

# Lebanon County Legal Journal

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

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Vol. 51

Lebanon, Pennsylvania, June 25, 2014

No. 39

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Published every Wednesday. Advertisements must be at Room 305,  
Municipal Building, 400 South Eighth Street, Lebanon PA, 17042  
by 11 a.m. of preceding Monday.

Lebanon County Legal Journal, per bound volume.....\$95.00  
Advance Sheets, per year.....\$97.75  
Single copy, advance sheets.....\$4.00

717-228-4411; [www.lebanoncountylegaljournal.org](http://www.lebanoncountylegaljournal.org)

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**Owned and published by the Lebanon County Bar Association**  
**Paul W. Kilgore, Esq., Chairman**  
**C. Walter Whitmoyer, Jr., Esq., Editor**  
**Stephanie Axarlis, 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 MADELINE M. ALLEN**, late of North Cornwall Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Gregory D. Pence, Executor  
1377 Pocono Blvd.  
Mt. Pocono PA 18344

Siegrist, Koller, Brightbill, Long & Feeman, Attorneys  
315 South Eighth Street  
Lebanon PA 17042

**ESTATE OF DONALD K. FRY**, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Stanley Fry, Executor  
28 Old Jonestown Road  
Lebanon PA 17046

Timothy J. Huber, Esquire  
Buzgon Davis Law Offices

**ESTATE OF MARY K. SCHULLER**, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Heidi Marie Keene, Executor  
c/o George W. Porter, Esquire  
909 East Chocolate Ave.  
Hershey PA 17033

**ESTATE OF MATTHEW SERVICE**, late of Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Administratrix.

Linda A. Service, Administratrix  
113 E. Weidman Street  
Lebanon PA 17046

Edward J. Coyle, Esquire  
Buzgon Davis Law Offices

**ESTATE OF DOROTHY TEXTOR**, late of Millcreek Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Carol M. Black, Executor  
22 Round Barn Road  
Newmanstown PA 17073

Kenneth C. Sandoe, Esquire  
Steiner, Sandoe & Cooper, Attorneys

**SECOND PUBLICATION**

**ESTATE OF RUTH Z. BRUBAKER**, late of Jackson Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Louis E. Martin, Executor  
71 E. Rosebud Road  
Myerstown PA 17067

Amos Hahn, Executor  
1168 Sheep Hill Road  
New Holland PA 17557

William H. Sturm, Jr., Esquire  
Steiner, Sandoe & Cooper, Attorneys

**ESTATE OF JOHN D. HARNISH**, late of Myerstown Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Mitchell C. Matlack, Executor  
c/o Paul A. Lundberg, Esquire  
Reilly, Wolfson, Sheffey, Schrum and Lundberg  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF JOHN F. HILLEGAS**, late of Bethel Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Marilyn B. Griesemer, Executor  
c/o Loren A. Schrum, Esquire  
Reilly, Wolfson, Sheffey, Schrum and Lundberg  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF MARJORIE A. LASH**, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Dawn M. Cole, Executrix  
P.O. Box 434  
Windham NH 03087

Siegrist, Koller, Brightbill, Long & Feeman Attorneys

**ESTATE OF JOHN K. LINGLE**, late of North Cornwall Township, Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Administratrix.

Brenda J. Stoner, Administratrix  
c/o James R. Clark, Esquire  
277 Millwood Road  
Lancaster, Pennsylvania 17603

Attorney: James R. Clark, Esquire

**ESTATE OF ANN L. REMSNYDER**, late of North Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Jodie Rae Cohick, Executor  
Terra Ann Oyler, Executor  
c/o Reilly, Wolfson, Sheffey, Schrum and Lundberg  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF NANCY N. SATTAZAHN**, late of South Lebanon Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Co-Executors.

Paul K. Sattazahn, Jr. and Tracy Roth, Co-Executors  
c/o 902 State Drive  
Lebanon PA 17042

Keith D. Wagner, Attorney

**ESTATE OF HENRY P. STECKBECK**, late of Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Jeffrey D. Steckbeck, Executor  
c/o Anthony J. Fitzgibbons, Esquire  
279 North Zinn's Mill Road  
Lebanon PA 17042

**ESTATE OF ELEANOR ARLENE WELLER** a/k/a Eleanor A. Weller, late of Myerstown Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Cynthia W. Behney, Executrix  
518 East Rosebud Road  
Myerstown PA 17067

John D. Enck, Esquire  
Spitler, Kilgore & Enck PC  
522 South Eighth Street  
Lebanon PA 17042  
Attorney

### **THIRD PUBLICATION**

**ESTATE OF MARGARET H. BYFORD**, late of South Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Roberta May Byford, Executor  
c/o Frederick S. Wolfson, Esquire  
Reilly, Wolfson, Sheffey, Schrum and Lundberg  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF LLOYD MARTIN, JR.,**  
late of Palmyra Borough, Lebanon County,  
PA, deceased. Letters Testamentary have  
been granted to the undersigned Executor.

Robert L. Martin, Executor  
335 E. Walnut Street  
Palmyra PA 17078

Gerald J. Brinser, Esquire  
Attorney

**ESTATE OF GERTRUDE A. MOYER,**  
late of Cornwall Borough, Lebanon County,  
PA, deceased. Letters Testamentary have  
been granted to the undersigned Executrix.

Louise Kalymun, Executrix  
114 North Valley Street  
New Philadelphia PA 17959

Thomas S. Long, Esquire  
Attorney

**ESTATE OF ADELENE O'DONNELL,**  
late of Cornwall Borough, Lebanon County,  
PA, deceased. Letters of Administration,  
d.b.n.c.t.a. have been granted to the  
undersigned Administrator.

Brian T. O'Donnell  
c/o Loren A. Schrum  
Reilly, Wolfson, Sheffey, Schrum and  
Lundberg  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF DOROTHY E. STARNER,**  
late of the County of Lebanon, PA,  
deceased. Letters Testamentary have been  
granted to the undersigned Executor.

Suzanne E. Frazier, Executor  
1251 Duke St  
Palmyra, PA 17078

Daryl J. Gerber, Esquire,  
The Law Office of Daryl J. Gerber  
46 E. Main Street  
Palmyra, PA 17078

**ORPHANS' COURT DIVISION  
NOTICES**

**NOTICE IS HEREBY GIVEN** that the following accounts in decedents estates, Guardianships and trusts have been filed in the Office of the Register of Wills and Clerk of Orphans' Court of Lebanon County, and that the same will be presented to the Court of Common Pleas-Orphans' Court Division of said County for Confirmation NISI on **Monday, July 7, 2014 at 10:00 a.m. in Courtroom No. 1, Municipal Building, City of Lebanon.**

*First and partial accounts with no proposed schedule of distribution filed by executors or administrators*

1. **Boeshore, Roy D.**, dec'd., Carl Boeshore, Admr c.t.a., Charles V. Henry, III, Atty.

*First and final accounts with proposed schedule of distribution filed by executors or administrators*

1. **Donton, Frances L.**, dec'd., Susan A. Eckert, Admr., Kevin M. Richards, Atty.

2. **Matarazzi, Kathie L.**, dec'd., Jennifer L. Kauffman, Admr., John E. Feather, Jr., Atty.

2. **Fritchel, G. Marie** aka Fritchel, Marie G., dec'd., Elsie B. Neefe, Exrx., Charles A. Ritchie, Jr., Atty.

All of the aforesaid accounts and statements of Proposed Distribution will be confirmed **ABSOLUTELY** as of course by the said Orphans' Court except those to which exemptions are filed within twenty (20) days after the same are confirmed NISI.

Dawn L. Resanovich  
Register of Wills and Clerk of Orphans'  
Court  
Lebanon County, Pennsylvania

**ARTICLES OF INCORPORATION**

**ARTICLES OF INCORPORATION** were filed with the Pennsylvania Department of State on or about February 28, 2014, for a corporation to be known as **Immigrant Hope – Lebanon PA, Inc.**, incorporated under the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306 et seq. The corporation shall have unlimited power to engage in and to do any lawful business for which nonprofit corporations may be incorporated under the Business Corporation Law.

Brinser, Wagner & Zimmerman  
Attorneys

**NOTICE OF SHERIFF'S SALE**

**In the Court of Common Pleas of  
Lebanon County PA No. 2013-02002**

**Wells Fargo Bank, N.A.**

**vs.**

**Laurie Diaz, Eric Livering, Sally Shay,  
Susan Kleinfelter, Mary Shay, Bruce  
Weand, Sherri Wilson and Unknown  
heirs, successors, assigns and all persons,  
firms, or associations claiming right,  
title or interest from or under Patricia  
Ann Moritz, deceased.**

Notice of Sheriff's Sale of Real Property  
Being premises: **535 West Locust Street,  
Cleona PA 17042-3147**

Being in North Cornwall Township,  
Lebanon County, PA, 26-2321314-  
366611-0000

Improvements consist of residential property. Sold as the property of Laurie Diaz, Eric Livering, Sally Shay, Susan Kleinfelter, Mary Shay, Bruce Weand, Sherri Wilson and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Patricia Ann Moritz, deceased. Your house (real estate) at 535 West Locust Street, Cleona PA 17042-3147, is scheduled to be sold at the Sheriff's sale on October 14, 2014 at 10 a.m. at the Lebanon County Courthouse, 400 South Eighth Street, Lebanon PA 17042, to enforce the Court Judgment of \$95,216.58 obtained by Wells Fargo Bank N.A. (the mortgagee) against the above premises.

Phelan Hallinan, LLP  
Attorney for Plaintiff

## **NOTICE OF QUIET TITLE**

**In the Court of Common Pleas of  
Lebanon County, Pennsylvania, Civil  
Action – Law No. 2014-00258**

**CJD Group, LLC, Plaintiff v. William  
Lopez Serrano and Gizela Rivera  
Villanueva, Defendants**

Notice is given that CJD Group LLC, have filed an Action to Quiet Title on January 4, 2014 to terminate all rights that you may have to property located at **2860 State Route 22, Fredericksburg, PA 17026**, Lebanon County, Commonwealth of Pennsylvania.

**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 or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford 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.

Lawyer Referral Service  
242 S. 8<sup>th</sup> Street  
Lebanon, PA 17042  
Phone: 717-273-3113