

Lebanon County Legal Journal

The official legal periodical for Lebanon County
containing the decisions rendered in the 52nd Judicial District

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No. 1

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Paul W. Kilgore, Esq., Chairman

Stephanie Axarlis, Esq., Editor

Jennifer Wentzel, Esq., Editor

DECEDENTS' ESTATES

NOTICE IS HEREBY GIVEN that Letters Testamentary or of Administration have been granted in the following estates. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

FIRST PUBLICATION

ESTATE OF DORIS CORT ALLEN a/k/a Doris C. Allen, late of Cornwall Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Cynthia Allen Lee Huisman, Executor
c/o Pannebaker & Mohr, P.C.
4000 Vine Street, Suite 101
Middletown PA 17057

ESTATE OF DAVID E. BOBB, late of Lebanon City, Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Administrator.

Melinda L. Bobb, Administrator
c/o Patrick M. Reb, Esq.
547 South Tenth Street
Lebanon PA 17042

ESTATE OF STEVEN C. COATES, late of Swatara Township, Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Administrator

Marianne D. Coates, Administrator
c/o Kevin C. Allen, Esquire,
Crystle, Allen & Braught, LLC
143 North Duke Street
Lancaster, PA 17602

ESTATE OF MARIE T. DELLASEGA, late of Cornwall Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Philip Dellasega, Executor
c/o Spencer Law Firm LLC
901 Rohrerstown Road
Lancaster, PA 17601
Attorney: Douglas A. Smith

ESTATE OF KATHLEEN L. MAYS, late of North Lebanon Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Marlin R. Greeninger, Executor
c/o Reilly Wolfson
1601 Cornwall Road
Lebanon, PA 17042

SECOND PUBLICATION

ESTATE OF JOSEPH F. FAUST, late of 1700 S. Lincoln Avenue, Lebanon, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Pamela R. Hathaway
620 Moonflower Avenue
Reading, PA 19606

or to her attorney:
Paul T. Essig, Esquire
Hartman, Valeriano, Magovern & Lutz,
P.C.
1100 Berkshire Blvd., Suite 301
Wyomissing, PA 19610

ESTATE OF VIOLET T. SALEM, late of the Township of Jackson, County of Lebanon and Commonwealth of Pennsylvania, deceased. Letters Testamentary have been granted to the undersigned Executor.

Dana M. Reich
16 E. Mill Avenue
Myerstown, PA 17067

Kenneth C. Sandoe, Esquire
Steiner & Sandoe, Attorneys

THIRD PUBLICATION

ESTATE OF MARIE E. GIBSON, late of North Lebanon Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Lynwood G. Gibson, Executor
1003 Marvin Avenue
Lebanon PA 17042

Thomas S. Long, Attorney

ESTATE OF ADELEEN M. MILLARD, late of North Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Shari L. Myers, Executor
6506 Windmere Road
Harrisburg PA 17111-6833

Michael H. Small, Esquire
210 South Railroad Street
P.O. Box 76
Palmyra PA 17078
Counsel

ESTATE OF LOLA M. SCHIAVONI, deceased, late of South Londonderry Township, Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Executrix.

Lorrie A. Bushman, Executrix
32 Maple Avenue
Hershey, PA 17033
OR

Joseph M. Farrell
201/203 South Railroad Street
P.O. Box 113
Palmyra, PA 17078
Attorney for Estate

PETITION FOR APPOINTMENT OF ESTATE ADMINISTRATOR

In Re: Estate of George C. Stull, II, Lebanon County Docket No. 469 YEAR 2015;

NOTICE IS HEREBY GIVEN that a Petition has been filed for the Appointment of an Administrator in the Estate of George C. Stull, II. Any party objecting to the same shall, within ten (10) days of the date of this notice, file an objection in the Lebanon County Court of Common Pleas Orphans' Court division to the above term and number.

George E. Christianson, Esquire

Christianson Meyer
411 Chestnut Street
Lebanon, PA 17042

FICTITIOUS NAME REGISTRATION

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S.A. Sec. 311 of Act 1982-295, and its amendments and supplements, that Ravinder Sahra, of Jonestown PA, has filed an application for registration of fictitious name **Penn-Punjab, LLC**, which shall have its principal place of business at 4 Fisher Avenue, Jonestown PA.

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

**In the Court of Common Pleas of Lebanon County, Pennsylvania
Civil Action Mortgage Foreclosure No. 2015-00094**

Northwest Savings Bank, Plaintiff

vs.

Sonia Aviles and Northwest Savings Bank, Administrator of the Estate of Dimas Sanchez, deceased, defendants

To: Sonia Aviles

Notice of Sheriff's Sale of Real Property

Owners: Sonia Aviles and Northwest Savings Bank, Administrator of the Estate of Dimas Sanchez, deceased.

Property: 627 N. 3rd Avenue, Lebanon, City of Lebanon, Lebanon County, PA 17042; GIS #10:2342614-372956

Judgment Amount: \$69,742.89, plus interest at the local rate and costs of suit

Date of Sale: October 13, 2015

Place of Sale: Lebanon County Municipal Building, 400 South Eighth Street, Lebanon PA 17042, Room 3

Time of Sale: 10 a.m.

The above-captioned property is scheduled to be sold at the Sheriff's Sale on October 13, 2015 at 10 a.m. Our records indicate that you may hold an interest in the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interest, if any. A schedule of distribution will be filed by the Sheriff not late than thirty (30) days after the sale. Distribution of sales proceeds, if any, will be made by the Sheriff in accordance with the schedule unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

NOTICE OF EMINENT DOMAIN

**IN THE COURT OF COMMON
PLEAS OF LEBANON COUNTY,
PENNSYLVANIA
CIVIL DIVISION-IN REM
EMINENT DOMAIN—IN REM Docket
No. 2015-1472**

IN RE: CONDEMNATION BY SUNOCO PIPELINE L.P. OF PERMANENT AND TEMPORARY RIGHTS OF WAY FOR THE TRANSPORTATION OF ETHANE, PROPANE, LIQUID PETROLEUM GAS, AND OTHER PETROLEUM PRODUCTS IN THE TOWNSHIP OF SOUTH LONDONDERRY, LEBANON COUNTY, PENNSYLVANIA, OVER THE LANDS OF THE PURPORTED OWNERS OF THE PROPERTY KNOWN AS TAX PARCEL NO. 31-2299281-340089-0000 IN THE TOWNSHIP OF SOUTH LONDONDERRY, LEBANON COUNTY, PENNSYLVANIA

NOTICE TO CONDEMNEDS

TO: THE PURPORTED OWNERS OF THE PROPERTY KNOWN AS TAX PARCEL NO. 31-2299281-340089-0000 IN THE TOWNSHIP OF SOUTH LONDONDERRY, LEBANON COUNTY, PENNSYLVANIA

In accordance with Section 305 of the Eminent Domain Code, 26 Pa.C.S. § 305, Sunoco Pipeline L.P. notifies you that:

1. The Condemnor is Sunoco Pipeline L.P. (“Sunoco Pipeline”).

2. The Condemnor’s office address is:

Sunoco Pipeline L.P.
525 Fritztown Road
Sinking Spring, Pennsylvania 19608

3. A Declaration of Taking, a copy of which is attached hereto as Exhibit “A,” was filed on August 24, 2015, in the Court of Common Pleas of Lebanon County to the above docket number. The Declaration of Taking addresses the acquisition of easements over a vacant parcel of land, located East of Bell Road, South Londonderry Township, Lebanon County, Pennsylvania 17078 and known as Tax Parcel I.D. No. 31-2299281-340089-0000 (the “Property”).

4. Sunoco Pipeline is exercising its power of eminent domain pursuant to Section 1511 of Title 15 of the Pennsylvania Consolidated Statutes, which states that:

(a) General Rule. -- **A public utility corporation shall**, in addition to any other power of eminent domain conferred by any other statute, **have the right to take, occupy and condemn property for one or more of the following principal purposes** and ancillary purposes reasonably necessary or appropriate for the accomplishment of the principal purposes:

(2) **The transportation of artificial or natural gas, electricity, petroleum or petroleum products** or water or any

combination of such substances for the public. 15 Pa.C.S. § 1511(a)(2)(emphasis added).

5. The Declaration of Taking is made and authorized by virtue of the Resolution, and duly adopted by the Condemnor on August 11, 2015. The record and the original Resolution may be examined at the Condemnor's offices, located at 1818 Market Street, Suite 1500, Philadelphia, Pennsylvania 19103. A copy of the Resolution is attached as Exhibit I to the Declaration of Taking (Exhibit A hereto) and incorporated herein by reference.

6. A portion of your property has been condemned for the purpose of acquiring permanent and temporary easements necessary to construct, install, maintain, operate, repair, inspect, alter, protect, change the size of, relocate, replace in whole or in part, remove, and abandon two (2) pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas in, over, through, across, under, and along portions of the Property as shown on the plan attached hereto as Exhibit H to the Declaration of Taking, which is vacant land located East of Bell Road, South Londonderry Township, Palmyra, Pennsylvania 17078.

7. The purpose of the within

condemnation is to construct, install, maintain, operate, repair, inspect, alter, protect, change the size of, relocate, replace in whole or in part, remove, and abandon two (2) pipelines and other appurtenant facilities including, but not limited to, above-ground markers, test stations and cathodic protection equipment for the purpose of transporting petroleum and petroleum products including but not limited to ethane, propane, and liquid petroleum gas in, over, through, across, under, and along the lands owned by Condemnee. *See* 15 Pa.C.S. § 1511.

8. A description identifying and specifying the location of the property hereby condemned is attached as Exhibit H to the Declaration of Taking (Exhibit A hereto).

9. Plans showing the property hereby condemned may be inspected in the Office of the Recorder of Deeds of the aforesaid County. On the same day as this Declaration of Taking was filed with the Prothonotary, plans showing the property condemned were lodged of record in the Office of the Recorder of Deeds in and for Lebanon County in accordance with Section 304 of the Eminent Domain Code.

10. The nature of the title acquired hereby is a permanent easement and a temporary construction easement.

11. The names of the reputed record owners of the condemned property are unknown at this time. The title records in the Office of the Recorder of Deeds of

this County are inconclusive regarding ownership.

12. The payment of just compensation in this matter is secured by a Bond that was filed with the Prothonotary on the date the Declaration of Taking was filed of record.

13. If you wish to challenge the power or right of Sunoco Pipeline to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, you are required to file preliminary objections within thirty (30) days after being served with this notice.

McNEES WALLACE & NURICK LLC

Stephanie Carfley

Pa. I.D. No. 79136

Kandice Kerwin Hull

Pa. I.D. No. 86345

Dana W. Chilson

Pa. I.D. No. 208718

100 Pine Street, P.O. Box 1166

Harrisburg, PA 17108

(717) 232-8000

*Counsel for Condemnor Sunoco Pipeline
L.P.*

Dated: August 24, 2015