street  
Mount Carmel, PA 17851

**NOTICE**

You are hereby notified UNB  
Bank has instituted an action  
against you to the above term  
and number to collect a debt  
owed by you to Plaintiff  
evidenced by a Promissory Note  
dated February 12, 2002, in the  
original principal amount of  
\$36,000.00 and secured by a  
Mortgage recorded on February  
21, 2002, at Northumberland  
County Record Book 1418, Page  
318, encumbering the premises  
located at 136 South Poplar  
Street, Mount Carmel,  
Northumberland County,  
Pennsylvania.

You have been sued in Court. If  
you wish to defend, you must  
enter a written appearance  
personally or by an attorney,  
and file 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 any money claimed in  
the Complaint, or for any other  
claim or relief requested by the  
Plaintiff. You may lose money  
or property or other rights  
important to you.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS  
OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH  
INFORMATION ABOUT  
AGENCIES THAT MAY  
OFFER LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

Court Administrator  
Northumberland County  
Courthouse  
201 Market Street,  
Sunbury, PA 17801  
570-988-4167

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— — — — —  
NOTICE OF ACTION IN  
MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS  
OF NORTHUMBERLAND  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
No. CV-15-1475

PENNYMAC LOAN  
SERVICES, LLC,

Plaintiff

VS.

BARBARA JEAN FEDORCHICK,  
in her capacity as Heir of SCOTT D.  
FEDORCHICK, Deceased JERRY  
FEDORCHICK, in his capacity as  
Heir of SCOTT D. FEDORCHICK,  
Deceased UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND

ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER SCOTT D.  
FEDORCHICK, DECEASED

Defendants

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER SCOTT D.  
FEDORCHICK, DECEASED

You are hereby notified that on  
August 7, 2015, Plaintiff,  
PENNYMAC LOAN SERVICES,  
LLC, filed a Mortgage Foreclosure  
Complaint endorsed with a Notice  
to Defend, against you in the  
Court of Common Pleas of  
NORTHUMBERLAND County  
Pennsylvania, docketed to No.  
CV-15-1475. Wherein Plaintiff  
seeks to foreclose on the mortgage  
secured on your property located  
at 750 MAHANOEY STREET,  
TREVORTON, PA 17881  
whereupon your property would  
be sold by the Sheriff of  
NORTHUMBERLAND County.

You are hereby notified to plead  
to the above referenced Complaint  
on or before 20 days from the date  
of this publication or a Judgment  
will be entered against you.

**NOTICE**

If you wish to defend, you must  
enter a written appearance  
personally or by attorney and

file your defenses 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
Court Administrator  
Northumberland County  
Courthouse  
Sunbury, PA 17801  
Telephone (570) 988-4167

Lawyer Referral Service:  
Pennsylvania Lawyer Referral  
Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

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 OCTOBER 26, 2015 FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BEFORE FRIDAY, OCTOBER 23, 2015.

1. First and Final Account and Statement of Proposed Distribution, of Wayne E. Myers and W. Eugene Myers a/k/a W. Eugene Myers, Jr., Co-Executors for the Estate of Lois E. Myers, late of Delaware Township, deceased.  
Filed: August 20, 2015

2. First and Final Account and Statement of Proposed Distribution, of Ann Marie Pauza, Executrix for the Estate of Michael C. Bush, late of Mount Carmel Township, deceased.  
Filed: August 31, 2015

Mary L. Zimmerman,  
Clerk of the Court of Common Pleas Orphans' Court Division  
Sunbury, PA 17801  
October 10, 2015 41-42

— — — — — — — —

**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 17, 2015** at 1:00 P.M., in the Sheriff's Office of ROBERT J. WOLFE, at the 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 Badman Jr. and Amie L. Daubert-Badman, known as 414 Liberty Street, Watontown, PA, 17777, Improvements Thereon: a two story frame dwelling house and other improvements, Tax Parcel 61-22-244, upon a Judgment in Mortgage Foreclosure at CV 14-2128, Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Lang Bach Mortgage Loan Trust 2005—WL2, Asset-Backed Certificates, Series 2005-WL2 vs. John Badman Jr. and Amie L. Daubert-Badman, in the amount of \$104,000.05 plus interest, costs, & fees. KML Law Group, P.C.

Property of Mary D. Bush, known as 5290 Musser Lane, Watontown, PA, 17777, Improvements Thereon: a residential dwelling, Tax Parcel 021-00-004-058-A, upon a Judgment in Mortgage Foreclosure at CV 15-0752, Citifinancial Services, LLC vs. Mary D. Bush, in

the amount of \$45,918.28 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Corson Quarries, Inc., Contract Crushing/Construction, Inc., William E. Corson, Susan E. Corson, Richard E. Corson, Shirley J. Corson, and Bear Gap Stone, Inc., known as 432 Quarry Road, Elysburg, PA, 17824, Improvements Thereon: two office buildings, a truck scale, a lab building, a crusher building, and a shop/shed, Tax Parcel 040-00-051-073-A, upon a Judgment in Mortgage Foreclosure at CV 15-1269, Santander Bank, N.A., formerly Sovereign Bank, N.A., formerly Sovereign Bank, a federal savings bank vs. Corson Quarries, Inc., Contract Crushing/Construction, Inc., William E. Corson, Susan E. Corson, Richard E. Corson, Shirley J. Corson, and Bear Gap Stone, Inc., in the amount of \$3,449,716.58 plus interest, costs, & fees. Lesavoy Butz & Seitz

Property of Betty M. Deppen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret E. Geise, deceased, known as 81 North 8th Street, Sunbury, PA, 17801, Improvements Thereon: a double two story frame dwelling and other outbuildings, which have since been removed, Tax Parcel 1-8-159, upon a Judgment in Mortgage Foreclosure at CV 14-1563, The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase

Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2002-D vs. Betty M. Deppen and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Margaret E. Geise, deceased, in the amount of \$60,548.73 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Angela Derk and Carl Derk, known as 308 Gottshalls Lane f/k/a Rural Route 2 Box 502, Shamokin, PA, 17872, Improvements Thereon: a single dwelling and other outbuildings, Tax Parcel 19-00-74-35, upon a Judgment in Mortgage Foreclosure at CV 15-1237, Nationstar Mortgage LLC vs. Angela Derk and Carl Derk, in the amount of \$82,466.30 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Stacey S. Fisher, Executrix of the Estate of Karol W. Scholl aka Karol Scholl, Deceased, Mortgagor and Real Owner, known as 129 Maple Avenue, Milton, PA, 17847, Improvements Thereon: a double frame dwelling, Tax Parcel 033-01-003-413, upon a Judgment in Mortgage Foreclosure at CV 15-0933, Nationstar Mortgage LLC vs. Stacey S. Fisher, Executrix of the Estate of Karol W. Scholl aka Karol School, Deceased, Mortgagor and Real Owner, in the amount of \$47,379.88 plus interest, costs, & fees. Milstead & Associates, LLC

Property of Dawn L. Henkel, known as 521 Edison Avenue, Sunbury, PA, 17801, Improvements Thereon: one half of a two story brick dwelling house and part of frame garage on rear of lot, Tax Parcel 050-03-005-102, upon a Judgment in Mortgage Foreclosure at CV 14-1412, CitiMortgage, Inc. vs. Dawn L. Henkel, in the amount of \$70,816.65 plus interest, costs, & fees. Milstead & Associates, LLC

Property of Mary E. Manny, known as 1011 West Willow Street, Coal Township, PA, 17866, Improvements Thereon: a residential dwelling, Tax Parcel E-1-E-407, upon a Judgment in Mortgage Foreclosure at CV 15-0986, Swineford National Bank vs. Mary E Manny, in the amount of \$10,536.56 plus interest, costs, & fees. Henry & Beaver LLP

Property of Randy L. Neal, known as 504 South 5th Street, Trevorton, PA, 17881, Improvements Thereon: a residential dwelling, Tax Parcel 020-01-065-451, upon a Judgment in Mortgage Foreclosure at CV 15-0851, Planet Home Lending, LLC vs. Randy L. Neal, in the amount of \$92,593.63 plus interest, costs, & fees. The Law Offices of Lauren Berschler Karl

Property of Barry D. Rickert and Carol A. Whary-Rickert, known as 468 Derl Road a/k/a RR 2 Box 715A, Herndon, PA, 17830-7083, Improvements Thereon: a residential dwelling,



Tax Parcel 059-00-096-078D, upon a Judgment in Mortgage Foreclosure at CV 15-0229, LSF8 Master Participation Trust vs. Barry D. Rickert and Carol A. Whary-Rickert, in the amount of \$291,316.79 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Justin Schminkey, known as 821 East Clay Street, Shamokin, PA, 17872-5509, Improvements Thereon: a two story frame dwelling together with a small one-story high annex added thereto, Tax Parcel 010-02-002-124, upon a Judgment in Mortgage Foreclosure at CV 13-0978, Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Justin Schminkey, in the amount of \$40,006.64 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Trisha A. Smith, known as 1057 Scott Street, Kulpmont, PA, 17834, Improvements Thereon: a residential dwelling, Tax Parcel 002-00-002-218, upon a Judgment in Mortgage Foreclosure at CV 15-1149, Nationstar Mortgage LLC vs. Trisha A. Smith, in the amount of \$32,490.40 plus interest, costs, & fees. Shapiro & DeNardo, LLC

Property of Limited Partnership by Susquehanna Valley Development Group, Inc., its

General Partner, known as 5960 Susquehanna Trail, Turbotville, PA, 17772, Improvements Thereon: a commercial property, Tax Parcel 26-8-25, upon a Judgment in Mortgage Foreclosure at CV 12-1528, First National Bank of Pennsylvania, successor by merger to SunBank vs. Limited Partnership by Susquehanna Valley Development Group, Inc., its General Partner, in the amount of \$1,842,976.94 plus interest, costs, & fees. James, Smith, Dietterick & Connelly, LLP

Property of Jennifer N. White and Brian W. White, known as 341 South Awl Street, Sunbury, PA, 17801, Improvements Thereon: a single frame dwelling, Tax Parcel 049-02-004-068, upon a Judgment in Mortgage Foreclosure at CV 15-0404, The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWALT 2007-J1) vs. Jennifer N. White and Brian W. White, in the amount of \$79,650.04 plus interest, costs, & fees. McCabe, Weisberg and Conway, P.C.

Property of Johanna M. Zarick, solely as Heir to John J. Zarick, deceased, known as RD 1 Box a/ k/a 189 Harvey Street, Coal Township, PA, 17866, Improvements Thereon: a residential dwelling, Tax Parcel 00D-03-00D-018, upon a Judgment in Mortgage Foreclosure at CV 15-0131, LSF8 Master Participation Trust vs. Johanna M. Zarick, solely as Heir to John J. Zarick,

deceased, in the amount of  
\$74,500.65 plus interest, costs,  
& fees. Richard M. Squire &  
Associates LLC

Property of Renee G. Debo,  
known as 243 & 243 Rear Spruce  
Street, Sunbury, PA, 17801,  
Improvements Thereon: a large  
two-story frame dwelling house  
and garages and additional  
dwelling located over garages  
at the foot of said parcel, Tax  
Parcel 048-01-003-095, upon a  
Judgment in Mortgage  
Foreclosure at CV 15-0900,  
M&T Bank vs. Renee G. Debo,  
in the amount of \$60,315.29 plus  
interest, costs, & fees. KML Law  
Group, 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 40-42

— — — — —