

# Northumberland Legal Journal

USPS 396-860 *Published weekly by*

## 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  
Michael M. Apfelbaum, Esquire  
Chairman

*NOTICE—PRINTING DATE—FRIDAY*

*Advertisements must be received by NOON the preceding Wed.*

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**Sunbury, PA, Monday, April 27, 2015**

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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 Robert D. Derk, a/k/a Robert Donald Derk, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Gale M. Tuomisto and William T. Moore, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 15-17

— — — — —  
In Re: Estate of Helen A. Longan, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Tim H. Longan and Tina H. Longan, Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 15-17

— — — — —  
In Re: Barbara A. Williams, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Krista L. Cagg, Executrix, c/o James T. Baldwin, Esq., BALDWIN &

BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 15-17

— — — — —  
In Re: Estate of Janet D. Hause, late of Turbotville, Northumberland County, Pennsylvania, deceased. R. Michael Kaar, Esquire, DAVIS, DAVIS & KAAR, P.O. Box 319, 37 N. Arch Street, Milton, Pennsylvania, 17847, Attorney. 15-17

— — — — —  
In Re: Estate of Dorothy J. Lenig, late of Milton, Northumberland County, Pennsylvania, deceased. Terry A. Lenig and Dale F. Lenig, Co-Executors, c/o Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. 15-17

— — — — —  
In Re: Estate of Wilbur G. Hicks, late of the Borough of Watsontown, Northumberland County, Pennsylvania, deceased. Karen Hicks, 2830 Linden Street, Apt. 2D, Bethlehem, Pennsylvania, 18017; Daniel Satteson, 519 E. Blind Road, Montgomery, Pennsylvania, 17752, Executors. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 15-17

— — — — —  
In Re: Estate of Mary K. Simon, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Frederick A. Simon, Jr., 444 King Street, Milton, Pennsylvania, 17847,

Executor or Robert E. Benion,  
Esq., P.O. Box 356, Milton,  
Pennsylvania, 17847, Attorney.  
16-18

— — — — —  
In Re: Estate of Robert V. McGinley,  
late of Northumberland,  
Northumberland County, Pennsyl-  
vania, deceased. Gregory B.  
McGinley, 743 Koch Peak Avenue,  
Washington Township, New Jersey,  
07676, Executor. Bradley S. Hillman,  
Esq., CASALE & BONNER, P.C., 33  
West Third Street, Suite 202,  
Williamsport, Pennsylvania, 17701,  
Attorney. 16-18

— — — — —  
In Re: Estate of Harold D. Neidig,  
late of the Township of Lower  
Augusta, Northumberland  
County, Pennsylvania, deceased.  
Kathy A. Neidig, Executrix, c/o  
Thomas C. Clark, Esq., 431 East  
Main Street, P.O. Box 57,  
Middleburg, Pennsylvania,  
17842, Attorney. 16-18

— — — — —  
In Re: Estate of Joseph G.  
Schoppy, Sr., late of the Town-  
ship of Rush, Northumberland  
County, Pennsylvania, de-  
ceased. Karen N. Schoppy, 646  
Elysburg Road, Danville, Penn-  
sylvania, 17821, Executrix or  
Robert L. Dluge, Jr., Esq.,  
DIEHL, DLUGE, JONES &  
MICHETTI, P.O. Box 304,  
Elysburg, Pennsylvania, 17824,  
Attorney. 16-18

— — — — —  
In Re: Estate of Elwood F.  
Swank, late of the Township of  
Shamokin, Northumberland  
County, Pennsylvania, de-  
ceased. Margaret Swank, 266

Badmans Hill Road, Paxinos,  
Pennsylvania, 17860 or Gregory  
S. Wisloski, 101 West Indepen-  
dence Street, Shamokin, Penn-  
sylvania, 17872, Executors or  
Robert L. Dluge, Jr., Esq.,  
DIEHL, DLUGE, JONES &  
MICHETTI, P.O. Box 304,  
Elysburg, Pennsylvania, 17824,  
Attorney. 16-18

— — — — —  
In Re: Estate of John J. Britt,  
late of the Township of Coal,  
Northumberland County, Penn-  
sylvania, deceased. Brian J. Britt,  
Executor, c/o Jessica F. Greene,  
Esq., KEYSTONE ELDER LAW  
P.C., 555 Gettysburg Pike, Suite  
C-100, Mechanicsburg, Pennsyl-  
vania, 17055, Attorney. 16-18

— — — — —  
In Re: Estate of Bessie Ellen  
Hartzel, late of the Borough of  
Milton, Northumberland  
County, Pennsylvania, de-  
ceased. P. Franklin Hartzel, Jr.,  
2328 Warrensville Road,  
Montoursville, Pennsylvania,  
17754, Executor. Elliott B.  
Weiss, Esquire, ELLIOTT B.  
WEISS & ASSOCIATES, 416  
Pine Street, Suite 203,  
Williamsport, Pennsylvania,  
17701 Attorney. 16-18

— — — — —  
In Re: Estate of Dean E.  
Buffington, late of the Township  
of Lower Augusta,  
Northumberland County, Penn-  
sylvania, deceased. Zachary F.  
Buffington, 2316 Boyles Run Road,  
Sunbury, Pennsylvania, 17801,  
Administrator. Roger V. Wiest,  
Esq., WIEST, MUOLO, NOON,  
SWINEHART & BATHGATE,

240-246 Market Street, P.O. Box  
791, Sunbury, Pennsylvania,  
17801, Attorney. 16-18

— — — — —

In Re: Estate of Marlin R. Forrey,  
Jr., late of the Township of West  
Chillisquaque, Northumberland  
County, Pennsylvania, de-  
ceased. Terri Lynn Meyer, Ex-  
ecutrix, c/o James T. Baldwin,  
Esq., BALDWIN & BALDWIN,  
42 South Front Street, Milton,  
Pennsylvania, 17847, Attorney.  
17-19

— — — — —

In Re: Estate of Charles R.  
Hummel, late of the City of  
Sunbury, Northumberland  
County, Pennsylvania, de-  
ceased. Sally A. Fulgniti-  
Hummel, a/k/a Sally A. Hummel,  
337 Chestnut Street, Sunbury,  
Pennsylvania, 17801, Executrix.  
Michael Balducci, Esq., 35 North  
Fourth Street, Sunbury, Penn-  
sylvania, 17801, Attorney.  
17-19

— — — — —

In Re: Estate of Stephen  
Sebasovich, a/k/a Steven  
Sebasovich, late of the City of  
Sunbury, Northumberland  
County, Pennsylvania, de-  
ceased. Krista L. Gombert, 400  
South Fourth Street, Sunbury,  
Pennsylvania, 17801, Executrix  
or Robert E. Diehl, Jr., Esq.,  
DIEHL, DLUGE, JONES  
& MICHETTI, 1070 Market  
Street, Sunbury, Pennsylvania,  
17801, Attorney. 17-19

— — — — —

In Re: Estate of Howard B. Stout,  
Jr., late of the Township of  
Ralpho, Northumberland

County, Pennsylvania, de-  
ceased. Howard C. Stout, 28  
Circle View Road, Danville,  
Pennsylvania, 17821, Executor  
or Robert L. Dluge, Jr., Esq.,  
DIEHL, DLUGE, JONES &  
MICHETTI, P.O. Box 304,  
Elysburg, Pennsylvania, 17824,  
Attorney. 17-19

— — — — —

In Re: Estate of Michael S.  
Pokorny, late of 704 Main Street,  
Watsontown, Northumberland  
County, Pennsylvania, de-  
ceased. Zachary M. Pokorny,  
1003 N. Front Street, Milton,  
Pennsylvania, 17847, Adminis-  
trator. G. Scott Gardner, Esq.,  
2117 West Fourth Street,  
Williamsport, Pennsylvania,  
17701, Attorney. 17-19

— — — — —

In Re: Estate of Anastasia V.  
Izer, late of Milton Borough,  
Northumberland County, Penn-  
sylvania, deceased. Robert B.  
Izer; Barbara A. Homan, Execu-  
tors, c/o R. Michael Kaar, Esq.,  
DAVIS, DAVIS & KAAR, P.O.  
Box 319, 37 N. Arch Street,  
Milton, Pennsylvania, 17847,  
Attorney. 17-19

— — — — —

In Re: Estate of Robert Spencer  
Probert, Jr., a/k/a Robert S.  
Probert, Jr., late of the Town-  
ship of Coal, Northumberland  
County, Pennsylvania, de-  
ceased. Karen L. Owcar, 1428  
Trevorton Road, Coal Township,  
Pennsylvania, 17866, Adminis-  
tratrix or Schlesinger &  
Kerstetter, LLP, 545 North Sec-  
ond Street, Shamokin, Pennsyl-  
vania, 17872, Attorney. 17-19

— — — — —

In Re: Estate of Thomas McGreevy, a/k/a Thomas J. McGreevy, late of Riverside, Northumberland County, Pennsylvania, deceased. Katherine McGreevy, 18 Scenic Drive, Danville, Pennsylvania, 17821, Executrix or George O. Wagner, Esq. VOELCKER & WAGNER, 2 Mill Street, Danville, Pennsylvania, 17821, Attorney. 17-19

— — — — —  
**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE**

**IN THE COURT OF  
COMMON PLEAS OF  
NORTHUMBERLAND  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
No. CV-15-162**

WELLS FARGO BANK, N.A.  
S/B/M TO WACHOVIA BANK,  
N.A. F/K/A FIRST UNION  
NATIONAL BANK

Plaintiff

vs.

URBANO MALDONADO, in his capacity as Administrator and Heir of the Estate of VIOLET M. MALDONADO A/K/A VIOLET MALDONADO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIOLET M. MALDONADO A/K/A VIOLET MALDONADO, DECEASED

Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIOLET M. MALDONADO A/K/A VIOLET MALDONADO, DECEASED

You are hereby notified that on January 29, 2015, Plaintiff, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHUMBERLAND County Pennsylvania, docketed to No. CV-15-162. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at RR 1 BOX 1353, A/K/A 1898 KLINGERSTOWN ROAD, HERNDON, PA 17830 whereupon your property would be sold by the Sheriff of NORTHUMBERLAND County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do

so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE 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.

Notice to Defend:

Court Administrator  
Northumberland County  
Courthouse  
Sunbury, PA 17801  
Telephone (570) 988-4167

Lawyer Referral Service:

Pennsylvania Lawyer  
Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

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**NOTICE**

NOTICE IS HEREBY GIVEN that on April 14, 2015 the Petition of Marista Valentine Mountjoy-Masters was filed in the Northumberland County Court of Common Pleas filed to No. CV-15-679 requesting an Order to change her name, “Marista Valentine Mountjoy-Masters”, to that of “Marista Valentine Mountjoy”. The Court has fixed the 3rd day of June, 2015 at 1:15 p.m. o’clock in Courtroom Number 3 of the Northumberland County Courthouse, Sunbury, Pennsylvania, as the time and place for the hearing of said Petition, when and where all interested parties may appear, and show cause, if any, why the request of the Petitioner should not be granted.

MAKOWSKI, KONOPKA &  
MARATECK  
Counsel for Petitioner 17

— — — — —

**NOTICE**

NOTICE IS HEREBY GIVEN That Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 1st day of January, 2015, for purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the Pennsylvania Business Corporation Law of 1988.

The name of the proposed corporation is:

Donald H. Beagle Excavating, Inc.

ROBERT J. MUOLO, ESQUIRE  
WIEST, MUOLO, NOON,  
SWINEHART & BATHGATE  
240-244 Market Street  
P.O. Box 791  
Sunbury, PA 17801-0791 17

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**FICTITIOUS NAME  
NOTICE**

NOTICE IS HEREBY GIVEN pursuant to Section 311 of Act 1982-295(54 Pa. C.S.311) that the fictitious name RICK'S SUPPLY was registered with and filed in the Office of the Secretary of the Commonwealth of Pennsylvania on March 1, 2015, The principal place of business is 1119 Point Township Dr., Northumberland, PA 17857. The name and address of the individual, owning or interested in said business is Richard L. Kitchen Jr., 1119 Point Township Dr., Northumberland, PA 17857. David P. Snyder & Associates, Inc., 288 Bridge Ave. Sunbury PA 17801 17

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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 **May 21, 2015** 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 Ray M. Hancock, Jr., known as 1045-1047 West Mulberry Street, Coal Township, PA, 17866, Improvements Thereon: the western one-half of a double two and one-half story frame dwelling house & the eastern one-half of a double two and one-half story frame dwelling house, Tax Parcel e-1-337 & e-1-e-338, upon a Judgment in Mortgage Foreclosure at CV 14-1882, FNB Bank, N.A. vs. Ray M. Hancock, Jr., in the amount of \$56,998.79 plus interest, costs, & fees. Henry & Beaver LLP

Property of Leroy A. Lebo, Jr. and Christina K. Lebo, known as 135 North Marshall Street, Shamokin, PA, 17872, Improvements Thereon: a two story frame residential dwelling house, Tax Parcel 010-01-002-156, upon a Judgment in Mortgage Foreclosure at CV 14-2041, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Leroy A. Lebo, Jr. and Christina K. Lebo, in the amount of \$29,389.19 plus interest, costs, & fees. Purcell, Krug & Haller

Property of Justin D. Mcrae, known as 406 South 4th Street,

Sunbury, PA, 17801, Improvements Thereon: a two-story frame dwelling, Tax Parcel 49-2-4-135, upon a Judgment in Mortgage Foreclosure at CV 14-2030, JPMorgan Chase Bank, National Association vs. Justin D. Mcrae, in the amount of \$50,874.82 plus interest, costs, & fees. Phelan Hallinan, LLP

Property of Robert C. Mincemoyer, in Capacity as Co-Administrator and Heir of the Estate of Sandra M. Mincemoyer and Shirley A. Bingaman in Capacity as Co-Administrator and Heir of the Estate of Sandra M. Mincemoyer and Unkown Heris, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sandra M. Mincemoyer, Deceased, known as 251 Housels Run Road, Milton, PA, 17847-8523, Improvements Thereon: a residential dwelling, Tax Parcel 062-00-028-003-A, upon a Judgment in Mortgage Foreclosure at CV 14-1133, Citifinancial Servicing, LLC, a Delaware Limited Liability Company vs. Robert C. Mincemoyer, in Capacity as Co-Administrator and Heir of the Estate of Sandra M. Mincemoyer and Shirley A. Bingaman in Capacity as Co-Administrator and Heir of the Estate of Sandra M. Mincemoyer and Unkown Heris, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sandra M. Mincemoyer, Deceased, in the amount of \$57,246.72 plus

interest, costs, & fees. Phelan Hallinan, LLP

Property of Michael A. Olbrish, known as 446 West Second Street, Mount Carmel, PA, 17851, Improvements Thereon: the western half of a two and one-half story frame double dwelling, Tax Parcel 004-01-001-145, upon a Judgment in Mortgage Foreclosure at CV 14-1485, Susquehanna Bank, successor by conversion to Susquehanna Bank, PA vs. Michael A. Olbrish, in the amount of \$45,278.80 plus interest, costs, & fees. Wiest, Muolo, Noon, Swinehart & Bathgate

Property of Elizabeth Marie Varano, in Her Capacity as Heir of Dante A. Varano, Deceased and Danielle Varano, in Her Capacity as Heir of Dante A. Varano, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Dante A. Varano, Deceased, known as 213 South Walnut Street, Mount Carmel, PA, 17851-2345, Improvements Thereon: a residential dwelling, Tax Parcel 006-02-003-062, upon a Judgment in Mortgage Foreclosure at CV 13-2433, Nationastar Mortgage LLC f/k/a Centex Home Equity Company, LLC, f/k/a Centex Home Equity Corporation vs. Elizabeth Marie Varano, in Her Capacity as Heir of Dante A. Varano, Deceased and Danielle Varano, in Her Capacity as Heir of Dante A. Varano, Deceased and Unknown Heirs, Successors, Assigns, and All



Persons, Firms or Associations  
Claiming Right, Title or Interest  
From or Under Dante A. Varano,  
Deceased, in the amount of  
\$31,442.97 plus interest, costs, &  
fees. Phelan Hallinan, LLP

SO ANSWERS,  
ROBERT J. WOLFE, SHERIFF  
OF NORTHUMBERLAND  
COUNTY 17-18  
— — — — —

Property of Susan F. Zanella,  
known as 250 East Center  
Street, Mount Carmel, PA,  
17851, Improvements Thereon:  
a residential dwelling, Tax  
Parcel 5-2-2-28, upon a  
Judgment in Mortgage  
Foreclosure at CV 14-1504, FNB  
Bank, N.A. vs. Susan F. Zanella,  
in the amount of \$16,195.66  
plus interest, costs, & fees.  
Henry & Beaver LLP

Property of Asbestos Removal  
Control Inc., known as 237 South  
3rd Street, Shamokin, PA, 17872,  
Improvements Thereon: a  
residential dwelling, Tax Parcel  
5-6-85, upon a Judgment in  
Mortgage Foreclosure at CV 11-  
0818, M&T Bank vs. Asbestos  
Removal Control Inc., in the  
amount of \$117,998.98 plus  
interest, costs, & fees. Hynum Law

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.