

Northumberland Legal Journal

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NORTHUMBERLAND COUNTY BAR ASSOCIATION

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Chairman

NOTICE—PRINTING DATE—FRIDAY

Advertisements must be received by NOON the preceding Wed.

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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

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In Re: Estate of Marjorie E. Forry, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Deborah J. Hilbert, 320 S. Fourth Street, Sunbury, Pennsylvania, 17801; Ginger L. Gheen, 265 N. Twelfth Street, Sunbury, Pennsylvania, 17801; and Marjorie A. Yost, 361 South Fourth Street, Sunbury, Pennsylvania, 17801, Co-Executrices or Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

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In Re: Estate of Roni A. White, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. John S. White, 406 North Ninth Street, Sunbury, Pennsylvania, 17801, Administrator or Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

— — — — —
In Re: Estate of Frank Conches, a/k/a Frank J. Conches, late of Mount Carmel, Northumberland

County, Pennsylvania, deceased. Colleen Conches, 2419 North Second Street, Harrisburg, Pennsylvania, 17110, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania 17851, Attorney. 4-6

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In Re: Estate of Jeanette Roseman, a/k/a Jeanette H. Roseman, late of the Township of East Cameron, Northumberland County, Pennsylvania, deceased. David Robert Roseman, 6743 Upper Road, Shamokin, Pennsylvania, 17872, Executor. Edward C. Greco, Esq., 660 Chestnut Street Kulpmont, Pennsylvania, 17834, Attorney. 4-6

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In Re: Estate of Joyce M. Kotzen, a/k/a Joyce Marie Kotzen, late of the Borough of Riverside, Northumberland County, Pennsylvania, deceased. George D. Bonetti, Jr., Executor, c/o Robert L. Marks, Esq., MARKS, McLAUGHLIN & DENNEHY, P.O. Box 179, Danville, Pennsylvania, 17821, Attorney. 4-6

— — — — —
In Re: Estate of Theresa A. Leavens, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Joseph R. Leavens, 55 Ridge Acres Road, Elysburg, Pennsylvania, 17824, Executor or Richard J. Roberts, Jr., Esq., 29 East Independence Street, P.O. Box 518, Shamokin, Pennsylvania, 17872, Attorney. 4-6

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In Re: Estate of Michael Walter Slavinsky, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Maria L. Slavinsky, 24 South Seventh Street, Shamokin, Pennsylvania, 17872, Executrix or Richard J. Roberts, Jr., Esq., 29 East Independence Street, P.O. Box 518, Shamokin, Pennsylvania, 17872, Attorney. 4-6

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In Re: Estate of Joseph Klebon, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joseph Klebon, 165 Butler Road, Paxinos, Pennsylvania, 17860, Executor or Vincent V. Rovito, Jr., Esq., 4 West Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 4-6

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In Re: Estate of Neal J. Markle, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Sara K. Markle Elder, 1335 Taylor Street, NW, Washington, DC, 20011, Administratrix, d.b.n.c.t.a. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

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In Re: Estate of Joanne E. Grodzki, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Kenneth R. Grodzki, 43 North Marshall Street, P.O. Box 141, Shamokin, Pennsylvania, 17872, Administrator or Brian

J. Urban, Esq., 474 North Centre Street, P.O. Box 890, Pottsville, Pennsylvania, 17901-0890, Attorney. 4-6

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In Re: Estate of Barbara A. Courogen, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Barbara A. Teter, 453 Wetherburn Drive, Lancaster, Pennsylvania, 17601; Timothy J. Courogen, 270 Corcyra Road, Sunbury, Pennsylvania, 17801; M. Steve Courogen, 1015 Center Avenue, Lancaster, Pennsylvania, 17601; and Chris A. Courogen, 3025 Mayfred Lane, Camp Hill, Pennsylvania, 17011, Co-Executors. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. 4-6

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In Re: Estate of Dolores Tloczynski, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Robert Tloczynski, 519 South Eighth Street, Shamokin, Pennsylvania, 17872, Administrator or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 5-7

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In Re: Estate of Mary Jane Nolter, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Theresa Kistler, 1546 Tioga Street, Coal Township, Pennsylvania, 17866, Administratrix. Edward C. Greco, Esq., 66 Chest-

nut Street, Kulpmont, Pennsylvania, 17834, Attorney. 5-7

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In Re: Estate of Sara H. Dix, late of Milton, Northumberland County, Pennsylvania, deceased. Jill Dix Ghnassia, Executrix, c/o R. Michael Kaar, Esq., DAVIS, DAVIS, & KAAR, P.O. Box 319, 37 N. Arch Street, Milton, Pennsylvania, 17847, Attorney. 5-7

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In Re: Estate of Daniel R. Gallagher, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Katherine J. Gallagher, 2 Mercer Avenue, Shamokin, Pennsylvania, 17872, Administratrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 5-7

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In Re: Estate of Paul P. Semicek, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Lynne Zsido, 400 Spruce Street, Kulpmont, Pennsylvania, 17834, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 5-7

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In Re: Estate of Ray G. Boyle, Sr., a/k/a Ray G. Boyle, a/k/a Ray G.P. Boyle, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Ray G. Boyle, Jr., 218 West Sixth Street, Mount Carmel, Pennsylvania, 17851, Executor or Schlesinger

& Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 5-7

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In Re: Estate of Donald L. Roadarmel, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Ann E. Roadarmel, 7 East Barton Avenue, Elysburg, Pennsylvania, 17824, Executrix or Stephen S. Slaton, Esq., 100 East Seventh Street, Mount Carmel, Pennsylvania, 17851, Attorney. 5-7

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In Re: Estate of Freda E. Bohaczyk, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Brenda Vandine, Executrix, c/o Gregory A. Stuck, Esq., 146 Queen Street, Northumberland, Pennsylvania, 17857, Attorney. 5-7

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In Re: Estate of Heather E. Slotterback, late of the Borough of Marion Heights, Northumberland County, Pennsylvania, deceased. Sarah A. Barrett, 1018 W. 43rd Street, Baltimore, Maryland, 21211, Administratrix. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 5-7

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In Re: Estate of Natalie E. Caldwell, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Coleen S. Cameron, Executrix, c/o James T. Baldwin, Esq., BALDWIN &

BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 6-8
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In Re: Estate of Mary L. Frye, a/k/a Mary Louise Frye, a/k/a Mary Louise Schick, late of the Borough of Watsonstown, Northumberland County, Pennsylvania, deceased. Linda Jane Hess, Executrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 6-8
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In Re: Estate of Beverly Mae Trivelpiece, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Donzella A. Engleman, Lily M. Trivelpiece and Larue Trivelpiece, Jr., Executors, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 6-8
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In Re: Estate of Doris M. Specht, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Richard C. Specht, Executor, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 6-8
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In Re: Estate of Ruth I. Snyder, late of Watsonstown, Northumberland County, Pennsylvania, deceased. Michael L. Snyder, Administrator, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, 37

N. Arch Street, Milton, Pennsylvania, 17847, Attorney. 6-8
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In Re: Estate of William J. Meinzer, late of the Township of Rush, Northumberland County, Pennsylvania, deceased. Michael A. Cinelli; Stephanie Hauck, Co-Executors, c/o Robert L. Marks, Esq., MARKS, McLAUGHLIN & DENNEHY, P.O. Box 179, Danville, Pennsylvania, 17821, Attorney. 6-8
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In Re: Estate of Delmer R. Foulds, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Delmar T. Foulds, 140 East Market Street, Trevorton, Pennsylvania, 17881, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 6-8
— — — — —

IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY,
PENNSYLVANIA
CIVIL LAW ACTION
CIVIL DOCKET
NO. CV-16-3

IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF
Tyler James Casteline

**NOTICE OF
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on the 7th day of January, 2016, the Petition for Change of Name, filed by Petitioner, Tyler

James Casteline, was filed in the above named Court, requesting for a decree to change his or her name to Tyler James Straight.

The Court has scheduled a hearing for the 31st day of March, 2016, at 3:30 P.M. in Courtroom No. 3 of the Northumberland County Courthouse, 201 Market Street, Sunbury, PA, 17801, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of the said Petitioner should not be granted.

Tyler James Casteline
Petitioner 6
— — — — —

Notice

Notice is hereby given that a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on 12/27/2015, for Value Innovation Real Estate Properties, LLC. The said corporation has been incorporated under 15 Pa.C.S. Section 8913 relating to certificate of organization for a limited liability company in the Commonwealth of Pennsylvania.

Michael K. Dorkoski
1139 Scott Street
Kulpmont, PA 17834 6
— — — — —

Notice

NOTICE IS HEREBY GIVEN, pursuant to the Act of assembly of December 16, 1982, P.L. 1309 No. 295 (54 Pa. C.S.A. Section 311), as amended, there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on January 4, 2016, a Certificate for the conduct of business in Northumberland County, Pennsylvania, under the assumed or fictitious name, style or designation of

VIRE Properties

With its principal place of business at 1139 Scott St., Kulpmont, Pennsylvania 17834.

The name and address of the entity owning and interested in said business is Value Innovation Real Estate Properties, LLC, 1139 Scott St., Kulpmont, Pennsylvania 17834.

Michael K. Dorkoski
1139 Scott Street
Kulpmont, PA 17834 6
— — — — —

NOTICE

Notice is hereby given that a Certificate of Organization for a Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 11, 2016, for Walker's Fishing Adventure, LLC. The

said corporation has been incorporated under 15 Pa.C.S. Section 8913 relating to certificate of organization for a limited liability company in the Commonwealth of Pennsylvania.

Chris L. Walker
1981 Housels Run Road
Milton, PA 17847

Joel M. Wiest, Esquire
Wiest, Wiest Benner & Rice, LLC
5 North Second Street
Sunbury, PA 17801 6
— — — — —

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 FEBRUARY 22, 2016 FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BEFORE FRIDAY, FEBRUARY 19, 2016.

1. First and Final Account and Statement of Proposed Distribution, of Jessie Newman, Executrix for the Estate of Emma H. Williams, late of City of Sunbury, deceased.
Filed: January 6, 2016

2. First and Final Account and Statement of Proposed Distribution, of Kevin E. Raker, Executor for the Estate of Carl

E. Raker, late of Upper Augusta Township, deceased.
Filed: January 8, 2016

3. Second and Final Account and Statement of Proposed Distribution, of Wells Fargo Bank N.A, Guardian of the Property for the Estate of Karen Troutman, an incapacitated person by Decree of Court Order dated March 30, 1981.
Filed: January 8, 2016

Christina A. Mertz
Acting, Clerk of the Court of Common Pleas Orphan Court Division
Sunbury, PA 17801
January 12, 2016 6-7
— — — — —

**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 **FEBRUARY 18, 2016** 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 Jillian Thew and Jesse Bright, known as 141 North Marshall Street, Shamokin, PA 17872, Improvements Thereon: residential dwelling, Tax Parcel

010-01-002-155, upon a Judgment in Mortgage Foreclosure at CV 14-0468, Bank of America, N.A. vs. Jillian Thew and Jesse Bright, in the amount of \$37,638.31 plus interest, costs, & fees. McCabe Weisberg and Conway, P.C.

Property of Neal D. Hollis, known as 144 Walnut Street, Sunbury, PA 17801, Improvements Thereon: a dwelling house known as 144 Walnut Street, Sunbury, PA 17801, Tax Parcel 48-1-3-247, upon a Judgment in Mortgage Foreclosure at CV 15-0984, US Bank National Association, as trustee for the Pennsylvania Housing Finance Agency vs. Neal D. Hollis, in the amount of \$64,388.52 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of Frederick T. Jaeger, known as 617 South Market Street, Shamokin, Pennsylvania, Improvements Thereon: a residential dwelling, Tax Parcel 012-03-004-035, upon a Judgment in Mortgage Foreclosure at CV 15-0344, First National Bank of Pennsylvania vs. Frederick T. Jaeger, in the amount of \$42,674.29 plus interest, costs, & fees. James, Smith, Dieterick, Connelly, Chabal, Yahn, Seeber & Tomasko.

Property of Guy N. Kratzer, Jr. and Davetta J. Kratzer, known as 4841 State Route 890, Sunbury, PA 17801, Improvements Thereon: a large brick welling house and garage, Tax Parcel 57-

00-47-46, upon a Judgment in Mortgage Foreclosure at CV 15-0405, Christiana Trust, A Division of Wilimington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-14 vs. Guy N. Kratzer, Jr. and Davetta J. Kratzer, in the amount of \$166,109.49 plus interest, costs, & fees. Milstead & Associates, LLC.

Property of Helen G. Waltz and Jesse O. Waltz, known as 182 Kasey Drive, f/k/a RR2 Box 293, Sunbury, PA, 17801, Improvements Thereon: improvements thereon, Tax Parcel 042-00-048-023, upon a Judgment in Mortgage Foreclosure at CV 14-1721 U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2005-4 Home Equity Pass Through Certificates, Series 2005-4 vs. Helen G. Waltz and Jesse O. Waltz, in the amount of \$287,235.67 plus interest, costs, & fees. Milstead & Associates, LLC.

Property of Kenyon Knorr, known as 212 & 214 South Front Street, Sunbury, PA 17801, Improvements Thereon: a two-story double dwelling house, Tax Parcel 048-01-003-290, upon a Judgment in Mortgage Foreclosure at CV 15-1022, Nationstar Mortgage, LLC vs. Kenyon Knorr, in the amount of \$86,039.91 plus interest, costs, & fees. Shapiro & DeNardo, LLC.

Property of Matt C. Hess and Colleen B. Hess f/k/a Colleen B. Bregensir, known as 1602 Missouri Lane, n/k/a 255

Missouri Lane, Kulpmont, PA 17834, Improvements Thereon: the buildings and improvements thereon erected, Tax Parcel 08-03-069-113, upon a Judgment in Mortgage Foreclosure at CV 14-2091, Carrington Mortgage Services, LLC vs. Matt C. Hess and Colleen B. Hess f/k/a Colleen B. Bregensir, in the amount of \$218,124.61 plus interest, costs, & fees. KML Law Group, P.C.

Property of Joel E. Elder as 940 Hepburn Street, Township of Turbot, Pennsylvania 17847, Improvements Thereon: one half of a two story brick dwelling house and part of frame garage on rear of lot, Tax Parcel 056-02-019-044, upon a Judgment in Mortgage Foreclosure at CV 14-0669, Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Joel E. Elder, in the amount of \$188,048.22 plus interest, costs, & fees. Manley, Deas, Kochalski, LLC

Property of Aiello Brothers Cheese Co., Sun-Re Cheese Corp., NAN Realty, Inc., and Nancy Aiello, known as 750 Edison Avenue, Sunbury, PA 17801, Improvements Thereon: Commercial and Residential Property, Tax Parcel 050-02-005-030, upon a Judgment in Mortgage Foreclosure at CV 15-1547, National Loan Investors, L.P., assignee of Bank of America, N.A. vs. Aiello Brothers Cheese Co., Sun-Re Cheese Corp., NAN Realty, Inc., and

Nancy Aiello, in the amount of \$475,461.15 plus interest, costs, & fees. Kozloff Stoudt, 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 4-6

— — — — —