

Northumberland Legal Journal

USPS 396-860 *Published weekly by*

NORTHUMBERLAND COUNTY BAR ASSOCIATION

NOTICE – PRINTING DATE – FRIDAY

Advertisements must be received by NOON the preceding Wed.

Vol. 91

Sunbury, PA

Monday, August 26, 2019

No. 34

Subscription Price - \$30.00 Out of County • \$20.00 In County
Periodicals Postage Paid at Sunbury, PA 17801 and Additional Mailing Offices
PRINTING OFFICE - Paulhamus Litho, Inc. 2824 Old Montoursville Road, Montoursville, PA 17701
POSTMASTER: Send Address Correction Form 3579 to
Northumberland Legal Journal P.O. Box 126, Sunbury, PA 17801

CONTENTS

COURT CALENDAR – 2019

ACCOUNTS CONFIRMED

July 22; August 26; September 23; October 28;
November 25; December 23

ARDS/ARD REVOCATIONS

July 18; August 8; September 19; October 24;
November 14; December 19

ARGUMENT COURT

July 17; August 7; September 4; October 2;
November 6; December 4

ARBITRATION (PM ONLY)

July 12,19; August 2,16,30; September 13,27;
October 11,25; November 8,22; December 13,27

BHIDS TREATMENT COURT

July 16,30; August 20; September 3; October 1,15,29;
November 12,26; December 31

CHILDREN AND YOUTH

July 1,8,10,11,12,15,18,19,22,29,31;
August 1,2,8,15,16,19,22,23,26,29,30;
September 5,6,12,13,16,19,23,26,27,30;
October 3,4,7,10,11,17,18,21,24,25,28,31;
November 7,14,15,18,21,22,25; December
5,9,12,19,20,30

CIVIL JURY SELECTION

July 8; August 12; September 9; October 7;
November 18; December 9

CIVIL PRE-TRIALS

July 2; August 6; September 24; October 22;
November 14; December 3

CIVIL JURY TRIALS

July 9,10,11,12; August 13,14,15,16;
September 10,11,12,13,16,17,18,19,20;
October 8,9,10,11; November 19,20,21,22;
December 10,11,12,13,16,17,18,19,20

COST CONTEMPTS

July 16; August 13; September 24; October 15;
November 19; December 3

CRIMINAL JURY SELECTION

July 8; August 12; September 9; October 7;
November 18, December 9

CRIMINAL JURY TRIALS

July 9,10,11,12; August 13,14,15,16;
September 10,11,12,13,16,17,18,19,20; October
8,9,10,11; November 19,20,21,22; December
10,11,12,13,16,17,18,19,20

CRIMINAL PRE-TRIALS

July 19; September 26; October 31; December 27

DRUG COURT

July 2,9,16,23,30; August 6,13,20,27;
September 3,10,17,24; October 1,8,15,22,29;
November 12,19,26; December 3,10,17,31

DUI COURT

July 16,30; August 20; September 3; October 1,15,29;
November 12,26; December 31

GUILTY PLEAS/SENTENCINGS

July 1,15,29; August 5,26; September 9,23,30;
October 7,21,28; November 4,25; December 2,16,30

LEGAL HOLIDAYS

July 4; September 2; October 14; November
5,11,28,29; December 25

JUVENILE COURT

July 3,10,17,24,31; August 7,14,21,28; September
4,11,18,25; October 2,9,23,30; November 13,20;
December 4,11,18

JUVENILE TREATMENT COURT

July 9,23; August 6,20; September 3,17;
October 1,15,29; November 19; December 3,17

PENN DOT APPEALS

July 10; August 14; September 11; October 19;
November 13; December 18

REVOCATIONS

July 3; August 1,2; September 5,6; October 3,4;
November 1; December 5,6

SUMMARY APPEALS

July 19; August 2; September 6; October 4;
November 1; December 6

SUPPORT APPEALS

July 2,30; August 20; September 24; October 1,15,29;
November 26; December 3

SUPPORT CONTEMPTS

July 16,30; August 20; September 3,17;
October 1,15,29; November 12,26; December 10,31

VETERANS' COURT

July 16,30; August 20; September 3; October 1,15,29;
November 12,26; December 31

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 Peter Sebasovich, late of the Township of Upper Augusta Northumberland County, Pennsylvania, deceased. Paul Sebasovich, 13 Twin Oaks Drive, Duncannon, Pennsylvania, 17020; Robert Sebasovich, 704 North Fifth Street, Sunbury, Pennsylvania, 17801; and Susan Sebasovich, 47 Sun Valley Drive, Sunbury, Pennsylvania, 17801, Executors. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. 32-34

In Re: Estate of Park L. Bitting, a/k/a Park Bitting, late of Northumberland County, Pennsylvania, deceased. Michael D. Hart, 223 South Tenth Street, Sunbury, Pennsylvania, 17801, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 32-34

In Re: Estate of Ronald E. Shipe, Jr., late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Ronald Eugene Shipe, 1817 Youngdale Road, Lock Haven, Pennsylvania, 17745; Heather Ann Shipe, 5135 Paradise Road, Milton, Pennsylvania, 17847; or Holly Ann Pedro, 1010 West Mulberry Street, Coal Township, Pennsylvania, 17866, Administrators or Robert L. Dluge, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 32-34

In Re: Estate of Margaret M. Kline, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Walter J. Sockoloskie, 10 Featherwood Drive, Parkesburg, Pennsylvania, 19365, Executor or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. 32-34

In Re: Estate of Donna J. Amer, late of Northumberland, Northumberland County, Pennsylvania, deceased. Charles W. Amer, III, 728 Little Road, Muncy Valley, Pennsylvania, 17758, Executor. Mc Nerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, Pennsylvania, 17701, Attorney. 32-34

In Re: Estate of Terry J. Bennett, a/k/a Terry Joe Bennett, late of Milton, Nor-

thumberland County, Pennsylvania, deceased. Jay A. Bennett, 726 Route 442, Muncy, Pennsylvania, 17756, Administrator. Layne R. Oden, Esq.; Layne R. Oden, Attorney and Counselor at Law, P.C., Nine South Main Street, Muncy, Pennsylvania, 17756. 32-34

In Re: Estate of Debra M. Dobson, a/k/a Debra Marie Dobson, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Leonard F. Dobson, 334 Main Street, Coal Township, Pennsylvania, 17866, Administrator or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 32-34

In Re: Estate of Russell J. Long, a/k/a Russell J. Long, Jr., late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Mary E. Long, 1121 West Shamokin Street, Trevorton, Pennsylvania, 17881, Administratrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 32-34

In Re: Estate of Evelyn D. Klemick, a/k/a Evelyn Klemick, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. William J. Klemick, 707 Fairlane Avenue, Nazareth, Pennsylvania, 18064-8855, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Penn-

sylvania, 17872, Attorney. 32-34

In Re: Estate of Juan R. Deitrick, late of the Township of Little Mahanoy, Northumberland County, Pennsylvania, deceased. Max V. Deitrick, 5902 Palmer Drive, Harrisburg, Pennsylvania, 17112; Susan E. Mosey, 3829 Hoffer Road, Port Trevorton, Pennsylvania, 17864, Co-Executors. David H. Stone, Esq., STONE LaFAVER & SHEKLETSKI, P.O. Box E, New Cumberland, Pennsylvania, 17070, Attorney. 32-34

In Re: Dante S. Welton, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Seth J. Welton, 509 South Turbot Avenue, Milton, Pennsylvania, 17847, Administrator. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 32-34

In Re: Estate of Eugene P. Thomas, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Lori Ann James, a/k/a Lori A. James, 301 N. Broad Street, Selinsgrove, Pennsylvania, 17870, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 33-35

In Re: Estate of Richard C. Bingaman, late of the City of Sunbury, Northumberland

County, Pennsylvania, deceased. Richard C. Bingaman, Jr., 163 East Haas Manor Road, Sunbury, Pennsylvania, 17801, Administrator. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 33-35

In Re: Estate of Faye A. Lahr, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Jeffrey R. Lahr, 417 W. Coal Street, Trevorton, Pennsylvania, 17881, Executor. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 33-35

In Re: Estate of Terence P. Donnelly, late of the Borough of Milton, Northumberland County, Pennsylvania, and Township of Newton, Bucks County, Pennsylvania, deceased. Daniel J. Donnelly, 301 Stormfield Drive, Harleysville, Pennsylvania, 19438, Administrator or Kenneth C. Russell, Esq., BARATTA, RUSSELL & BARATTA, 3500 Reading Way, Huntingdon Valley, Pennsylvania, 19006, Attorney. 34-36

In Re: Estate of Helen A. Delorso, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Dennis A. Delorso, 1215 Trevorton Road, Coal Township, Pennsylvania,

17866, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 34-36

In Re: Estate of Ronald G. Behm, late of Sunbury, Northumberland County, Pennsylvania, deceased. Kari B. Woodland, 156 S. Maple Street, Elysburg, Pennsylvania, 17824, Administrator. Scott A. Williams, Esq., 57 East Fourth Street, P.O. Box 3, Williamsport, Pennsylvania, 17703, Attorney. 34-36

**FICTITIOUS NAME
REGISTRATION**

An application for registration of the fictitious name **CJ Development Studios**, 29 Canal Street, Floor 1, Watson-town, PA 17777 has been filed in the Department of State at Harrisburg, PA, File Date 07/09/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Curtis Conard, 29 Canal St., Fl 1, Watson-town, PA 17777. 34

NOTICE

Notice of name change is hereby given that on the 1st day July 2019, the Petition for Change of Name of a Minor Child, filed by the Petitioner. Evan Jamison, was filed In The Court of Common Pleas of Nor-

thumberland County, PA., requesting for a decree to change the name of Keiran Bruce. The Court has scheduled a hearing for the 3rd day of September at 2:15 p.m. in Courtroom #3 of The Northumberland County Courthouse, located at 201 Market Street, Sunbury, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show just cause, if any they have, why the request of said Petitioner should not be granted.

34

**NOTICE OF PRIVATE
SALE OF TAX CLAIM
PROPERTY**

Northumberland County acting by and through its Tax Claims Bureau proposes to sell the following properties through Private Sale:

SALE DATE: October 25, 2019
LOCATION: 399 Stadium Dr., Sunbury, PA

**TERMS AND CONDITIONS
OF SALE:**

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being October 17, 2019, any taxing district having any tax claim judgments against any property to be sold, the owner, an interested party or a person interested in purchasing a property may, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Northumberland County to disapprove the said sale. 2. If no objections to a sale are filed, the sale to the initial bidder will be final. 3.

The failure of the purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. 4. Pursuant to 72 PS., Section 5931, all sales by the tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau WITHOUT GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries location, structures or lack of structures upon the land, liens, title, or any matter or thing whatsoever. This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613 (a) of Act No. 542, approved July 7, 1947, as amended.

PARCEL NO. 006-01-003-041-A
249-251 South Oak Street,
Mount Carmel

Assessed Owner: Oak Street
Property Trust

Bid: \$4,334.73 plus cost

Northumberland County Tax
Claims Bureau

By: /s/Janel Barwick, Director
34-35

**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 **September 19, 2019** 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 Melanie Artman, known as 432 East Melrose Street, Marion Heights, PA 17832, Improvements Thereon: any improvements thereon, Tax Parcel 003-00-001-222, upon a Judgment at CV-19-678, The Northumberland National Bank vs. Melanie Artman, in the amount of \$29,502.96, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Sherman Bowman and Janice Bowman, known as 342 Melrose Street, Marion Heights, PA 17832, Improvements Thereon: a dwelling house, Tax Parcel 003-00-001-230, upon a Judgment at CV-19-457, Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset Backed Certificates, Series 2004-OPT4 vs. Sherman Bowman and Janice Bowman, in the amount of \$66,000.92, plus interest, costs and fees. RAS Citron, LLC.

Property of Kristi Jo Conrad, known as 33 Apple Street, Milton, PA 17847, Improvements Thereon: any improvements thereon, Tax Parcel 034-01-004-120, upon a Judgment at CV-19-463, Wells Fargo Bank, N.A. vs. Kristi Jo Conrad, in the amount of \$41,269.97, plus interest, costs and fees. Manley Deas Kochalski LLC.

Property of Wendy S. Curran, known as 20 Main Street, Ranshaw, PA 17866, Improvements

Thereon: a two story frame dwelling house, Tax Parcel 00A-07-068-163, upon a Judgment at CV-19-624, Anthium LLC vs. Wendy S. Curran, in the amount of \$57,831.92, plus interest, costs and fees. KML Law Group, P.C.

Property of David Fifield a/k/a David B. Fifield a/k/a David B. Fifield, known as 66 Third Street, Strong, PA 17851 a/k/a 104 3rd Street, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel 008-01-069-079, upon a Judgment at CV-19-558, LSF10 Master Participation Trust vs. David Fifield a/k/a David B. Fifield a/k/a David B. Fifield, in the amount of \$27,189.70, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of James L. Hoffman, Jr. and Cheryl D. Hoffman, known as 1040 West Arch Street, Coal Township, PA 17866, Improvements Thereon: a dwelling house, Tax Parcel 00B-01-00B-258, upon a Judgment at CV-18-1318, Fairway Consumer Discount Company vs. James L. Hoffman, Jr. and Cheryl D. Hoffman, in the amount of \$13,755.53, plus interest, costs and fees. Chariton, Schwager & Malak.

Property of Carol Kruskie, Known Surviving Heir of Robert J. Kruskie, Sr., Robert Kruskie, Jr., Known Surviving Heir of Robert J. Kruskie, Sr., Jamey Kruskie a/k/a James F. Kruskie, Known Surviving Heir of Robert J. Kruskie, Sr., and Unknown Surviving Heirs of Robert J. Kruskie, Sr., known as 306 North

Turnpike Street, Mount Carmel, PA 17851, Improvements Thereon: half of a double frame dwelling house and out-buildings, Tax Parcel 004-02-001-097, upon a Judgment at CV-18-1946, Bank of America, N.A. vs. Carol Kruskie, Known Surviving Heir of Robert J. Kruskie, Sr. et. al., in the amount of \$36,231.19, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Lewis R. Renner a/k/a Lewis R. Renner, Jr. and Melissa L. Renner a/k/a Melissa L. Hoffman, known as 1018 North Front Street, Milton, PA 17847, Improvements Thereon: a frame stucco dwelling house, Tax Parcel 031-01-001-260, upon a Judgment at CV-19-519, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass-Through Certificates Series 2006-Rz4 vs. Lewis R. Renner a/k/a Lewis R. Renner, Jr. and Melissa L. Renner a/k/a Melissa L. Hoffman, in the amount of \$129,867.70, plus interest, costs and fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Christian L. Rosini and Denise M. Zechman, known as 197 Stone School Road, Northumberland, PA 17857, Improvements Thereon: a single dwelling house, Tax Parcel 039-00-035-053-0-003-C, upon a Judgment at CV-18-1922, Fulton Bank, N.A. vs. Christian L. Rosini and Denise M.

Zechman, in the amount of \$101,888.52, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Curtis Shrawder, known as 330 River Road, Dalmatia, PA 17017, Improvements Thereon: a two story brick dwelling house and other buildings, Tax Parcel 029-01-100-096, upon a Judgment at CV-18-2037, Fidelity National title Insurance Company vs. Curtis Shrawder, in the amount of \$142,724.35, plus interest, costs and fees. Fidelity National Law Group.

Property of Lori A. Steele, known as 5 Meadowlark Lane f/k/a Lot 3 Woodside Estates, Riverside, PA 17868, Improvements Thereon: a residential dwelling, Tax Parcel 041-00-027-047-E, upon a Judgment at CV-15-2134, U.S. Bank National Association, Trustee for the Pennsylvania Housing Finance Agency vs. Lori A. Steele, in the amount of \$185,854.09, plus interest, costs and fees. Martha E. Von Rosenstiel, 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
