

Northumberland Legal Journal

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NORTHUMBERLAND COUNTY BAR ASSOCIATION

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Chairman

NOTICE—PRINTING DATE—FRIDAY

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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 Agnes T. Bianchi, a/k/a Agnes Theresa Bianchi, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Patricia Wagner, 217 West Saylor Street, Atlas, Pennsylvania, 17851, Administratrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 37-39
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In Re: Estate of Helen Moleski, a/k/a Helen E. Moleski, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Priscilla Battista, 107 Virginia Lane, Kulpmont, Pennsylvania, 17834, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 37-39
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In Re: Estate of Nancy A. Paskanik, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Andrew Paskanik, 6518 Bent Oak Drive, Fayetteville,

Pennsylvania, 17222, Administrator or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 37-39
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In Re: Estate of Eric J. Baskin, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Diane M. Baskin, 636 Clark Road, Paxinos, Pennsylvania, 17860, Administratrix or Robert L. Dluge, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 37-39
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In Re: Estate of Michelle C. Hughes, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Aimee Crowl, 1436 Horseshoe Road, Ulysses, Pennsylvania, 16948, Administratrix or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. 37-39
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In Re: Estate of Olga Rabuck, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. John M. Rabuck, 931 West Walnut Street, Coal Township, Pennsylvania, 17866, Executor and Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. 37-39
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In Re: Estate of Grace Elizabeth McCollin, a/k/a Grace E. McCollin, late of Watsontown, Northumberland County, Penn-

sylvania, deceased. Edna Mae Aunkst; Karen Schnure, Executrices, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, 37 N. Arch Street, Milton, Pennsylvania, 17847, Attorney. 37-39

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In Re: Estate of Penny S. Shipman, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Pamela S. Sawyer, 202 North Fourth Street, Sunbury, Pennsylvania, 17801, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 37-39

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In Re: Estate of Joseph R. Dodge, Jr., late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Darlene M. Schnader, 720 N. Front Street, Sunbury, Pennsylvania, 17801; Delphine J. Gamble, 123 N. Sixth Street, Sunbury, Pennsylvania, 17801, Executrices. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 37-39

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In Re: Estate of Sidney J. Apfelbaum a/k/a Sidney Apfelbaum, late of Northumberland, Northumberland County, Pennsylvania, deceased. Carole H. Apfelbaum, 153 Libeck Road, Northumberland, Pennsylvania, 17857; Brianna Apfelbaum Kula, 1099 Packer Street, Sunbury,

Pennsylvania, 17801; and Jon Sidney Apfelbaum, 95 Spencer Place, Lewisburg, Pennsylvania, 17837, Co-Executors or Apfelbaum Kula, P.C., 210 Market Street, Sunbury, Pennsylvania 17801, Attorney. 38-40

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In Re: Estate of Irene Kurland, a/k/a Irene M. Kurland, late of Mount Carmel, Northumberland County, Pennsylvania, deceased. Judy Puzio, a/k/a Judith Puzio, 108 Liberty Street, Wantage, New Jersey, 07461, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 38-40

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In Re: Estate of Maria B. Knock, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Diana Deptula, 148 Horvath Drive, Elysburg, Pennsylvania, 17824, Executrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 38-40

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In Re: Estate of Clara Pees, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Gerald F. Pees, 40 East Sunbury Street, Shamokin, Pennsylvania, 17872, Executor, or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. 38-40

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In Re: Estate of Michael S. McCollum, late of Turbotville, Northumberland County, Pennsylvania, deceased. Donald W. McCollum and Theresa A. McCollum, 148 Hickory Road, Turbotville, Pennsylvania, 17772, Co-Administrators. McNerney, Page, Vanderlin & Hall, 433 Market Street, Williamsport, Pennsylvania, 17701, Attorney. 38-40

In Re: Estate of William E. Hause, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. William E. Hause, II, 704 Curtain Street, South Williamsport, Pennsylvania, 17702, Administrator. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 38-40

In Re: Estate of Melvin O. Baker, a/k/a Melvin Oliver Baker, late of the Township of West Chillisquaque, Northumberland County, Pennsylvania, deceased. Randy O. Baker, Executor, c/o James T. Baldwin, BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 39-41

In Re: Estate of Leonard M. Capuzzi, a/k/a Leonard Capuzzi, late of the Township of Lewis, Northumberland County, Pennsylvania, deceased. Deborah E. Capuzzi, Executrix, c/o James T. Baldwin, BALDWIN &

BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 39-41

In Re: Estate of M. Lucille Yocum, a/k/a Mildred Lucille Yocum, late of the Borough of Watsontown, Northumberland County, Pennsylvania, deceased. Dennis E. Yocum and Jacquelyn E. Richart, Executors c/o James T. Baldwin, BALDWIN & BALDWIN, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. 39-41

In Re: Estate of Randall F. Shemory, late of Dewart, Northumberland County, Pennsylvania, deceased. Kevin E. Shemory, Administrator, c/o Jessica Feese, Esq., LEPLEY, ENGLEMAN & YAW, 140 East Third Street, Williamsport, Pennsylvania, 17701, Attorney. 39-41

In Re: Estate of Sharon D. Hartman, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Ned C. Hartman, 2620 Irish Valley Road, Paxinos, Pennsylvania, 17860; Debra L. Henninger, 59 Circle View Drive, Elysburg, Pennsylvania, 17824, Co-Executors or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 39-41

In Re: Estate of Harry H. Hess, Jr., a/k/a Harry Harold Hess, Jr., late of the Township of West

Chillisquaque, Northumberland County, Pennsylvania, deceased. Jean G. Hess, Administrator, 11 Vertie Lane, Milton, Pennsylvania, 17847 or John R. Zonarich, Esq., SKARLATOS ZONARICH, LLC, 17 S. Second Street, 6th Floor, Harrisburg, Pennsylvania, 17101, Attorney.
39-41

**NOTICE OF ACTION IN
MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. CV-16-1110**

BRANCH BANKING AND TRUST SUCCESSOR BY MERGER TO SUSQUEHANNA BANK F/K/A SUSQUEHANNA BANK PA SUCCESSOR BY MERGER TO COMMUNITY BANKS

Plaintiff

vs.

THERESA M. LUCAS, Individually and in her capacity as Heir of LEONARD J. LUCAS, SR, Deceased MARY ALICE WILSON, Individually and in her capacity as Heir of LEONARD J. LUCAS, SR, Deceased LEONARD J. LUCAS, JR, in his capacity as Heir of LEONARD J. LUCAS, SR, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST

FROM OR UNDER LEONARD J. LUCAS, SR, DECEASED
Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEONARD J. LUCAS, SR, DECEASED

You are hereby notified that on June 28, 2016, Plaintiff, BRANCH BANKING AND TRUST SUCCESSOR BY MERGER TO SUSQUEHANNA BANK F/K/A SUSQUEHANNA BANK PA SUCCESSOR BY MERGER TO COMMUNITY BANKS, 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-116-1110. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 833 WEST CHESTNUT STREET, COAL TOWNSHIP, PA 17866-1901 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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**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 **October 20, 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 David E. Baney and Christina H. Baney, known as 642 Hallowing Run Road aka RR 3 Box 28A, Sunbury, PA 17801, Improvements Thereon: a frame and log dwelling and outbuildings, Tax Parcel 028-00-062-046, upon a Judgment at CV-16-526, Fulton Bank, N.A. vs. David E. Baney and Christina H. Baney, in the amount of \$104,749.45 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: any improvements thereon, Tax Parcel 21-05-10-003, upon a Judgment at CV-15-481, 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 Mortgage Funding Trust, Series 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1 vs. Christopher A. Bieber and Rebecca A. Bieber, in the amount of \$130,211.46 plus interest, costs, & fees. Udren Law Offices, P.C.

Property of Ruth A. Criswell, individually and as believed Heir and/or Administrator of the Estate of David G. Criswell, known as 37 Filbert Street, Milton, PA 17847, Improvements Thereon: the northern half of a double-frame dwelling house, Tax Parcel 033-02-003-154, upon a Judgment at CV-13-224, Wells Fargo Bank, N.A. is the successor by merger to Wells Fargo Home Mortgage, Inc., successor by merger to Norwest Mortgage, Inc. vs. Ruth A. Criswell, individually and as believed Heir and/or Administrator of the Estate of David G. Criswell, in the amount of \$25,437.80 plus interest, costs, & fees. Manley Deas Kochalski, LLC.

Property of Angela D. Deivert, Aboualalaa Shahien and Michael L. Deivert, known as 857 North 7th Street, Sunbury PA 17801, Improvements Thereon: a single two-story frame dwelling, Tax Parcel 052-01-007-021, upon a Judgment at CV-15-1986, Servis One, Inc., d/b/a BSI Financial Services appointed by HIP Loans I, LLC vs. Angela D. Deivert, Aboualalaa Shahien and Michael L. Deivert, in the amount of \$39,632.59 plus interest, costs, & fees. M. Troy Freedman, Esq.

Property of Kevin S. Dewald and Lori A. Finck, known as 1331 West Susquehanna Street, Trevorton, PA 17881, Improvements Thereon: any improvements thereon, Tax Parcel 020-00-065-091-B, upon a Judgment at CV-15-1260, 21st Mortgage Corporation vs. Kevin S. Dewald and Lori A. Finck, in the amount of \$16,417.63 plus interest, costs, & fees. Gross McGinley LLP.

Property of Michael P. Higgins a/k/a Michael Higgins, known as 155 Sheffield Drive, Sunbury, PA 17801, Improvements Thereon: any improvements thereon, Tax Parcel 057-02-047-102, upon a Judgment at CV-16-802, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Michael P. Higgins a/k/a Michael Higgins, in the amount of \$145,389.00 plus interest, costs, & fees. KML Law Group, P.C.

Property of Fred Hummel, known as 1742 West Holly Street, Coal Township, PA 17866, Improvements Thereon: single ranch residential dwelling, Tax Parcel 00G-01-00G-150, upon a Judgment at CV-16-485, First Columbia Bank & Trust Co. vs. Fred Hummel, in the amount of \$14,310.53 plus interest, costs, & fees. Harding Hill & Turowski LLP.

Property of Dorothy M. Kautter, Individually, and as known Heir of Jeffrey Kautter, unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations claiming right, title or interest from or under Jeffrey Kautter, known as 447 West 6th Street, Mt. Carmel, PA 17851, Improvements Thereon: the western half of said two and one-half story frame double dwelling, Tax Parcel 007-01-004-227-A, upon a Judgment at CV-15-1944, Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-2, Asset Backed Pass-Through Certificates, Series 2003-2 vs. Dorothy M. Kautter, Individually, and as known Heir of Jeffrey Kautter, unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations claiming right, title or interest from or under Jeffrey Kautter, in the amount of \$48,631.24 plus interest, costs, & fees. Udren Law Offices, P.C.

Property of Daniel J. Renn and United States of America, c/o United States Attorney for the Middle District of Pennsylvania, known as 116 East Melrose Street, Marion Heights, PA 17832, Improvements Thereon: any improvements thereon, Tax Parcel 003-00-001-260-A, upon a Judgment at CV-15-574, LSF8 Master Participation Trust vs. Daniel J. Renn and United States of America, c/o United States Attorney for the Middle District of Pennsylvania, in the amount of \$152,678.93 plus interest, costs, & fees. McCabe, Weisberg & Conway, P.C.

Property of Carmela L. Schuenemann, known as 8131 Raupstall Road assessed as 1228 Raupstal Road, Herndon, PA 17830, Improvements Thereon: any improvements thereon, Tax Parcel 025-00-096-028-a, upon a Judgment at CV-16-637, JPMorgan Chase Bank, National Association vs. Carmela L. Schuenemann, in the amount of \$81,843.89 plus interest, costs, & fees. Shapiro & DeNardo, LLC.

Property of James E. Spencer, Jr. and Tara M. Spencer, known as 1040 Edison Avenue, Sunbury PA 17801, Improvements Thereon: single frame dwelling house municipally numbered 1040 Edison Avenue, Tax Parcel 050-02-005-002, upon a Judgment at CV-16-515, Swineford National Bank vs. James E. Spencer, Jr. and Tara M. Spencer, in the amount of

\$50,400.00 plus interest, costs, & fees. Henry & Beaver LLP.

Property of Mary A. Thew and Jeffrey L. Thew, known as 1842 Trevorton Road f/k/a R.D. #1, Box 903, Shamokin, PA 17872, Improvements Thereon: a dwelling house, Tax Parcel 000-00-066-136, upon a Judgment at CV-16-108, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Mary A. Thew and Jeffrey L. Thew, in the amount of \$20,847.70 plus interest, costs, & fees. Purcell, Krug & Haller.

Property of George J. Valania, Known Heir; Sandra M. Bonshock, Known Heir; Jacqueline Valania; Known Heir; and Gregory Valania, Known Heir, and All of the Unknown Heirs, Successors, Assigns, and All Person, Firms, or Associations claiming right, title or interest from or under George J. Valania, Deceased, known as 1412 Hemlock Street, Shamokin, PA 17872, Improvements Thereon: a single frame dwelling and frame outbuilding known and municipally designated as 1412 Hemlock Street, Tax Parcels C-1-C-299 and C-1-C-300, upon a Judgment at CV-15-1545, FNB Bank, N.A. vs. George J. Valania, Known Heir; Sandra M. Bonshock, Known Heir; Jacqueline Valania; Known Heir; and Gregory Valania, Known Heir, and All of the Unknown Heirs, Successors, Assigns, and

All Person, Firms, or Associations claiming right, title or interest from or under George J. Valania, Deceased, in the amount of \$16,971.41 plus interest, costs, & fees. Henry & Beaver LLP.

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 39-41

— — — — —

LEGAL NOTICE

Said properties were advertised and duly sold at public sale on the date specified to the person above named.

Said prices paid by the respective purchasers above named were the highest and best bid. The bureau has asked the court to confirm the sales. Said return was presented to the court and filed in the office of the Prothonotary, Northumberland County, on September 16, 2016 and the court confirmed the same nisi on **September 20, 2016**. Objections or exceptions there to may be filed by an owner, reputed owner or lien creditor

within thirty (30) days after the date of said return otherwise the return will be confirmed absolutely.

Vincent V. Rovito, Jr.,
Tax Claim Solicitor

Janel Barwick, Director

Properties sold to highest bidder at Northumberland County Tax Claims Bureau Upset Sale, scheduled for September 15, 2016.

SALE AD COPY FOR 004
MOUNT CARMEL
BOROUGH WARD 1

Sale # 16-0119
GROHOWSKI KAZIMIR C
Parcel No. 004-01-001-027
Upset Price \$3,626.90

Sold to :
KRISTOPHER STOKES
Bid Price \$3,626.90

SALE AD COPY FOR 012
SHAMOKIN CITY WARD 4

Sale # 16-0925
PUFNOCK DAVID F/DEBRA A
Parcel No. 012-04-004-121
Upset Price \$724.22

Sold to: TARA BRABITZ
Bid Price \$724.22

SALE AD COPY FOR 013
SHAMOKIN CITY WARD 5

Sale # 16-0981
FISHER DEBRA
Parcel No. 013-02-005-228
Upset Price \$2,199.39

Sold to: FLICK JOHN
Bid Price \$2,199.39

SALE AD COPY FOR 037
NORTHUMBERLAND
BOROUGH WARD 2

Sale # 16-1395
CLARKE CHRISTINA M
Parcel No. 037-01-002-114-A
Upset Price \$12,267.52

Sold to :
KRISTOPHER STOKES
Bid Price \$12,267.52

SALE AD COPY FOR 045
SNYDERTOWN
BOROUGH

Sale # 16-1563
REEDER ROBERT C/AUDREY E
Parcel No. 045-00-042-027-A
Upset Price \$ 544.31

Sold to :
CHRISTINE GIESIGE
Bid Price \$544.31

SALE AD COPY FOR 056
TURBOT TOWNSHIP

Sale # 16-1710
SPECHT JEFFREY W/DIANE
Parcel No. 056-01-019-058
Upset Price \$7,652.32

Sold to :
KRISTOPHER STOKES
Bid Price \$16,200.00

SALE AD COPY FOR 057
UPPER AUGUSTA
TOWNSHIP

Sale # 16-1740
REMPHREY MARTHA D
Parcel No. 057-02-047-043
Upset Price \$6,728.31

Sold to :
KRISTOPHER STOKES
Bid Price \$6,728.31

SALE AD COPY FOR 060
WATSONTOWN BOROUGH
WARD 1

Sale # 16-1764
ROBBINS LONNIE/VICKI
Parcel No. 060-01-001-065-A
Upset Price \$626.09

Sold to :
KENNETH SMITH
Bid Price \$626.09

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