

# *Northumberland Legal Journal*

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## **NORTHUMBERLAND COUNTY BAR ASSOCIATION**

*NOTICE—PRINTING DATE—FRIDAY*

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

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**Sunbury, PA**

**Tuesday, May 26, 2026**

**No. 21**

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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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**ESTATE NOTICES**  
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In Re: Estate of Gregory C. Berger, late of Sunbury, Northumberland County, Pennsylvania, deceased. Damian Rojas, 640 Edison Avenue, Sunbury, Pennsylvania, 17801, Administrator or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #19-21

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In Re: Estate of Constance M. Fabrizio, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. David J. Fabrizio, 8512 Quail Creek Drive, Colfax, North Carolina, 27235, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #19-21  
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In Re: Estate of Robert G. Hirt, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Patrice Lynn Hirt, 3784 State Route 61, Sunbury, Pennsylvania, 17801, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #19-21  
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In Re: Estate of Nancy E. Kompore, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. John J. Kiersnowski and Suzanne Kiersnowski, 1621 West Arch Street, Coal Township, Pennsylvania, 17866, Co-Executors or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #19-21  
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In Re: Estate of Debra A. Lucht, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Kayla A. Carpenter, 556 Rumshtown Road, Lykens, Pennsylvania, 17048, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #19-21  
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In Re: Estate of Beryl J. Richie, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Douglas B. Richie, 5973 Route 209, Stroudsburg, Pennsylvania, 18360, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #19-21

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In Re: Estate of Sandra K. Sulouff, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Robert Sulouff, 231 Neitz Road, Northumberland, Pennsylvania, 17857; Christine Oakes, 180 Neitz Road, Northumberland, Pennsylvania, 17857; and Althea Sulouff, 106 Neitz Road, Northumberland, Pennsylvania, 17857, Executors. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #19-21

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In Re: Estate of Theodora S. Seedor, late of Northumberland County, Pennsylvania, deceased. William Reid, 249 East Haas Road, Sunbury, Pennsylvania, 17801, Executor. Benjamin Apfelbaum, LLC, 124 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #20-22

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In Re: Estate of Henrietta M. Visintainer, late of Northumberland County, Pennsylvania, deceased. Sandra Milbrand, 265 Gast Road, Mifflinburg, Pennsylvania, 17844; Elaine Lutz, 941 Pine Street, Kulpmont, Pennsylvania, 17834, Executrices or Robert L. Dluge, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. #20-22

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In Re: Estate of Ann L. Hess, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Todd S. Hess, 970 Middle Road, Herndon, Pennsylvania, 17830, Executor. Joseph D. Kerwin, Esq., KERWIN & KERWIN, LLP, 4245 State Route 209, Elizabethville, Pennsylvania, 17023, Attorney. #20-22

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In Re: Estate of Lillian W. Taylor, a/k/a Lillian Taylor, late of 215 West Mountain Road, Paxinos, Northumberland County, Pennsylvania, deceased. Linda J. Larson, Executrix, c/o Richard P. Klingerman, Esq., KREISHER, MARSHALL & ASSOCIATES, LLC, 401 South Market Street, Bloomsburg, Pennsylvania, 17815, Attorney. #20-22

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In Re: Estate of Helen E. Beaver, late of Watsontown, Northumberland County, Pennsylvania, deceased. Willis F. Beaver, 3580 River Road, Watsontown, Pennsylvania, 17777; Chester M. Beaver, 3970 River Road, Watsontown, Pennsylvania, 17777, Co-Executors. John A. Smay, Esq., WILLIAMS AND SMAY, P.O. Box 35, Muncy, Pennsylvania, 17756, Attorney. #20-22

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In Re: Estate of Sarah J. Phillips, late of the Township of Rockefeller, Northumberland County, Pennsylvania, deceased. Lisa J. Martina, 714 North Third Street, Sunbury, Pennsylvania, 17801, Executrix. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #20-22

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In Re: Estate of Ricky E. Walburn, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Tessa Golder and Derek Walburn, Co-Executors, c/o Jeffrey R. Bellomo, Esq., 3198 East Market Street, York, Pennsylvania, 17402, Attorney. #21-23

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In Re: Estate of Anthony Blugis, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Myles A. Blugis, 162 Washingtonville Road, Bloomsburg, Pennsylvania, 17815, Administrator or Law Office of Cole & Varano, 112 South Oak Stret, Mount Carmel, Pennsylvania, 17851, Attorney. #21-23

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In Re: Estate of Florence A. Clifford, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Barbara L. Miller and Patricia L. Clifford, Executrices, c/o Andrew J. Primerano, Esq., 18 Sherwood Drive, P.O. Box 703, Bloomsburg, Pennsylvania, 17815, Attorney. #21-23

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In Re: Estate of Edward E. Heim, a/k/a Edward Emanuel Heim, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Edward Eugene Heim, 419 Center Street, Coal Township, Pennsylvania, 17866, Executor. Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #21-23

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In Re: Estate of Peggy A. Brosius, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Joyce M. Richardson, 43 North Sixth Street, Shamokin, Pennsylvania, 17872, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #21-23

In Re: Estate of Doris J. Curran, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Gladys A. Shingara, 111 Rose Lane, Coal Township, Pennsylvania, 17866, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #21-23

In Re: Estate of Thomas E. Grill, a/k/a Thomas Grill, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Ramona M. Grill, 501 West Mulberry Street, Shamokin, Pennsylvania, 17872, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #21-23

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**NOTICE**  
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Notice is hereby given that Katie Ann Fisher, 154 Mattern Hill Road, Dornsife PA 17823, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on March 20, 2026, registration of the name:

**“VITALITY HERBAL  
HEATWRAPS”**

under which it intends to do business at 154 Mattern Hill Road, Dornsife PA 17823, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act”.

NICHOLAS T. GARD,  
ESQUIRE #21

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**NOTICE**  
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D.B. – Instrument  
No. 202606805

IN THE COURT OF  
COMMON PLEAS OF  
NORTHUMBERLAND  
COUNTY, PENNSYLVANIA

NO. CV-26-876 TERM,

EMINENT DOMAIN  
PROCEEDING IN THE  
TOWNSHIP OF ROCKEFELLER  
IN REM

IN RE: CONDEMNATION  
BY THE COMMONWEALTH  
OF PENNSYLVANIA,  
DEPARTMENT OF  
TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 4020, SECTION 001  
IN THE TOWNSHIP OF  
ROCKEFELLER

**NOTICE OF  
CONDEMNATION AND  
DEPOSIT OF ESTIMATED  
JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on 5/14/2026 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on 3/18/2026 a plan entitled Right-of-Way for State Route 4020 Section 001 in Northumberland County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on March 30, 2026, in Book 26 Page 53-59.

The purpose of the condemnation is to Acquire Easements for Highway Improvement.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 4900450000

Parcel No. 3

Name: Unknown Owner

Address: SR 4020, Station 290+48.53 L to Station 290+76.96 L

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Adam Kinley, P.E. Acting  
District Right-of-Way  
Administrator Engineering  
District 3-0 Pennsylvania  
Department of Transportation

**SHERIFF'S SALE  
OF REAL ESTATE**

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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 June 18, 2026 at 1:00 P.M., in Courtroom No. 4, at the Northumberland County Courthouse, 201 Market Street, in the City of Sunbury, County of Northumberland, Commonwealth of Pennsylvania, the following described real estate to wit:

Property of Corson Quarries, Inc. and Bear Gap Stone, Inc., known as 432 Quarry Road, Elysburg, PA 17824 Improvements Thereon: any improvements thereon, Tax Parcel ID No: 040-00-051-073-A, upon a Judgment at CV-25-1468, MMG Investments III, LLC against Corson Quarries, Inc. and Bear Gap Stone, Inc., in the amount of \$4,805,915.04, plus interest, costs and fees. JSDC LAW OFFICES.

Property of Brittany L. Dean, known as 351 Liberty Street, Milton, PA 17847, Improvements Thereon: a residential dwelling, Tax Parcel ID No: 035-02-005-041, upon a Judgment at CV-25-1362, Nationstar Mortgage,

LLC against Brittany L. Dean, in the amount of \$68,311.85, plus interest, costs and fees. HLADIK, ONORATO & FEDERMAN, LLP.

Property of James C. Fenstermacher, Jr., known as 241 West 3rd Street, Mount Carmel, PA, 17851, Improvements Thereon: residential dwelling and any other improvements thereon erected, Tax Parcel Nos. 004-02-001-337 and 004-02-001-338, upon a Judgment at CV-25-0583, Carrington Mortgage Services, LLC against James C. Fenstermacher, Jr., in the amount of \$185,103.83, plus interest, costs and fees. BROCK & SCOTT, PLLC.

Property of Barry R. Mabus and Jennifer G. Mabus, known as 1008 North Front Street, Milton, Pennsylvania 17847, Improvements Thereon: a two story single brick dwelling and stone block garage, Tax Parcel ID: 031-01-001-256, upon a Judgment at CV-24-1539, Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Owner Trustee of CSMC 2021-RPL5 Trust against Barry R. Mabus and Jennifer G. Mabus, in the amount of \$179,482.48, plus interest, costs and fees. HLADIK, ONORATO AND FEDERMAN, LLP.

Property of Page Housing Group, LLC, known as 254-256 9th Street, Northumberland, PA 17857, Improvements Thereon: a double dwelling home, Tax Parcel ID No: 039-01-034-072-

A, upon a Judgment at CV-23-1127, Journey Bank, formerly First Columbia Bank & Trust Co. against Page Housing Group, LLC, in the amount of \$244,220.84, plus interest, costs and fees. HOURIGAN, KLUGER & QUINN, P.C.

Property of Kevin Troup, Known Surviving Heir of Daryl Troup a/k/a Daryl A. Troup, Jennifer Troup, a/k/a Jennifer Straub, Known Surviving Heir of Daryl Troup a/k/a Daryl A. Troup, and Unknown Surviving Heirs of Daryl Troup a/k/a Daryl A. Troup, known as 747 Scott Street, Kulpmont, PA 17834, Improvements Thereon: residential dwelling, Tax Parcel ID No: 002—00-004-270-A, upon a Judgment at CV-25-1075, Truist Bank, formerly known as Branch Banking and Trust Company against Kevin Troup, Known Surviving Heir of Daryl Troup a/k/a Daryl A. Troup, Jennifer Troup, a/k/a Jennifer Straub, Known Surviving Heir of Daryl Troup a/k/a Daryl A. Troup, and Unknown Surviving Heirs of Daryl Troup a/k/a Daryl A. Troup, in the amount of \$34,780.98, plus interest, costs and fees. MCCABE, WEISBERG & CONWAY, LLC.

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 #21-23  
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