

# 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

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In Re: Estate of Mary E. Condern, a/k/a Mary Elizabeth Condern, a/k/a Elizabeth Hoffman, late of the Township of West Chillisquaque, Northumberland County, Pennsylvania, deceased. Charlene M. Stahlnecker, Executrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 35-37

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In Re: Estate of Elsie M. Girton, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. David R. Girton, 1230 Wolverton Street, Sunbury, Pennsylvania, 17801, Executor or Thomas E. Boop, Esq., 106 Market Street, P.O. Box 470, Sunbury, Pennsylvania, 17801, Attorney. 35-37

— — — — —  
In Re: Estate of Yvonne S. Pepperman, late of Milton, Northumberland County, Pennsylvania, deceased. Jeffrey L. Pepperman, Executor, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, 37

N. Arch Street, Milton, Pennsylvania, 17847, Attorney. 35-37

— — — — —  
In Re: Estate of Allen R. Bilger, late of the Township of Turbot, Northumberland County, Pennsylvania, deceased. Giuseppina P. Bilger, 1165 Penn Street, Milton, Pennsylvania, 17847, Executrix or Terry W. Light, J.D., BRANN & LIGHT, P.C., 112 Market Street, Lewisburg, Pennsylvania, 17837, Attorney. 35-37

— — — — —  
In Re: Estate of Mark Gillespie, late of the Township of Lower Augusta, Northumberland County, Pennsylvania, deceased. Pongsri Gillespie, 950 Crissinger Hill Road, Sunbury, Pennsylvania, 17801, Administratrix. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 35-37

— — — — —  
In Re: Estate of Louise E. Missmer, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Donald C. Kamsler, Jr., 703 Julie Court, Mechanicsburg, Pennsylvania, 17055, Executor or Robert E. Diehl, Jr., Esq., DIEHL, DLUGE, JONES & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 36-38

— — — — —  
In Re: Estate of Eileen M. McGinley, a/k/a Eileen McGinley, late of the Borough of Kulpmont, Northumberland County, Penn-

sylvania, deceased. Donna Smith, 1045 San Jose Road, Apt. 135, Mesa, Arizona, 85202 or Joseph E. McGinley, Sr., 1201 Poplar Street, Kulpmont, Pennsylvania, 17834, Co-Administrators. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney.

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In Re: Estate of Ronald D. Jurasich, a/k/a Ronald Jurasich, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Dianne Candelora, 213 West Third Street, Mount Carmel, Pennsylvania, 17851, Executrix or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney.

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— — — — —

In Re: Estate of Donna M. Hoke, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Christopher A. Hoke, 415 North Washington Street, Shamokin, Pennsylvania, 17872, Administrator. Gregory R. Reed, Esq., 3120 Parkview Lane, Harrisburg, Pennsylvania, 17111, Attorney.

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— — — — —

In Re: Estate of Eleanor M. Rohrbach, a/k/a Eleanor Marie Rohrbach, late of the Township of West Chillisquaque, Northumberland County, Pennsylvania, deceased. Jennifer K. Dailey, 54 Carpenter Road, Milton, Pennsylvania, 17847 and Jessica K. Rohrbach-Baker, 124 Carpenter Road, Milton, Penn-

sylvania, 17847, Co-Executrices. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney.

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— — — — —

In Re: Estate of Phyllis M. Young, late of the Township of Upper Augusta, Northumberland County, Pennsylvania, deceased. Bradley A. Young, 510 Catawissa Avenue, Sunbury, Pennsylvania, 17801; Craig A. Young, 2061 Ridge Road, Sunbury, Pennsylvania, 17801; and Charles K. Young, 117 State Street, Sunbury, Pennsylvania, 17801, Co-Executors. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney.

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In Re: Estate of Alfreda G. Boblick, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Sylvia Houston, 6 Five Oaks Drive, Newburg, New York, 12550, Executrix or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, JONES & MICHETTI, 921 Market Street, Trevorton, Pennsylvania, 17881, Attorney.

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**NOTICE OF ACTION IN  
MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
NORTHUMBERLAND  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
NORTHUMBERLAND  
COUNTY  
No. CV-15-1043

LSF8 MASTER PARTICIPATION  
TRUST

Plaintiff

vs.

DESIREE DOEBLER, in her  
capacity as Co-Administrator  
and Heir of the Estate of EARL  
F. HOCK

DEREK E. HOCK, in her  
capacity as Co-Administrator  
and Heir of the Estate of EARL  
F. HOCK

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER EARL  
F. HOCK, DECEASED

Defendants

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER EARL F.  
HOCK, DECEASED

You are hereby notified that on  
June 5, 2015, Plaintiff, LSF8  
MASTER PARTICIPATION  
TRUST, 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.  
CV15-1043. Wherein Plaintiff

seeks to foreclose on the mortgage  
secured on your property located  
at 12215 STATE ROUTE 405,  
WATSONTOWN, PA 17777-8270  
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

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**IN THE COURT OF  
COMMON PLEAS OF  
NORTHUMBERLAND  
COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
No.: CV-15-1367**

AMERICHOICE FEDERAL  
CREDIT UNION,

Plaintiff

V.

PHILIP S. VANDERNOOT,  
Defendant

**TO: PHILIP S. VANDERNOOT**

You are notified that the Plaintiff, AmeriChoice Federal Credit Union, has commenced an action in Breach of Contract against you entered to No. CV-15-1367 in the Court of Common Pleas of Northumberland County, Pennsylvania, which you are required to defend.

This action concerns a Promissory Note entered into between you and AmeriChoice Federal Credit Union on June 11, 2009, in the amount of \$75,000.00.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 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, Pennsylvania 17801  
Telephone (717) 988-4167

By: Robert Wolfe, Sheriff

By: Darrell C. Dethlefs,  
Esquire  
PA ID# 58805  
Dethlefs Pykosh Shook & Murphy  
2132 Market Street  
Camp Hill, PA 17011  
(717) 975-9446  
Attorney for Plaintiff

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— — — — —  
**IN THE COURT OF  
COMMON PLEAS OF  
NORTHUMBERLAND  
COUNTY,  
PENNSYLVANIA  
CIVIL ACTION - LAW  
No. CV-15-1368  
MORTGAGE  
FORECLOSURE**

AMERICHOICE FEDERAL  
CREDIT UNION,  
Plaintiff

V.

PHILIP S. VANDERNOOT,  
Defendant

**TO: PHILIP S. VANDERNOOT**

You are notified that the  
Plaintiff, AmeriChoice Federal  
Credit Union, has commenced  
an action in Breach of Contract

against you entered to No. CV-  
15-1368 in the Court of Common  
Pleas of Northumberland  
County, Pennsylvania, which  
you are required to defend.

This action concerns the land  
here described:

**ALL THAT CERTAIN** piece or  
parcel of land situate in the  
Township of Rockefeller, County  
of Northumberland and  
Commonwealth of Pennsylvania,  
bounded and described as follows:

**BEGINNING** at an iron pin on the  
East side of a Township Road at  
the Southwest corner of land herein  
described and at a corner of land  
now or formerly of W.A. Fasold;

**THENCE** along said Township  
Road, North 5° East, a distance  
of 72 feet to an iron pipe in the  
center of a 20 foot private  
driveway and property now or  
formerly of Donald and  
Catherine Hafer;

**THENCE** along the center of  
said driveway and property now  
or formerly of Donald and  
Catherine Hafer, North 86.5°  
East, a distance of 520 feet to an  
iron pipe;

**THENCE** along property now  
or formerly of Donald and  
Catherine Hafer and Joan and  
Carolyn Shultz, North 7° East,  
a distance of 192 feet more or  
less to an iron pipe at land now  
or formerly of Amos Wilson;

THENCE along land now or formerly of Amos Wilson, South 82° East, a distance of 300 feet, more or less, to an iron pipe at land now or formerly of Samuel J. Riland;

THENCE along land now or formerly of Amos Wilson, South 7° West, a distance of 349.8 feet to an iron pipe at land now or formerly of W.A. Fasold;

THENCE along land now or formerly of W.A. Fasold, North 84.5° West a distance of 813.5 feet to an iron pipe, the **PLACE OF BEGINNING**.

UPON WHICH is erected a one-story cinder block dwelling house.

CONTAINING 2.9 acres more or less.

PARCEL IDENTIFICATION NO. 042-00-047-147

BEING the same property sold and conveyed to Homesales, Inc., by Deed of Chase Home Finance LLC, S/B/M to Chase Manhattan Mortgage Corporation, dated 9/29/08 and recorded 10/27/08 in the Northumberland County Recorder's Office to Instrument No. 200817340.

ALSO KNOWN AS 288 Carroll Road, Sunbury, PA 17801.

### **NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in

the following pages, you must take action within twenty (20) days after this 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 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, Pennsylvania 17801  
Telephone (717) 988-4167

By: Robert Wolfe, Sheriff

Sunbury, PA 17801

August 10, 2015

37-38

By: Darrell C. Dethlefs, Esquire  
PA ID# 58805

Dethlefs Pykosh Shook & Murphy  
2132 Market Street  
Camp Hill, PA 17011

(717) 975-9446

Attorney for Plaintiff 37

— — — — —

**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 **NOVEMBER 19, 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:

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 SEPTEMBER 28, 2015 FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BEFORE FRIDAY, SEPTEMBER 25, 2015.

Property of Kelle L. Bell, known as 104-106 North Locust Street, Mount Carmel, PA, 17851, Improvements Thereon: a residential dwelling, Tax Parcel 005-03-02-108, upon a Judgment in Mortgage Foreclosure at CV 15-0608, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Kelle L. Bell, in the amount of \$65,824.17 plus interest, costs, & fees. Purcell, Krug & Haller

1. First and Final Account and Statement of Proposed Distribution, of Anita Siwajek, Executrix for the Estate of Cecelia A. Siedlecki, late of Borough of Mount Carmel, deceased.

Filed: August 5, 2015

Property of Steve A. Ferree, known as 733 West Railroad Street, Treverton, PA, 17881, Improvements Thereon: a residential dwelling, Tax Parcel 020-01-065-119, upon a Judgment in Mortgage Foreclosure at CV 15-0183, Regency Finance Agency vs. Steve A. Ferree, in the amount

2. First and Final Account and Statement of Proposed Distribution, of Karen B. Bittner, Executrix for the Estate of Evelyn F. Wagner, late of Turbot Township, deceased.

Filed: August 6, 2015

Mary L. Zimmerman  
Clerk of the Court of Common Pleas Orphans' Court Division



of \$56,260.42 plus interest, costs, & fees. Shiels Law Associates, P.C.

Property of Shelly A. Foulds, f/k/a Shelly A. Bressi, Executrix of the Estate of Joanne A. Sabo, a/k/a Joan Sabo, Deceased, known as 1218 West Fern Street, Coal Township, PA, 17866, Improvements Thereon: the western one-half of a double two and one-half story, stucco dwelling house and other outbuildings, Tax Parcel 00H-01-00H-144, upon a Judgment in Mortgage Foreclosure at CV 15-0996, Susquehanna Bank, successor by conversion to Susquehanna Bank, PA vs. Shelly A. Foulds, f/k/a Shelly A. Bressi, Executrix of the Estate of Joanne A. Sabo, a/k/a Joan Sabo, Deceased, in the amount of \$16,310.97 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate

Property of Freddie E. Hummel a/k/a Fred E. Hummel, known as 201 North Market Street f/k/a 29 North Market Street, Elysburg, PA, 17824, Improvements Thereon: a two story residential property with one-car detached garage, Tax Parcel 040-00-044-131, upon a Judgment in Mortgage Foreclosure at CV 15-0621, First Columbia Bank & Trust Co. vs. Freddie E. Hummel a/k/a Fred E. Hummel, in the amount of \$40,412.25 plus interest, costs, & fees. Harding, Hill & Turowski LLP

Property of Joseph A. Krovitskie, known as 1109 Maple Street, Kulpmont, PA, 17834, Improvements Thereon: a residential dwelling, Tax Parcel 002-00-002-098, upon a Judgment in Mortgage Foreclosure at CV 15-0623, CitiFinancial Servicing LLC, a Delaware Limited Liability Company vs. Joseph A. Krovitskie, in the amount of \$52,353.93 plus interest, costs, & fees. Milstead & Associates, LLC

Property of John S. May and Christine M. May, known as 225 North Franklin Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 10-2-2-54, upon a Judgment in Mortgage Foreclosure at CV 13-2101, Service 1st Federal Credit Union vs. John S. May and Christine M. May, in the amount of \$14,394.31 plus interest, costs, & fees. Lonnie C. Hill, Enquire

Property of Neil Muhlberg Executor of the Estate of Julius Muhlberg, Deceased, known as 41 South Market Street, Shamokin, PA, 17872, Improvements Thereon: a residential dwelling, Tax Parcel 012-01-004-121, upon a Judgment in Mortgage Foreclosure at CV 12-0929, M&T Bank a/k/a Manufacturers and Traders Trust Company vs. Neil Muhlberg Executor of the Estate of Julius Muhlberg, Deceased, in the amount of \$54,741.49 plus interest, costs, & fees. KML Law Group, P.C.

Property of Stanley J. Rompallo a/k/a Stanley Rompallo, known as 1201 Scott Street Rear, Kulpmont, PA, 17834, Improvements Thereon: a residential dwelling, Tax Parcel 002-00-001-192, upon a Judgment in Mortgage Foreclosure at CV 15-0670, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association vs. Stanley J. Rompallo a/k/a Stanley Rompallo, in the amount of \$45,598.77 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Dennis W. Smith, known as 106 south 10th Street, Sunbury, PA, 17801, Improvements Thereon: a residential dwelling, Tax Parcel 054-01-009-136, upon a Judgment in Mortgage Foreclosure at CV 15-0544, LSF9 Master Participation Trust vs. Dennis W. Smith, in the amount of \$79,143.83 plus interest, costs, & fees. McCabe, Weisberg and Conway, P.C.

Property of Timothy L. Walter, Sr., known as 1 Honeysuckle Lane, Milton, PA, 17847, Improvements Thereon: a residential dwelling, Tax Parcel 035-04-019-045, upon a Judgment in Mortgage Foreclosure at CV 15-0378, PHH Mortgage Corporation f/k/a Coldwell Banker Mortgage vs. Timothy L. Walter, Sr., in the amount of \$87,699.13 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 NORTHUMBERLAND  
COUNTY 35-37

— — — — —