

Northumberland Legal Journal

USPS 396-860 *Published weekly by*

NORTHUMBERLAND COUNTY BAR ASSOCIATION

NOTICE—PRINTING DATE—FRIDAY

Advertisements must be received by NOON the preceding Wed.

Vol. 95 Sunbury, PA Monday, September 11, 2023 No. 37

Subscription Price - \$30.00 Out of County • \$20.00 In County
Periodicals Postage Paid at Sunbury, PA 17801 and Additional Mailing Offices
PRINTING OFFICE - Paulhamus Litho, Inc. 2824 Old Montoursville Road, Montoursville, PA 17701
POSTMASTER: Send Address Correction Form 3579 to
Northumberland Legal Journal P.O. Box 126, Sunbury, PA 17801

CONTENTS

COURT CALENDAR — 2023

ACCOUNTS CONFIRMED

July 24; August 28; September 25

ARDS

July 25; August 10; September 21

ARGUMENT COURT

July 5; August 9; September 6

ARBITRATION (PM ONLY)

July 7,14,21; August 4,25; September 8,22

CALL OF THE LIST

July 6; September 7

CHILDREN AND YOUTH

July 3,6,13,17,20; August 10,21,24,28,31;
September 7,14,28

CIVIL PRE-TRIALS

July 24; August 22; September 26

COST CONTEMPTS

July 11; August 22; September 12

GUILTY PLEAS/SENTENCINGS

July 10,14,24; August 7,11,21,25; September
15,22,25,29

LEGAL HOLIDAYS

July 4; September 4

JURY SELECTION

July 17; August 14; September 11

JUVENILE COURT

July 5; August 9,30; September 6,20

PENN DOT APPEALS

July 25; August 22; September 19

REVOICATIONS

July 7; August 10,11; September 1

SUMMARY APPEALS

July 24; August 22; September 26

SUPPORT DAYS

July 25; August 8,29; September 19,26

TREATMENT COURT

July 11,25; August 1,8,22,29; September
5,26

TRIAL DATES

July 18,19,20,21; August 15,16,17,18;
September 12,13,14,15,18,19,20,21,22

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.

ESTATE NOTICES

In Re: Estate of Elaine K. Snyder, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. David W. Snyder, Administrator, c/o James R. Baldwin, Esq., BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #35-37

In Re: Estate of Richard L. Wagner, Sr., late of Milton, Northumberland County, Pennsylvania, deceased. Richard L. Wagner, Jr., 1037 Mulls Hollow Road, Selinsgrove, Pennsylvania, 17870, Executor or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. #35-37

In Re: Estate of Leon R. Schriver, late of Northumberland County, Pennsylvania, deceased. Irene Mills, 10A Gravity Hill, Catawissa, Pennsylvania, 17820, Executrix or Robert L. Dluge, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. #35-37

In Re: Estate of Margaret J. Balutis, a/k/a Margaret Johanna Balutis, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Johanna M. McGuinn, 206 Tulip Road, Paxinos, Pennsylvania, 17860, Executrix. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17860, Attorney. #35-37

In Re: Estate of Joseph Donald Zavarick, a/k/a Joseph D. Zavarick, a/k/a Joseph Zavarick, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Robert M. Zavarick, 3002 Harbour Drive, Palmyra, New Jersey, 08065-2204, Executor. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17860, Attorney. #35-37

In Re: Estate of Charles L. Cupp, Jr., late of 454 Koch Road, Turbotville, Northumberland County, Pennsylvania, deceased. Angela M. Cromley, 171 Mingle Road, Turbotville, Pennsylvania, 17772, Administratrix. J. Howard Langdon, Esquire, 3 South Main Street, Muncy, Pennsylvania, 17756 Attorney. #35-37

In Re: Estate of Margaret E. Boblick, late of Sunbury, Northumberland County, Pennsylvania, deceased. Mary Louise Blusius, 5 Tioga Street, Elysburg, Pennsylvania 17824, Executrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #35-37

In Re: Estate of David F. Riley, a/k/a David Francis Riley, late of 363 Boyd Station Road, Danville, Northumberland County, Pennsylvania, deceased. David A. Riley, Executor, c/o Marissa B. Marshall, Esq., KREISHER, MARSHALL & ASSOCIATES, LC, 401 S. Market Street, Bloomsburg, Pennsylvania, 17815, Attorney. #35-37

In Re: Estate of Dawn A. Lenker, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Pamela J. Martz, 475 Summerhill Road, Berwick, Pennsylvania, 18603; Christopher P. Lenker, 318 Spotts Hill Road, Dalmatia, Pennsylvania, 17017, Co-Executors or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #35-37

In Re: Estate of Richard Eugene Brady, a/k/a Richard E. Brady, late of Milton, Northumberland County, Pennsylvania, deceased. Dwayne E. Brady, 1210 Mahoning Street, Milton, Pennsylvania, 17847, Executor. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #35-37

In Re: Estate of Shirley A. London, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Karen E. Kauffman, 144 Mill Road, Dornsife, Pennsylvania, 17823, Executrix. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #35-37

In Re: Estate of Cheryl A. Schaffner, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Todd A. Schaffner, 1342 State Route 147, Dalmatia, Pennsylvania, 17017, Executor or Andrew S. Withers, Esq., ETZWEILER AND WITHERS, 105 N. Front Street, Harrisburg, Pennsylvania, 17101, Attorney. #35-37

In Re: Estate of Dolores Wojtkielewicz, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Francis P. Bach, Esq., 32 North Willow Street, Mount Carmel, Pennsylvania, 17851, Attorney. #36-38

In Re: Estate of Violet C. Haupt, late of the Township of Rockefeller, Northumberland County, Pennsylvania, deceased. Allen R. Bolig, 102 Bolig Road, Sunbury, Pennsylvania, 17801, or Wendy Sue Hubler, 234 Kratzer Road, Sunbury, Pennsylvania, 17801, Co-Executors. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #36-38

In Re: Estate of Barbara A. Vitacco, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Frank J. Ryniak, Executor and Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. #36-38

In Re: Estate of William E. Albertson, Sr., late of the Township of Turbot, Northumberland County, Pennsylvania, deceased. Bonnie J. Albertson, Executrix, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, Milton, Pennsylvania, 17847, Attorney. #36-38

In Re: Estate of Adeline Ghezzi Farrow, a/k/a Adeline Farrow, late of Shamokin, Northumberland County, Pennsylvania, deceased. Malcolm Farrow, IV, 159 N. Grant Street, Shamokin, Pennsylvania, 17872, Executor or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #36-38

In Re: Estate of Gloria Jean Foura, a/k/a G. Jean Foura, a/k/a Jean Foura, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Martha A. Stooks, 4505 State Route 61, Paxinos, Pennsylvania 17860, Executrix o H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #36-38

In Re: Estate of Bernice L. Reed, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Amanda E. Coleman, 452 Old Danville Highway, Northumberland, Pennsylvania, 17857, Executrix. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #36-38

In Re: Estate of Jason Michael Griffin, Sr., late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Alyssa Maria Griffin, 252 Water Street, Northumberland, Pennsylvania, 17857, Administratrix. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #36-38

In Re: Estate of Ann Kathleen Mengel, a/k/a Kay Mengel, late of Northumberland County, Pennsylvania, deceased. Lori Keister, 214 Longhunter Lane, Middleburg, Pennsylvania, 17842, Executrix. Benjamin Apfelbaum, LLC, 124 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #37-39

In Re: Estate of Donald H. Keener, late of Watsontown, Northumberland County, Pennsylvania, deceased. Douglas H. Keener, 625 Keener Drive, Watsontown, Pennsylvania, 17777, Executor or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. #37-39

In Re: Estate of Morris H. Shaffer, late of Northumberland, Northumberland County, Pennsylvania, deceased. Jeanne Reid, 330 Empress Tree Lane, Northumberland, Pennsylvania, 17857; Michele A. Fink, 150 Reagan Circle, Northumberland, Pennsylvania, 17857, Executrices or Melissa S. Lobos, Esq., MARTIN & LOBOS, LLC, 247 Chestnut Street, Mifflinburg, Pennsylvania, 17844, Attorney. #37-39

In Re: Estate of John H. Haines, late of Milton, Northumberland County, Pennsylvania, deceased. Roxane J. Jones, Administratrix, c/o Daryl A. Yount, Esq., YOUNT LAW FIRM, 500 Market Street, P.O. Box 357, New Berlin, Pennsylvania, 17855, Attorney. #37-39

IN THE COURT OF
COMMON PLEAS
NORTHUMBERLAND
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. CV-23-658

FULTON BANK, N.A.,
Successor by Merger to
SWINEFORD NATIONAL
BANK,
Plaintiff

vs.

FREDERICK A. GIMINO,
JR., MARISSA VALENTIN,
CHRISTINA DILEO, ANTHONY
GIMINO, CHRISTOPHER
GIMINO, ELIZABETH
GIMINO, KATHERINE
GIMINO and MICHAEL
GIMINO, KNOWN HEIRS
AND ALL OF THE UNKNOWN
HEIRS, SUCCESSORS AND
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
FREDERICK A. GIMINO,
DECEASED RECORD OWNER
AND MORTGAGOR,
Defendants

To the Defendants Frederick A. Gimino, Jr., Katherine Gimino and Michael Gimino, as believed heirs, and the unknown heirs, successors and assigns, and all persons, firms or associations claiming right, title or interest from or under Frederick A. Gimino, deceased record owner and mortgagor, whose last known address was 679 King Street, Northumberland, Northumberland County, Pennsylvania 17857, this firm is a debt collector and we are attempting to collect the debt owed to our client. Any information obtained from you will be used for the purpose of collecting the

debt. You are hereby notified that Plaintiff, Fulton Bank, N.A., successor by merger to Swineford National Bank, has 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-23-658, wherein Plaintiff seeks to foreclose on the mortgage secured by your property located at 679 King Street, Northumberland, Northumberland County, Pennsylvania 17857, whereupon your property will be sold by the Sheriff of Northumberland County, Pennsylvania.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the Complaint referenced above, you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance, personally or by attorney, and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court 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 PAPER 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.

Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
800-692-7375

MARC A. HESS
HENRY & BEAVER LLP
I.D. #55774
Attorney for Plaintiff #37

NOTICE

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 SEPTEMBER 25, 2023, FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BY 4 P.M. FRIDAY, SEPTEMBER 22, 2023.

1. First and Final Account and Statement of Proposed Distribution of Rose Mary Zartman, Executor and Allen Ross Schweinsberg AKA Allen Ross Schweinberg, Executor, for the Estate of David Harold Rhoades, late of Milton Borough, deceased. Filed: July 28, 2023

Christina A. Mertz
Clerk of the Court of Common Pleas Orphans' Court Division
Sunbury, PA 17801
August 15, 2023 #37-38

**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 September 14, 2023, at 1:00 P.M., in Courtroom No. 3, 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:

COVID-19 NOTICE: All attendees at the sale shall comply with all court directives regarding social distancing and public health precautions.

Property of Shamika R. Curry, known as 351 South 4th Street, Sunbury, PA 17801, Improvements Thereon: erected a residential dwelling, Tax Parcel ID: 049-02-004-058, upon a Judgment at CV-22-720, PennyMac Loan Services, LLC, against Shamika R. Curry, in the amount of \$81,994.55, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Nathaniel W. Rhodes-Dalton, known as 541 Edison Avenue, Sunbury, PA, 17801, Improvements Thereon: residential dwelling, Tax Parcel 050-03-005-098, upon a Judgment at CV-23-313, MidFirst Bank, against Nathaniel W. Rhodes-Dalton, in the amount of \$59,917.09, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Benjamin Dangler, known as 417 W Shamokin Street, Trevorton, PA 17881, Improvements Thereon: erected a residential dwelling, Tax Parcel ID: 020-01-065-343, upon a Judgment at CV-23-271, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc., against Benjamin Dangler, in the amount of \$42,563.00, plus interest, costs and fees. Richard M. Squire & Associates, LLC.

Property of Dane S. Dolan, known as 257 West Ridge Road, Sunbury, PA 17801, Improvements Thereon: a residential property, Tax Parcel ID: 028-00-072-084, upon a Judgment at CV-23-687, Lakeview Loan Servicing, LLC, against Dane S. Dolan, in the amount of \$118,095.83, plus interest, costs and fees. Robertson, Anschutz, Schneid, Crane & Partners PLLC.

Property of Robert A. Hand, known as 546 Wallace Street, Northumberland, PA 17857, Improvements Thereon: a residential dwelling, Tax Parcel ID: 038-01-003-399, upon a Judgment at CV-23-370, Pennsylvania Housing Finance Agency, against Robert A. Hand, in the amount of \$97,890.28, plus interest, costs and fees. Purcell, Krug & Haller.

Property of Patti Hawk a/k/a Patti M. Hawk a/k/a Patti M. Long Hawk, known as 246 W. Sunbury Street, Shamokin, PA 17872, Improvements Thereon: whereon erected the westernmost door of said row of three dwelling houses, Tax Parcel ID: 017-01-009-195, upon a Judgment at CV-21-117, Trinity Financial Services, LLC, against Patti Hawk a/k/a Patti M. Hawk a/k/a Patti M. Long Hawk, in the amount of \$30,513.50, plus interest, costs and fees. Richard M. Squire & Associates, LLC.

Property of Manuel Martinez, Chelsea Martinez and Moises Martinez, known as 42 S Market Street, Mount Carmel, PA 17851, Improvements Thereon: a residential property, Tax Parcel ID: 006-01-003-164-B, upon a Judgment at CV-22-1394, Amerihome Mortgage Company, LLC, against Manuel Martinez, Chelsea Martinez and Moises Martinez, in the amount of \$68,621.42, plus interest, costs and fees. Robertson, Anschutz, Schneid, Crane & Partners PLLC.

Property of Sherry A. Vesnefski a/k/a Sherry A. Thompson, known as 19 Gold Street, Shamokin, PA 17872, Improvements Thereon: a residential dwelling, Tax Parcel ID: 010-01-002-194, upon a Judgment at CV-23-320, NewRez, LLC d/b/a Shellpoint Mortgage Servicing, against Sherry A. Vesnefski a/k/a Sherry A. Thompson, in the amount of \$40,945.58, plus interest, costs and fees. Hladik, Onorato and Federman, LLP.

Property of Joseph A. Walker, known as 244 N. 12th Street, Sunbury, PA 17801, Improvements Thereon: whereon erected the eastern half of a double two (2) story frame dwelling, Tax Parcel ID: 053-03-008-033-A, upon a Judgment at CV-22-2052, The Northumberland National Bank, against Joseph A. Walker, in the amount of \$28,804.39, plus interest, costs and fees. Wiest, Muolo, Noon, Swinehart & Bathgate.

Property of Thomas E. Zosh, III, known as 1510 Wabash Street, Coal Township, PA, 17866, Improvements Thereon: a residential dwelling, Tax Parcel ID: 00F-01-00F-355, upon a Judgment at CV-23-397, MidFirst Bank, against Thomas E. Zosh, III, in the amount of \$37,838.07, plus interest, costs and fees. Purcell, Krug & Haller.

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 #35-37
