

Northumberland Legal Journal

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NORTHUMBERLAND COUNTY BAR ASSOCIATION

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Antonio D. Michetti, Esquire
Editor in Chief
David B. Marateck, 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 George A. Dorko, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Grace Piaseczny, 1456 Pulaski Avenue, Coal Township, Pennsylvania, 17866 and Cathy Dapra, 1654 W. Lynn Street, Coal Township, Pennsylvania, 17866, Co-Executrices. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. 2-4

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In Re: Estate of Madelyn I. Beck, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Marsha C. Bennick, 204 Bennick Road, Sunbury, Pennsylvania, 17801, Executrix or Thomas E. Boop, Esq., 106 Market Street, P.O. Box 470, Sunbury, Pennsylvania, 17801, Attorney. 2-4

— — — — —
In Re: Estate of Anthony J. Welsh, Jr., late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Anthony Joseph Welsh, III, 43 Well Road,

Ashland, Pennsylvania, 17921 or Sean Patrick Welsh, 146 West Melrose Street, Marion Heights, Pennsylvania, 17832, Executors or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 2-4

— — — — —
In Re: Estate of Phoebe Dwilet, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. David Kaschock, 950 Burnside Street, Coal Township, Pennsylvania, 17866, Executor or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 2-4

— — — — —
In Re: Estate of Irene G. Snyder, late of the Township of Rockefeller, Northumberland County, Pennsylvania, deceased. Laurie K. Kehler, 477 Cherry Street, Paxinos, Pennsylvania, 17860; Jennifer L. Rhoads, 457 Cherry Street, Paxinos, Pennsylvania, 17860, Co-Administratrices or Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 2-4

— — — — —
In Re: Estate of Richard L. Snyder, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Todd W. Snyder and Chad M. Snyder, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 3-5

In Re: Estate of Mary W. Hastings, late of the Township of Turbot, Northumberland County, Pennsylvania, deceased. Preston L. Davis, Executor. c/o DAVIS, DAVIS & KAAR, 37 Arch Street, P.O. 319, Milton, Pennsylvania, 17847, Attorney. 3-5

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In Re: Estate of Robert C. Dix, Jr., late of Milton, Northumberland County, Pennsylvania, deceased. Jill Dix Ghnassia, Executrix. R. Michael Kaar, Esq., c/o DAVIS, DAVIS & KAAR, 37 Arch Street, P.O. 319, Milton, Pennsylvania, 17847, Attorney. 3-5

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In Re: Estate of Ruth Ann Munson, a/k/a Ruthann Munson, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Douglas A. Munson, Jr., 403 Balsam Street, Coal Township, Pennsylvania, 17866; David A. Munson, 1662 West Pine Street, Coal Township, Pennsylvania, 17866, Co-Executors or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17801, Attorney. 3-5

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In Re: Estate of Timothy G. Kinsey, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Stephen R. Kinsey, 1166 Stock Road, Fairbanks, Alaska, 99709, Administrator. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box

791, Sunbury, Pennsylvania, 17801, Attorney. 3-5

— — — — —

In Re: Estate of Stanley S. Korenkiewicz, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Judith Ann Korenkiewicz, 8632 Sound Drive, A3, Emerald Isle, North Carolina, 28594; Stanley A. Korenkiewicz, 99 Valley View Estates, Wellsboro, Pennsylvania, 16901, Executors. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 3-5

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In Re: Estate of Marjorie E. Forry, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Deborah J. Hilbert, 320 S. Fourth Street, Sunbury, Pennsylvania, 17801; Ginger L. Gheen, 265 N. Twelfth Street, Sunbury, Pennsylvania, 17801; and Marjorie A. Yost, 361 South Fourth Street, Sunbury, Pennsylvania, 17801, Co-Executrices or Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

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In Re: Estate of Roni A. White, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. John S. White, 406 North Ninth Street, Sunbury, Pennsylvania, 17801, Administrator or Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

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In Re: Estate of Frank Conches, a/k/a Frank J. Conches, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Colleen Conches, 2419 North Second Street, Harrisburg, Pennsylvania, 17110, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania 17851, Attorney. 4-6
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In Re: Estate of Jeanette Roseman, a/k/a Jeanette H. Roseman, late of the Township of East Cameron, Northumberland County, Pennsylvania, deceased. David Robert Roseman, 6743 Upper Road, Shamokin, Pennsylvania, 17872, Executor. Edward C. Greco, Esq., 660 Chestnut Street Kulpmont, Pennsylvania, 17834, Attorney. 4-6
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In Re: Estate of Joyce M. Kotzen, a/k/a Joyce Marie Kotzen, late of the Borough of Riverside, Northumberland County, Pennsylvania, deceased. George D. Bonetti, Jr., Executor, c/o Robert L. Marks, Esq., MARKS, McLAUGHLIN & DENNEHY, P.O. Box 179, Danville, Pennsylvania, 17821, Attorney. 4-6
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In Re: Estate of Theresa A. Leavens, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Joseph R. Leavens, 55 Ridge Acres Road, Elysburg, Pennsylvania, 17824, Executor or Richard J. Roberts, Jr., Esq., 29 East Independence Street,

P.O. Box 518, Shamokin, Pennsylvania, 17872, Attorney. 4-6
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In Re: Estate of Michael Walter Slavinsky, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Maria L. Slavinsky, 24 South Seventh Street, Shamokin, Pennsylvania, 17872, Executrix or Richard J. Roberts, Jr., Esq., 29 East Independence Street, P.O. Box 518, Shamokin, Pennsylvania, 17872, Attorney. 4-6
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In Re: Estate of Joseph Klebon, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joseph Klebon, 165 Butler Road, Paxinos, Pennsylvania, 17860, Executor or Vincent V. Rovito, Jr., Esq., 4 West Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 4-6
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In Re: Estate of Neal J. Markle, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Sara K. Markle Elder, 1335 Taylor Street, NW, Washington, DC, 20011, Administratrix, d.b.n.c.t.a. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6
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In Re: Estate of Joanne E. Grodzki, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Kenneth R. Grodzki, 43 North Marshall Street, P.O. Box 141, Shamokin, Pennsylvania, 17872, Administrator or Brian J. Urban, Esq., 474 North Centre Street, P.O. Box 890, Pottsville, Pennsylvania, 17901-0890, Attorney. 4-6

In Re: Estate of Barbara A. Courogen, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Barbara A. Teter, 453 Wetherburn Drive, Lancaster, Pennsylvania, 17601; Timothy J. Courogen, 270 Corcyra Road, Sunbury, Pennsylvania, 17801; M. Steve Courogen, 1015 Center Avenue, Lancaster, Pennsylvania, 17601; and Chris A. Courogen, 3025 Mayfred Lane, Camp Hill, Pennsylvania, 17011, Co-Executors. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 26, 2015, for the purpose of obtaining a Certificate of Incorporation of a professional corporation to be organized under the Business Corporation

Law of 1988. The name of the professional corporation is: Apfelbaum Kula, P.C.

Brianna Apfelbaum Kula, Esq.
Michael J. Kula, Esq.
210 Market Street
Sunbury, PA 17801
(570) 286-0210 4

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on November 25, 2015, for the purpose of obtaining a Certificate of Organization of a limited liability company to be organized under the Business Corporation Law of 1988. The name of the limited liability company is: Team Apfelbaum, LLC.

Brianna Apfelbaum Kula, Esq.
Michael J. Kula, Esq.
Apfelbaum Kula, P.C.
210 Market Street
Sunbury, PA 17801
(570) 286-0210 4

NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 22, 2015, for the purpose of obtaining a Certificate of Organization of a limited liability company to be organized under the Business Corporation Law of 1988. The name

of the limited liability company is:
Three Beards Brewing, LLC.

Brianna Apfelbaum Kula, Esq.
Michael J. Kula, Esq.
Apfelbaum Kula, P.C.
210 Market Street
Sunbury, PA 17801
(570) 286-0210

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City of Sunbury
Public Auctions
of Real Estate

Notice is hereby given that the City of Sunbury and the City of Sunbury Redevelopment Authority will hold public auctions of the following real estate on Saturday, February 6, 2016:

9:00 a.m. –
139-141 Church Street,
Sunbury, PA 17801

9:30 a.m. –
326 Walnut Street,
Sunbury, PA 17801

10:00 a.m. –
225 S. 4th Street,
Sunbury, PA 17801

10:30 a.m. –
414-416 N. Second Street,
Sunbury, PA 17801

11:00 a.m. –
526-528 Pennsylvania Avenue,
Sunbury, PA 17801

The place of the public auctions will be at the properties listed above.

The purchaser shall make a 10% percent down payment on the date of the auction.

The purchaser shall provide plans for the redevelopment of the property to the City Clerk within thirty (30) days of the auction. The City of Sunbury and City of Sunbury Redevelopment Authority reserve the right to accept or reject redevelopment plans. The 10% down payment will be refunded if the redevelopment plans are rejected.

The City of Sunbury and City of Sunbury Redevelopment Authority shall have the right to require a return of the property if the purchaser does not complete the accepted redevelopment plans within one (1) year of the purchase of the property.

This auction will be rescheduled as needed if there is inclement weather. Contact the City Clerk at (570)286-7820 for more information.

David L. Persing, Mayor
City of Sunbury

Adam C. Purdy, Chairman
City of Sunbury Redevelopment Authority

Brianna Apfelbaum Kula, Esquire
Michael J. Kula, Esq.
Apfelbaum Kula, P.C.
210 Market Street
Sunbury, PA 17801
(570) 286-0210

4

LEGAL NOTICE

Please take notice that Chase Anthony McGinley, a minor child, by Matthew DiEmidio, his father, Petitioner, have filed a Petition to Change Name of a Minor in Northumberland County Court to No. CV-16-16 on January 6, 2016, whereby Petitioner request that Court to enter a Decree changing the name of Chase Anthony McGinley to Chase Anthony DiEmidio.

Hearing scheduled for March 7, 2016 at 1:45 p.m. in Courtroom No. 1 of the Northumberland County Courthouse, 201 Market Street, Sunbury, Pennsylvania.

Richard Feudale, Esquire
Attorney for Petitioner
33-35 East Third Street
P.O. Box 227
Mt. Carmel, PA 17851

4

LEGAL NOTICE

Please take notice that Brayden M. Gilbert, a minor child, by Erica L. Mirarck, his mother, Petitioner, have filed a Petition to Change Name of a Minor in Northumberland County Court to No. CV-15-2424 on December 30, 2015, whereby Petitioner request that Court to enter a Decree changing the name of Brayden M. Gilbert to Brayden M. Mirarck.

Hearing scheduled for March 14, 2016 at 9:15 a.m. in Courtroom No. 3 of the Northumberland

County Courthouse, 201 Market Street, Sunbury, Pennsylvania.

Richard Feudale, Esquire
Attorney for Petitioner
33-35 East Third Street
P.O. Box 227
Mt. Cannel, PA 17851

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**IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY,
PENNSYLVANIA
CIVIL LAW ACTION
CIVIL DOCKET
NO. CV-16-19**

IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF
Samantha M. Odorizzi

**NOTICE OF
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on the 7th day of January, 2016, the Petition for Change of Name, filed by Petitioner, Samantha M. Odorizzi, was filed in the above named Court, requesting for a decree to change his or her name to Samantha M. Rothermel.

The Court has scheduled a hearing for the 13th day of April, 2016, at 9:15 A.M. in Courtroom No. 2 of the Northumberland County Courthouse, 201 Market Street, Sunbury, PA, 17801, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of the

said Petition should not be granted.

Samantha M. Odorizzi
Petitioner 4

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NOTICE

IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY, PENNSYLVANIA
CIVIL DIVISION-LAW

IN THE MATTER OF
PETITION FOR CHANGE OF
NAME NO: CV-15-2282 and
CV-15-2283

Notice is hereby given that on December 4, 2015, the petition of Christopher Striplin and Victoria Striplin was filed in the above named Court, requesting an order to change the name of Christopher Striplin to Christopher Davis and Victoria Striplin to Victoria Davis.

The court has fixed the day of January 28, 2016 at 9:15 A.M. in Room #3 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 just cause if any, why the request of the petitioner should not be granted. 4

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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 **FEBRUARY 18, 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 Jillian Thew and Jesse Bright, known as 141 North Marshall Street, Shamokin, PA 17872, Improvements Thereon: residential dwelling, Tax Parcel 010-01-002-155, upon a Judgment in Mortgage Foreclosure at CV 14-0468, Bank of America, N.A. vs. Jillian Thew and Jesse Bright, in the amount of \$37,638.31 plus interest, costs, & fees. McCabe Weisberg and Conway, P.C.

Property of Neal D. Hollis, known as 144 Walnut Street, Sunbury, PA 17801, Improvements Thereon: a dwelling house known as 144 Walnut Street, Sunbury, PA 17801, Tax Parcel 48-1-3-247, upon a Judgment in Mortgage Foreclosure at CV 15-0984, US Bank National Association, as trustee for the Pennsylvania Housing Finance Agency vs. Neal D. Hollis, in the

amount of \$64,388.52 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of Frederick T. Jaeger, known as 617 South Market Street, Shamokin, Pennsylvania, Improvements Thereon: a residential dwelling, Tax Parcel 012-03-004-035, upon a Judgment in Mortgage Foreclosure at CV 15-0344, First National Bank of Pennsylvania vs. Frederick T. Jaeger, in the amount of \$42,674.29 plus interest, costs, & fees. James, Smith, Dietterick, Connelly, Chabal, Yahn, Seeber & Tomasko.

Property of Guy N. Kratzer, Jr. and Davetta J. Kratzer, known as 4841 State Route 890, Sunbury, PA 17801, Improvements Thereon: a large brick welling house and garage, Tax Parcel 57-00-47-46, upon a Judgment in Mortgage Foreclosure at CV 15-0405, Christiana Trust, A Division of Wilimington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-14 vs. Guy N. Kratzer, Jr. and Davetta J. Kratzer, in the amount of \$166,109.49 plus interest, costs, & fees. Milstead & Associates, LLC.

Property of Helen G. Waltz and Jesse O. Waltz, known as 182 Kasey Drive, f/k/a RR2 Box 293, Sunbury, PA, 17801, Improvements Thereon: improvements thereon, Tax Parcel 042-00-048-023, upon a Judgment in Mortgage Foreclosure at CV 14-1721 U.S. Bank National Association, as trustee, on behalf

of the holders of the Home Equity Asset Trust 2005-4 Home Equity Pass Through Certificates, Series 2005-4 vs. Helen G. Waltz and Jesse O. Waltz, in the amount of \$287,235.67 plus interest, costs, & fees. Milstead & Associates, LLC.

Property of Kenyon Knorr, known as 212 & 214 South Front Street, Sunbury, PA 17801, Improvements Thereon: a two-story double dwelling house, Tax Parcel 048-01-003-290, upon a Judgment in Mortgage Foreclosure at CV 15-1022, Nationstar Mortgage, LLC vs. Kenyon Knorr, in the amount of \$86,039.91 plus interest, costs, & fees. Shapiro & DeNardo, LLC.

Property of Matt C. Hess and Colleen B. Hess f/k/a Colleen B. Bregensir, known as 1602 Missouri Lane, n/k/a 255 Missouri Lane, Kulpmont, PA 17834, Improvements Thereon: the buildings and improvements thereon erected, Tax Parcel 08-03-069-113, upon a Judgment in Mortgage Foreclosure at CV 14-2091, Carrington Mortgage Services, LLC vs. Matt C. Hess and Colleen B. Hess f/k/a Colleen B. Bregensir, in the amount of \$218,124.61 plus interest, costs, & fees. KML Law Group, P.C.

Property of Joel E. Elder as 940 Hepburn Street, Township of Turbot, Pennsylvania 17847, Improvements Thereon: one half of a two story brick dwelling house and part of frame garage on rear of lot, Tax Parcel 056-02-019-044, upon a Judgment

in Mortgage Foreclosure at CV 14-0669, Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Joel E. Elder, in the amount of \$188,048.22 plus interest, costs, & fees. Manley, Deas, Kochalski, LLC

Property of Aiello Brothers Cheese Co., Sun-Re Cheese Corp., NAN Realty, Inc., and Nancy Aiello, known as 750 Edison Avenue, Sunbury, PA 17801, Improvements Thereon: Commercial and Residential Property, Tax Parcel 050-02-005-030, upon a Judgment in Mortgage Foreclosure at CV 15-1547, National Loan Investors, L.P., assignee of Bank of America, N.A. vs. Aiello Brothers Cheese Co., Sun-Re Cheese Corp., NAN Realty, Inc., and Nancy Aiello, in the amount of \$475,461.15 plus interest, costs, & fees. Kozloff Stoudt, 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 4-6

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