

Northumberland Legal Journal

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NORTHUMBERLAND COUNTY BAR ASSOCIATION

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Chairman

NOTICE—PRINTING DATE—FRIDAY

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September 5; October 10; November 8,11,24,25; December 26

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 Harold B. Fleming, late of the Township of Lewis, Northumberland County, Pennsylvania, deceased. Timothy W. Printzenhoff and H. Scott Fleming, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 24-26

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In Re: Estate of Wanda Jeanne Stahl, a/k/a Wanda Jean Stahl, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Linda A. Stahl, Executrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 24-26

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In Re: Estate of Andrew W. Szoke, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Madeleine Kolar, 909 Scott Street, Kulpmont, Pennsylvania, 17834; Geoffrey Szoke, 23 Miner Street, Hudson, Penn-

sylvania, 18705; or Stephanie Strayer, 43 Loucks Street, York, Pennsylvania, 17403, Co-Administrators. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 24-26

— — — — —
In Re: Estate of Marion E. Cawthern, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. James E. Cawthern, Jr., P.O. Box 1961, Dunnellon, Florida, 34430; or Ned M. Cawthern, 3018 Swanson Street, Easton, Pennsylvania, 18045, Executors or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 24-26

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In Re: Estate of William Garth Hall, a/k/a William G. Hall, a/k/a W. Garth Hall, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Chrystal Dawnette Hall, 12126 Melody Drive, No. 303, Westminster, Colorado, 80234; Jeanne Louise Shaffer, 1009 West Independence Street, Coal Township, Pennsylvania, 17866, Executrices or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. 24-26

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In Re: Estate of John David Rebeck, a/k/a John D. Rebeck, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Luann

Rebuck, Executrix, c/o Kenneth G. Potter, Esq., RHP LAW GROUP LLC, 1372 N. Susquehanna Trail, Suite 130, Selinsgrove, Pennsylvania, 17870, Attorney. 24-26

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In Re: Estate of Frank Fauland, Jr., late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Rosemary Pawelczyk, 303 Old Reading Road, Paxinos, Pennsylvania, 17860, Administratrix. Robert J. Muolo, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 24-26

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In Re: Estate of Caryl A. Reynolds, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Pauletta M. Barrera, 15795 State Route 405, Watsonstown, Pennsylvania, 17777, Executrix or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. 26-28

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In Re: Estate of Mary C. Sawicki a/k/a Mary Sawicki, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Frank J. Sawicki, 234 Columbia Avenue, Atlas, Pennsylvania, 17851, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 26-28

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In Re: Estate of Donna J. Rusinko, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Tracey J. Choplick, 77 Hilltop Road, Halifax, Pennsylvania, 17032, Executrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 26-28

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In Re: Estate of Marie D. Suszko, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Joanne Farr, 6 Point Comfort, Waterford, Connecticut, 06385, Executrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 26-28

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In Re: Estate of Leonard A. Zlocki, late of the Borough of Marion Heights, Northumberland County, Pennsylvania, deceased. Jeffrey Zlocki, 4144 Wajer Road, Land O'Lakes, Florida, 34638, Executor. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 26-28

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In Re: Estate of Myrtle A. Renn, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Celestia B. Campbell, P.O. Box 98, Penns Creek, Pennsylvania, 17862, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 26-28

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In Re: Estate of Albina A. Shultz, a/k/a Albina Shultz, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. James Frances Shultz, 651 W. Mulberry Street, Shamokin, Pennsylvania, 17872, Executor or Ann Targonski, Esq., 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 26-28

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In Re: Estate of Ann V. Snyder, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. June Ann Snyder, Administratrix, c/o Gregory A. Stuck, Esq., 146 Queen Street, Northumberland, Pennsylvania, 17857, Attorney. 26-28

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NOTICE

Notice is hereby given pursuant to the provisions of the Act of Assembly No. 295, December 16, P.L. 309, that an application for the conduct of business in Northumberland County, Pennsylvania, under the assumed or fictitious name of PENNSYLVANIA BEER, with its principal place of business at 398 Airport Road, Shamokin, Northumberland County, Pennsylvania, has been filed in the office of the Secretary of the Commonwealth on May 2, 2016.

The name and address of the entity owning or interested in said business is Stone State Entertainment, LLC, of 398 Airport Road, Shamokin, Pennsylvania.

ROBERT L. DLUGE, JR., ESQUIRE
Diehl, Dluge, Michetti & Michetti
P.O. Box 304
Elysburg, PA 17824 26

— — — — —

NOTICE is hereby given that on May 25, 2016, an Application for Registration of Fictitious Name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania in accordance with Act 1982, Section 311, PL 1309, No. 295. The name and address of the owner and location of said business: Cynthia Hricenak, 216 W. Valley Ave., Elysburg, PA 17824. Fictitious name: Radon86it. The type of business conducted will be radon measurement and mitigation. 26

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NOTICE IS HEREBY GIVEN pursuant to 54 Pa. C.S.A. Section 311(g), as amended, that the fictitious name of VIDEO NUGGETS was registered with and filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on May 25, 2016. The principal place of business is 296 Orange Street, Northumberland, PA 17857.

The name and address of the entity owning or interested in said business is:

Nugget Media, LLC
296 Orange Street
Northumberland, PA 17857 26

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**IN THE COURT OF
COMMON PLEAS
OF NORTHUMBERLAND
COUNTY, PA
CV-16-868
EMINENT DOMAIN –
IN REM**

IN RE: CONDEMNATION OF
CERTAIN LANDS OF JHOEL
LEONARDO

**DECLARATION OF
TAKING - NOTICE**

A Declaration Of Taking was filed on the 17th day of May, 2016, as of the Above Court, Term and Number. If you wish to challenge the power or right of the Condemnor to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you must file Preliminary Objections thereto within THIRTY (30) DAYS after being served with this Notice of Condemnation. The following property was condemned for purposes of providing parking and recreation for citizens of the City of Shamokin.

THE CONSIDERATION PROPOSED
IS: \$1.00

Property Description:
Real property located in the
City of Shamokin known as
Northumberland County
Tax Parcel 01-001-024

Name of Owner of Property
Interest:
Jhoel Leonardo - owner on
last deed of record

Name of Taxing Bodies of Interest
Pursuant to Upset Sale:
County of Northumberland
City of Shamokin
Shamokin Area School District

Municipal Lien Holder:
City of Shamokin \$24,280

Interest to be acquired:
Fee Simple interest

Deed (Record) Book and Page
Reference:
Record Book 2534 at page 100

A copy of said Declaration of Taking is attached hereto, made a part hereof by this reference and designated as "Exhibit 1". A description of the Condemnee's property being taken (i.e. the last deed for the property and a map showing the location of the property) is attached hereto, made a part hereof by this reference and designated as "Exhibit 2".

Respectfully Submitted,

GARRIGAN & TARGONSKI
Frank W. Garrigan,
Attorney for Condemnor
112 East Independence Street
Shamokin, Pennsylvania 17872
(570) 648-6868 - phone
(570) 648-6798 - fax
PA ID. # 83765

Date: May 16, 2016 26

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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 **July 21, 2016** 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 Michael L. Robel, a 1/2 undivided interest in the property known as 108 Birch Road, Shamokin, PA 17872, Improvements Thereon: 10 acres, more or less, being vacant ground, Tax Parcel 020-00-065-089, upon a Judgment at CV-15-1382, Gordon T. Lamb vs. Michael L. Robel, in the amount of \$11,000.00 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Jerome C. Lucht and Debra A. Lucht, known as 508-510 North Shamokin Street, Shamokin, PA 17872, Improvements Thereon: a large 3 story block building, Tax Parcel No. 009-01-001-273, upon a Judgment in Mortgage Foreclosure at CV 15-1158, FNB Bank, N.A. vs. Jerome C. Lucht and Debra A. Lucht, in the amount of \$12,789.48, plus interest, costs, & fees. Barley Snyder, Attorneys at Law.

Property of Debora D. Inch and Thomas R. Inch, known as 826 South River Avenue, Sunbury, PA 17801, Improvements Thereon: a single framedwelling house, Tax Parcel No. 048-02-003-034, upon a Judgment in Mortgage Foreclosure at CV 15-293, LSF8 Master Participation Trust vs. Debora D. Inch and Thomas R. Inch, in the amount of \$86,993.70 plus interest, costs, & fees. Richard M. Squire and Associates, LLC.

Property of Catherine Henninger a/k/a Catherine E. Henninger, situate in the Borough of Snyderstown, Northumberland County, known as 272 Market Street, (n/k/a 75 South Main Street, Sunbury, PA 17801), Tax Parcel No. 045-01-042-024, Improvements Thereon: any improvements thereon, upon a Judgment in Mortgage Foreclosure at CV 16-78, LSF9 Master Participation Trust vs. Catherine Henninger a/k/a Catherine E. Henninger, in the amount of \$74,189.77 plus interest, costs, & fees. Udren Law Offices, P.C.

Property of Dayne P. Morgan and Phyllis A. Morgan, known as 1306 Otto Station Road, Herndon, PA 17830, Tax Parcel No. 024-00-081-052, Improvements Thereon: any improvements thereon, upon a Judgment in Mortgage Foreclosure at CV 16-73, Wells Fargo Bank, NA vs. Dayne P. Morgan and Phyllis A. Morgan, in the amount of \$100,787.75 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Elaine M. Billhime, in her capacity as Executrix and Devisee of The Estate of Faye A. Jones, known as 541 Hepburn Street, Milton, PA 17847, Tax Parcel No. 033-01-003-186, Improvements Thereon: Residential Dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-712, Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. vs. Elaine M. Billhime, in her capacity as Executrix and Devisee of The Estate of Faye A. Jones, in the amount of \$44,117.92 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Dennis L. Delorso, Executor of the Estate of Joseph M. Delorso, Deceased Mortgagor and Real Owner and Denise L. Delorso, known as 1445 West Montgomery Street, Shamokin, PA 17872, Tax Parcel No. 00G-01-00G-212, Improvements Thereon: Residential Dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-2321, Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania vs. Dennis L. Delorso, Executor of the Estate of Joseph M. Delorso, Deceased Mortgagor and Real Owner and Denise L. Delorso, in the amount of \$138,869.83 plus interest, costs, & fees. McCabe, Weisberg & Conway, P.C.

Property of Michael E. Filbert, in His Capacity as Heir of Kathryn E. Filbert, Deceased

and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathryn E. Filbert, Deceased, known as 214 State Route 405, Milton, PA 17847, Tax Parcel Nos. 062-00-028-029, 062-00-028-029-001-L, Improvements Thereon: any improvements thereon, upon a Judgment in Mortgage Foreclosure at CV 15-2011, Wells Fargo Bank, NA s/b/m Wachovia Bank of Delaware, NA f/k/a First Union Home Equity Bank, NA vs. Michael E. Filbert, in His Capacity as Heir of Kathryn E. Filbert, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathryn E. Filbert, Deceased, in the amount of \$22,599.55 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Thomas J. Duke and Dolores Duke, known as 1476 Trevorton Road, Coal Township, PA 17866, Improvements Thereon: any improvements thereon, Tax Parcel Nos.: 00D-03-00D-070, 00D-03-00D-090-A, and 00D-03-00D-090-B, upon a Judgment at CV-15-724, Snyder Fuels, Inc. vs. Thomas J. Duke and Dolores Duke, in the amount of \$106,484.14 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Jodie Hodgson-Long a/k/a Jodi Hodgson Long and

John Long, known as 607 Avenue F, Riverside, PA 17868, Tax Parcel No. 014-01-027-025, Improvements Thereon: Residential Dwelling, upon a Judgment in Mortgage Foreclosure at CV 13-387, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the Cwabs Inc., Asset-Backed Certificates, Series 2007-Bc3 vs. Jodie Hodgson-Long a/k/a Jodi Hodgson Long and John Long, in the amount of \$385,477.38 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of David J. Howard and Briana Lin Howard, known as 307 South Market Street, Shamokin, PA 17872, Tax Parcel No. 012-02-004-073, Improvements Thereon: Residential Dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-1555, Pennymac Loan Services, LLC vs. David J. Howard and Briana Lin Howard, in the amount of \$51,497.77 plus interest, costs, & fees. Phelan, Hallinan, Diamond & Jones, LLP.

Property of Dorothy A. Richford, known as 1538 West Pine St., Coal Township, PA 17866, Tax Parcel No. 00G-01-00G-300, Improvements Thereon: Residential Property, upon a Judgment in Mortgage Foreclosure at CV 16-46, Reverse Mortgage Solutions, Inc. vs. Dorothy A. Richford, in the amount of \$61,362.62 plus

interest, costs, & fees. Udren Law Offices, P.C.

Property of Denise Shaffer and Edward W. Reichenbach, known as 548 North 3rd Street, Shamokin, PA 17872, Tax Parcel No. 018-01-010-096, Improvements Thereon: Residential Dwelling, upon a Judgment in Mortgage Foreclosure at CV 15-1758, FNB Bank vs. Denise Shaffer and Edward W. Reichenbach, in the amount of \$71,113.66 plus interest, costs, & 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 25-27

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