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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 Phyllis A. Penny, a/k/a Phyllis Aberdeen Penny, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Robin L. Brewer and Lon E. Penny, Executors, c/o James T. Baldwin, Esq. BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #25-27

In Re: Estate of Richard J. Tanner, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Linda J. Patt, Administratrix, c/o James T. Baldwin, Esq. BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #25-27

In Re: Estate of Cynthia L. Tanner, a/k/a Cynthia Louise Tanner, a/k/a Cynthia Kocher, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. David J. Tanner, Executor, James T. Baldwin, Esq. BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #25-27

In Re: Estate of Jason J. Hubler, late of the Township of West Cameron, Northumberland County, Pennsylvania, deceased. Kirsia M. Hubler, 107 Poplar Drive, Kulpmont, Pennsylvania, 17834, Administratrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney.

#25-27

In Re: Estate of Thomas H. Joraskie, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. William Joraskie, Sr., 30 East Avenue, Mount Carmel, Pennsylvania, 17851, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney.

#25-27

In Re: Estate of Loretta M. Kasinowski, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Julianne Hall, 629 Airport Road, Paxinos, Pennsylvania, 17860 and Kathleen Schiccatano, 450 Beech Street, Coal Township, Pennsylvania, 17866, Administratrices or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney.

#25-27

In Re: Estate of Agnes J. Malkoski, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Christine M. Deromedi, 139 Beech Drive, Kulpmont, Pennsylvania, 17834, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #25-27

In Re: Estate of John A. Mihalik, a/k/a John Mihalik, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Christine K. Mays, 419 North Fourth Street, Catawissa, Pennsylvania, 17820 and Michael B. Smith, 225 Missouri Lane, Kulpmont, Pennsylvania, 17834, Executors or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #25-27

In Re: Estate of Maryann Strembo, a/k/a Mary A. Strembo, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Frank W. Garrigan, Executor and Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorneys. #25-27

In Re: Estate of Sally A. Jellison, late of 506 Dugan Road, Muncy, Northumberland County, Pennsylvania, deceased. John T. Dugan, 506 Dugan Road, Muncy, Pennsylvania, 17756, Administrator. J. Howard Langdon, Esq., 3 South Main Street, Muncy, Pennsylvania, 17756, Attorney. #25-27

In Re: Estate of Regina M. Wheary, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Melanie Santell or Brian Santell, both of 6107 Fireside Circle, Harrisburg, Pennsylvania, 17109, Executors or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #25-27

In Re: Estate of Daniel M. Cressinger, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Anthony C. Cressinger, 2440 Schwaben Creek Road, Rebuck, Pennsylvania, 17867, Executor. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #25-27

In Re: Estate of Joseph P. Swatski, a/k/a Joseph Peter Swatski, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Susan Swatski Diebold, 129 Green Lane, Haverford, Pennsylvania, 19041, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #26-28

In Re: Estate of Phillip Kundis, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Chris Mathias, Executor, c/o Nicholas T. Gard, Esq., SMOKER GARD ASSOCIATES, LLP, 121 East Main Street, New Holland, Pennsylvania, 17557, Attorney. #26-28

In Re: Estate of Kenneth P. Yoder, Sr., late of Shamokin, Northumberland County, Pennsylvania, deceased. Mary E. Yoder, 1410 West Fern Street, Coal Township, Pennsylvania, 17866, Administratrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #26-28

In Re: Estate of Carol A. Maher, late of Shamokin, Northumberland County, Pennsylvania, deceased. Carol Kitchen, 4 South Rock Street, Shamokin, Pennsylvania, 17872, Administratrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #26-28

In Re: Estate of Harriet Shane, a/k/a Harriet A. Shane, a/k/a Harriet F. Shane, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Leslie Ann Shane, 186 Beresford Court, Apartment E-302, Milpitas, California, 95035, or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #26-28

In Re: Estate of Robert J. Tabachini, a/k/a Robert J. Tabachini, Sr., late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Robert J. Tabachini, Jr., 137 Lockleigh Lane, Chapin, South Carolina, 29036, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #26-28

In Re: Estate of Dr. Victor J. Mihal, late of the Township of East Cameron, Northumberland County, Pennsylvania, deceased. Gary P. Mihal, 227 Orchard Road, Fleetwood, Pennsylvania, 19522, Executor. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #26-28

In Re: Estate of David T. Zweier, Sr., late of the Township of Point, Northumberland County, Pennsylvania, deceased. Vicki L. Thomas, 516 North Eighth Street, Sunbury, Pennsylvania, 17801; David T. Zweier, Jr., 165 Whitebirch Lane, Sunbury, Pennsylvania, 17801, Executors. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #26-28

In Re: Estate of Delores Hoffman, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Tracy Lynne Bulchie, 241 West Shamokin Street, Trevorton, Pennsylvania, 17881, Administratrix. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #26-28

In Re: Estate of Rosemary Heckert, late of Northumberland County, Pennsylvania, deceased. Donald C. Herb, 985 Mt. Pleasant Road, Sunbury, Pennsylvania, 17801, Executor. Benjamin Apfelbaum, LLC, 124 North Fifth Street, Sunbury, Pennsylvania, 17801, Attorney. #27-29

In Re: Estate of Margaret Carol Carlough and the Margaret Carol Carlough Living Trust dated February 26, 2010, late of Danville, Northumberland County, Pennsylvania. Settlor of the Margaret Carol Carlough Living Trust dated February 26, 2010, died June 17, 2023. Rebecca Dorothy Robbins; Benson Lee Stephens, Co-Trustees, c/o Karen L. Hackman, J.D., RHP Law Group, LLC, 1372 North Susquehanna Trail, Suite 130, Selinsgrove Pennsylvania, 17870, Attorney. #27-29

In Re: Estate of Grace I. Shaffer, late of Shamokin, Northumberland County, Pennsylvania, deceased. Paul L. Dressler, 1649 W. Wood Street, Coal Township, Pennsylvania, 17866, Administrator or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #27-29

In Re: Estate of Claude H. Wenrich, a/k/a Claude Henry Wenrich, late of Sunbury, Northumberland County, Pennsylvania, deceased. Gregory C. Wenrich, 12081 State Route 147, Sunbury, Pennsylvania, 17801; Gale A. Wenrich, 1409 Milepost Road, Sunbury, Pennsylvania, 17801; Garth L. Wenrich, 524 Orange Street, Selinsgrove, Pennsylvania, 17870, Executors. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #27-29

In Re: Estate of Miles W. Heisler, late of Milton, Northumberland County, Pennsylvania, deceased. Jill K. Scolari, Executrix, c/o Tammy A. Weber, Esq., MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street, Suite 105, Williamsport, Pennsylvania, 17701, Attorney. #27-29

In Re: Estate of Mary Irene Koppenhaver, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Harold E. Koppenhaver, 131 Duttry Lane, Dalmatia, Pennsylvania, 17017, Administrator. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #27-29

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on May 7, 2014, the petition of Allen Vo and Thi Ha was filed in the Northumberland County Court requesting an Order to change the name of Vy Ha to Ivy Ha Vo. The Court has fixed the date of July 31, 2023 at 11:30 A.M. in Courtroom Number 2 of the Northumberland County Courthouse, Sunbury, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Brian W. Ulmer, Esquire
23 North Derr Drive, Suite 3
Lewisburg, PA 17837 #27-28

NOTICE

IN THE COURT OF
CIVIL ACTION
COURT OF COMMON PLEAS
NORTHUMBERLAND
COUNTY, PA
CIVIL ACTION-LAW

NO. CV-23-40
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
SPECIALIZED LOAN
SERVICING LLC , Plaintiff

v.

JANEENE WHEARY, IN HER
CAPACITY AS EXECUTRIX
AND HEIR OF THE ESTATE
OF SHEILA D. MATTER
A/K/A SHEILA DAWN
MATTER; ET AL. Defendants

To: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER SHEILA D.
MATTER A/K/A SHEILA DAWN
MATTER Defendant(s), 434
FAIRMOUNT AVE SUNBURY,
PA 17801

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, SPECIALIZED LOAN SERVICING LLC , has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHUMBERLAND County, PA docketed to No. CV-23-40, seeking to foreclose the mortgage secured on your property located, 434 FAIRMOUNT AVE SUNBURY, PA 17801.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court 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. 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator
Courthouse
Sunbury PA, 17801
570-988-4167
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
A Florida professional limited
liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID
No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

#27

**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 July 20, 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:

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

Property of Amy D. Auman and Timothy G. Auman, known as 283 Main Street, Turbotville, PA 17772, Improvements Thereon: a frame dwelling, Tax Parcel ID: 055-00-001-124, upon a Judgment at CV-22-1353, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust III, against Amy D. Auman and Timothy G. Auman, in the amount of \$20,676.40, plus interest, costs and fees. Richard M. Squire & Associates, LLC.

Property of Bettina J. Bagnell, known as 19 N 6th Street, Shamokin, PA 17872, Improvements Thereon: a residential dwelling, Tax Parcel ID: 011-01-003-226, upon a Judgment at CV-22-1868, Freedom Mortgage Corporation, against Bettina J. Bagnell, in the amount of \$58,106.04, plus interest, costs and fees. Brock & Scott PLLC.

Property of Sophie M. Bendas, known as 929 Spruce Street, Kulpmont, PA 17834, Improvements Thereon: a residential dwelling, Tax Parcel ID: 002-00-003-122, upon a Judgment at CV-23-26, Pennymac Loan Services, LLC, against Sophie M. Bendas, in the amount of \$72,095.29, plus interest, costs and fees. KML Law Group, P.C.

Property of Carol S. Boysel, known as 811 North 4th Street, Sunbury, PA 17801, Improvements

Thereon: a residential dwelling, Tax Parcel ID: 051-02-006-081, upon a Judgment at CV-22-1694, Pennsylvania Housing Finance Agency, against Carol S. Boysel, in the amount of \$72,762.24, plus interest, costs and fees. Law Offices of Purcell, Krug & Haller.

Property of Lacey K. Dorkoski, known as 215 Center Street, Coal Township, PA 17866, Improvements Thereon: erected thereon a single frame dwelling, Tax Parcel ID: 000-02-00D-058, upon a Judgment at CV-20-451, Nationstar Mortgage LLC d/b/a Mr. Cooper, against Lacey K. Dorkoski, in the amount of \$79,966.11, plus interest, costs and fees. Logs Legal Group LLP.

Property of Heather Feese and Scott J. Feese, known as 1046 Schwaben Creek Road, Dornsife, PA 17823, Improvements Thereon: tract one: containing 2 acres and 31 perches of land, tract two: thereon erected a residential dwelling, Tax Parcel ID: 059-00-090—003, upon a Judgment at CV-22-1341, Mid America Mortgage, Inc., against Heather Feese and Scott J. Feese, in the amount of \$167,868.71, plus interest, costs and fees. Stern & Eisenberg, P.C.

Property of Michael Higgins A/K/A Michael P. Higgins, known as 155 Sheffield Drive, Sunbury, PA 17801, Improvements Thereon: a residential dwelling, Tax Parcel ID: 057-02-047-102, upon a Judgment at CV-22-1450, U.S. Bank Trust National Association, as Trustee of BKPL-EG SERIES N Trust, against Michael Higgins A/K/A Michael P. Higgins, in the amount of \$186,094.51, plus interest, costs and fees. Friedman Vartolo LLP.

Property of David M. Leshner and Charlene L. Leshner, known as 444 W Market Street, Trevorton, PA 17881, Improvements Thereon: a residential dwelling, Tax Parcel ID: 020-01-065-208, upon a Judgment at CV-22-1285, The Northumberland National Bank, against David M. Leshner and Charlene L. Leshner, in the amount of \$63,198.32, plus interest, costs and fees. Brock & Scott PLLC.

Property of Melinda J. Roy and James I. Roy III, known as 233 North Front Street, Milton, PA 17847, Improvements Thereon: erected a two-story frame dwelling house, Tax Parcel ID: 032-01-002-163, upon a Judgment at CV-22-1756, Nationstar Mortgage LLC, against Melinda J. Roy and James I. Roy III, in the amount of \$93,101.38, plus interest, costs and fees. Brock & Scott PLLC.

Property of Debra L. Strausser, Executrix of the Estate of Murray K. Strausser, known as 301 S 4th Street, Sunbury, PA 17801, Improvements Thereon: erected a two-story frame dwelling, Tax Parcel ID: 049-02-004-022, upon a Judgment at CV-22-1188, Nationstar Mortgage LLC, Debra L. Strausser, Executrix of the Estate of Murray K. Strausser, in the amount of \$93,101.38, plus interest, costs and fees. Brock & Scott PLLC.

Property of Brian K. Sulouff and Leslie A. Sulouff, known as 740 Susquehanna Avenue, Sunbury, PA 17801, Improvements Thereon: residential dwelling, Tax Parcel ID: 050-02-005-122, upon a Judgment at CV-22-813, Bank of America N.A., Brian K. Sulouff and Leslie A. Sulouff, in

the amount of \$26,594.41, plus interest, costs and fees. McCabe Weisberg & Conway 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 #26-28

**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 July 20, 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:

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

ADDITIONAL PROPERTY

Property of Mary Jean Downey, as Executrix of the Estate of Robert L. Reedy, deceased, known as 252 Brokaw Drive, Northumberland,

PA 17857, Improvements Thereon: a residential dwelling, Tax Parcel ID: 039-00-027-070, upon a Judgment at CV-22-1392, Matrix Financial Services Corporation, against of Mary Jean Downey, as Executrix of the Estate of Robert L. Reedy, deceased, in the amount of \$153,211.83, plus interest, costs and 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 #27-29
