

# Northumberland Legal Journal

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## NORTHUMBERLAND COUNTY BAR ASSOCIATION

Debra A. Moyer, Business Manager  
Business Office  
201 Market Street  
P.O. Box 126, Sunbury, PA 17801-0126

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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January 1,18; February 15; March 25; May 30; June 14; July 4; 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 E. Arnold, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. E. Terry Baldwin, Executor, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 1-3

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In Re: Estate of Grace L. Plotts, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Susan M. Silvagni, 370 Fairview Avenue, Milton, Pennsylvania, 17847, Executrix or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. 1-3

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In Re: Estate of Marjorie R. Bassett, late of the Borough of Riverside, Northumberland County, Pennsylvania, deceased. Jerry S. Bassett, 1595 Sleepy Hollow Road, Quakertown, Pennsylvania, 18951, Executor or Robert E. Diehl, Jr., Esq., DIEHL, DLUGE, JONES & MICHETTI, 1070 Market Street,

Sunbury, Pennsylvania, 17801, Attorney. 1-3

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In Re: Estate of Deborah Ann Fendt, a/k/a Deborah A. Fendt, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Brandy L. Updegraff, 6329 Pennsboro Drive, Mechanicsburg, Pennsylvania, 17050, Executrix. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 1-3

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In Re: Estate of Matthew A. Gajkowski, a/k/a Meceslaus A. Gajkowski, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Ronald J. Gajkowski, 110 Rhodestown Road, Elysburg, Pennsylvania, 17824, Executor Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 1-3

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In Re: Estate of Warren L. Shipe, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Craig A. Shipe, 22253 Drawbridge Road, Leesburg, Florida, 34748; Wanda L. Shipman, 72 South Horn Railroad Path, Sunbury, Pennsylvania, 17801; Warren L. Shipe, Jr., 4144 New Columbia Road, New Columbia, Pennsylvania, 17856, Executors. Roger V. Wiest, Esq., WIEST, MUOLO, NOON,

SWINEHART & BATHGATE,  
240-246 Market Street, P.O. Box  
791, Sunbury, Pennsylvania,  
17801, Attorney. 1-3

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In Re: Estate of George A. Dorko,  
late of the City of Shamokin,  
Northumberland County, Penn-  
sylvania, deceased. Grace  
Piaseczny, 1456 Pulaski Avenue,  
Coal Township, Pennsylvania,  
17866 and Cathy Dapra, 1654  
W. Lynn Street, Coal Township,  
Pennsylvania, 17866, Co-Execu-  
trices. Michael Balducci, Esq.,  
35 North Fourth Street,  
Sunbury, Pennsylvania, 17801,  
Attorney. 2-4

— — — — —

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

— — — — —

In Re: Estate of Anthony J.  
Welsh, Jr., late of Mount Carmel,  
Northumberland County, Penn-  
sylvania, 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

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

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In Re: Estate of Irene G. Snyder,  
late of the Township of  
Rockefeller, Northumberland  
County, Pennsylvania, de-  
ceased. Laurie K. Kehler, 477  
Cherry Street, Paxinos, Penn-  
sylvania, 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, Penn-  
sylvania, 17801, Attorney. 2-4

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

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In Re: Estate of Mary W.  
Hastings, late of the Township  
of Turbot, Northumberland  
County, Pennsylvania, de-  
ceased. Preston L. Davis, Ex-  
ecutor. 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, Penn-  
sylvania, deceased. Douglas A.  
Munson, Jr., 403 Balsam Street,  
Coal Township, Pennsylvania,  
17866; David A. Munson, 1662  
West Pine Street, Coal Town-  
ship, Pennsylvania, 17866, Co-  
Executors or Schlesinger &  
Kerstetter, LLP, 545 North Sec-  
ond Street, Shamokin, Pennsyl-  
vania, 17801, Attorney. 3-5

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In Re: Estate of Timothy G.  
Kinsey, late of the City of Sunbury,  
Northumberland County, Penn-  
sylvania, deceased. Stephen R.  
Kinsey, 1166 Stock Road,  
Fairbanks, Alaska, 99709, Admin-  
istrator. William R. Swinehart,  
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 Stanley S.  
Korenkiewicz, late of the Town-  
ship 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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THE FOLLOWING ACCOUNTS  
AND/OR STATEMENT OF  
PROPOSED DISTRIBUTION  
HAVE BEEN FILED IN THE  
OFFICE OF THE COURT OF  
COMMON PLEAS, ORPHANS'  
COURT DIVISION AND WILL  
BE PRESENTED TO THE  
ORPHANS' COURT AT 10:00 AM  
ON MONDAY JANUARY 25,  
2016 FOR CONFIRMATION  
AND/OR APPROVAL UNLESS  
EXCEPTIONS ARE FILED  
BEFORE FRIDAY, JANUARY  
22, 2016.

1. Second and Final Account and  
Statement of Proposed  
Distribution, of Christine  
Maschal, Executrix for the  
Estate of Robert John Mattis  
AKA Robert J. Mattis, late of  
Coal Township, deceased.  
Filed: November 24, 2015

2. First and Final Account and  
Statement of Proposed  
Distribution, of Robert W. Schleg,  
Jr, James E. Schleg and Keith A.  
Schleg, Executors for the Estate  
of Sarah J. Schleg, late of City of  
Sunbury, deceased.  
Filed: December 8, 2015

3. First and Final Account and Statement of Proposed Distribution, of Joseph C. Michetti, Jr., Executor for the Estate of Lois M. Burgess, late of Borough of Northumberland, deceased.  
Filed: December 9, 2015

4. First and Final Account and Statement of Proposed Distribution, of Darlene G. Richardson, Executrix for the Estate of Renee H. Apichell, late of Zerbe Township, deceased.  
Filed: December 9, 2015

Mary L. Zimmerman  
Clerk of the Court of Common Pleas Orphans' Court Division  
Sunbury, PA 17801  
December 11, 2015 2-3

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**NOTICE**

**NOTICE IS HEREBY GIVEN** that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on December 31, 2015, for the purpose of obtaining a Certificate of Incorporation of a proposed professional corporation to be organized under the Business Corporation Law of 1988. The name and address of the professional corporation is:

Great Creatures Veterinary  
Services, PC  
578 Troutmans Lane  
Herndon, PA 17830

The purpose or purposes for which it was organized was for veterinary services.

Earl Richard Etzweiler, Esquire  
105 N. Front Street  
Harrisburg, PA 17101 3

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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 **JANUARY 21, 2016** at 1:00 P.M., in the Sheriff's Office of ROBERT J. WOLFE, at the 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 Gulzar Ali and Faiza I. Bhatti, husband and wife, known as 550 West 3rd Street, Mount Carmel, PA, 17851, Improvements Thereon: a residential dwelling, Tax Parcel 007-01-004-006, upon a Judgment in Mortgage Foreclosure at CV 15-0240, Joseph M. Martin and Cheryl A. Martin, husband and wife vs. Gulzar Ali and Faiza I. Bhatti, husband and wife, in the amount of \$43,000.00 plus interest, costs, & fees. James L. Best Law Office

Property of Deborah J. Witkoski, known as 251 South Diamond Street, Shamokin, PA, 17872, Improvements Thereon: a

residential dwelling, Tax Parcel 012-01-004-186, upon a Judgment in Mortgage Foreclosure at CV 15-1163, Fulton Bank, N.A. vs. Deborah J. Witkoski, in the amount of \$11,667.01 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Brian Miller, known as 639 Spruce Street, Kulpmont, PA, 17834, Improvements Thereon: the one-half of a double frame dwelling house, Tax Parcel 002-00-004-138, upon a Judgment in Mortgage Foreclosure at CV 15-0128, Branch Banking and Trust Company, successor in interest to Susquehanna Bank, Successor by Conversion to Susquehanna Bank, PA vs. Brian Miller, in the amount of \$8,398.18 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate

Property of Joseph Smallets, Jr. and Ryan Joseph Smallets and Brandon Michael Smallets, and all Known and Unknown Heirs, Successors, and Assigns, Representatives, Devisees, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph Smallets, Jr., Deceased, known as 210 East 7th Street, Mount Carmel, PA, 17851, Improvements Thereon: a residential dwelling, Tax Parcel 006-03-003-086, upon a Judgment in Mortgage Foreclosure at CV 14-1880, Federal National Mortgage

Association ("Fannie Mae") vs. Joseph Smallets, Jr. and Ryan Joseph Smallets and Brandon Michael Smallets, and all Known and Unknown Heirs, Successors, and Assigns, Representatives, Devisees, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph Smallets, Jr., Deceased, in the amount of \$23,288.54 plus interest, costs, & fees. Martha E. Von Rosenstiel, P.C.

Property of Doyle Horne and The United States of America, known as 16 Penn Avenue, Elysburg, PA, 17824, Improvements Thereon: a frame dwelling house, barn, and outbuildings, Tax Parcel 040-00-044-075, upon a Judgment in Mortgage Foreclosure at CV 14-2249, LSF8 Master Participation Trust vs. Doyle Horne and The United States of America, in the amount of \$127,064.73 plus interest, costs, & fees. Weltman, Weinberg & Reis Co., L.P.A.

Property of Mary K. Cook and Walter M. Cook, known as Rural Route 1 Box 11 a/k/a 3429 State Route 125, Shamokin, PA, 17872-8545, Improvements Thereon: a residential dwelling, Tax Parcel 001-00-077-053, upon a Judgment in Mortgage Foreclosure at CV 14-0679, PHH Mortgage Corporation vs. Mary K. Cook and Walter M. Cook, in the amount of \$105,044.30 plus interest, costs, & fees. Phelan Hallinan Diamond, & Jones, LLP

Property of Paul E. Bucher, Jr a/  
k/a Paul E. Bucher and Sharon  
M. Bucher, known as 103 North  
12th Street, Sunbury, PA, 17801,  
Improvements Thereon: a  
residential dwelling, Tax Parcel  
053-02-008-107-A, upon a  
Judgment in Mortgage  
Foreclosure at CV 15-1290,  
Citifinancial Servicing LLC vs.  
Paul E. Bucher, Jr a/k/a Paul E.  
Bucher and Sharon M. Bucher,  
in the amount of \$53,771.03 plus  
interest, costs, & fees. Phelan  
Hallinan Diamond, & Jones, LLP

Property of Christopher A.  
Bieber and Rebecca A. Bieber,  
known as 701 Fisher Drive,  
Watsonstown, PA, 17777,  
Improvements Thereon: a  
residential dwelling, Tax Parcel  
21-05-10-003, upon a Judgment  
in Mortgage Foreclosure at CV  
15-0481, The Bank of New York  
Mellon formerly known as The  
Bank of New York, as Successor  
Trustee for JPMorgan Chase  
Bank, N.A., as Trustee for  
NovaStar Funding Trust, Series  
2006-1 NovaStar Home Equity  
Loan Asset-Backed Certificates,  
Series 2006-1 vs. Christopher  
A. Bieber & Rebecca A. Bieber,  
in the amount of \$130,211.45  
plus interest, costs, & fees.  
Udren Law Offices, 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 1-3

— — — — —