

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. 91

Sunbury, PA

Tuesday, September 3, 2019

No. 35

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 – 2019

ACCOUNTS CONFIRMED

July 22; August 26; September 23; October 28;
November 25; December 23

ARDS/ARD REVOCATIONS

July 18; August 8; September 19; October 24;
November 14; December 19

ARGUMENT COURT

July 17; August 7; September 4; October 2;
November 6; December 4

ARBITRATION (PM ONLY)

July 12,19; August 2,16,30; September 13,27;
October 11,25; November 8,22; December 13,27

BHIDS TREATMENT COURT

July 16,30; August 20; September 3; October 1,15,29;
November 12,26; December 31

CHILDREN AND YOUTH

July 1,8,10,11,12,15,18,19,22,29,31;
August 1,2,8,15,16,19,22,23,26,29,30;
September 5,6,12,13,16,19,23,26,27,30;
October 3,4,7,10,11,17,18,21,24,25,28,31;
November 7,14,15,18,21,22,25; December
5,9,12,19,20,30

CIVIL JURY SELECTION

July 8; August 12; September 9; October 7;
November 18; December 9

CIVIL PRE-TRIALS

July 2; August 6; September 24; October 22;
November 14; December 3

CIVIL JURY TRIALS

July 9,10,11,12; August 13,14,15,16;
September 10,11,12,13,16,17,18,19,20;
October 8,9,10,11; November 19,20,21,22;
December 10,11,12,13,16,17,18,19,20

COST CONTEMPTS

July 16; August 13; September 24; October 15;
November 19; December 3

CRIMINAL JURY SELECTION

July 8; August 12; September 9; October 7;
November 18, December 9

CRIMINAL JURY TRIALS

July 9,10,11,12; August 13,14,15,16;
September 10,11,12,13,16,17,18,19,20; October
8,9,10,11; November 19,20,21,22; December
10,11,12,13,16,17,18,19,20

CRIMINAL PRE-TRIALS

July 19; September 26; October 31; December 27

DRUG COURT

July 2,9,16,23,30; August 6,13,20,27;
September 3,10,17,24; October 1,8,15,22,29;
November 12,19,26; December 3,10,17,31

DUI COURT

July 16,30; August 20; September 3; October 1,15,29;
November 12,26; December 31

GUILTY PLEAS/SENTENCINGS

July 1,15,29; August 5,26; September 9,23,30;
October 7,21,28; November 4,25; December 2,16,30

LEGAL HOLIDAYS

July 4; September 2; October 14; November
5,11,28,29; December 25

JUVENILE COURT

July 3,10,17,24,31; August 7,14,21,28; September
4,11,18,25; October 2,9,23,30; November 13,20;
December 4,11,18

JUVENILE TREATMENT COURT

July 9,23; August 6,20; September 3,17;
October 1,15,29; November 19; December 3,17

PENN DOT APPEALS

July 10; August 14; September 11; October 19;
November 13; December 18

REVOCATIONS

July 3; August 1,2; September 5,6; October 3,4;
November 1; December 5,6

SUMMARY APPEALS

July 19; August 2; September 6; October 4;
November 1; December 6

SUPPORT APPEALS

July 2,30; August 20; September 24; October 1,15,29;
November 26; December 3

SUPPORT CONTEMPTS

July 16,30; August 20; September 3,17;
October 1,15,29; November 12,26; December 10,31

VETERANS' COURT

July 16,30; August 20; September 3; October 1,15,29;
November 12,26; December 31

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 Eugene P. Thomas, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Lori Ann James, a/k/a Lori A. James, 301 N. Broad Street, Selinsgrove, Pennsylvania, 17870, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. 33-35

In Re: Estate of Richard C. Bingaman, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Richard C. Bingaman, Jr., 163 East Haas Manor Road, Sunbury, Pennsylvania, 17801, Administrator. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. 33-35

In Re: Estate of Faye A. Lahr,

late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Jeffrey R. Lahr, 417 W. Coal Street, Trevorton, Pennsylvania, 17881, Executor. Roger V. Wiest, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney.

33-35

In Re: Estate of Terence P. Donnelly, late of the Borough of Milton, Northumberland County, Pennsylvania, and Township of Newton, Bucks County, Pennsylvania, deceased. Daniel J. Donnelly, 301 Stormfield Drive, Harleysville, Pennsylvania, 19438, Administrator or Kenneth C. Russell, Esq., BARATTA, RUSSELL & BARATTA, 3500 Reading Way, Huntingdon Valley, Pennsylvania, 19006, Attorney. 34-36

In Re: Estate of Helen A. Delorso, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Dennis A. Delorso, 1215 Trevorton Road, Coal Township, Pennsylvania, 17866, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. 34-36

In Re: Estate of Ronald G. Behm, late of Sunbury, Northumberland County, Pennsylvania, deceased. Kari B. Woodland, 156 S. Maple Street, Elysburg, Pennsylvania, 17824, Administratrix. Scott A. Williams, Esq.,

57 East Fourth Street, P.O. Box 3, Williamsport, Pennsylvania, 17703, Attorney. 34-36

In Re: Estate of Eugene J. Habowski, Jr., a/k/a Eugene Habowski, a/k/a Eugene John Habowski, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Brooke Kruskie 527 W. Main, Ringtown, Pennsylvania, 17967, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 35-37

In Re: Estate of Mary Ann Rhoades, late of Northumberland County, Pennsylvania, deceased. Troy L. Schoffler, 1233 Centre Street, Ashland, Pennsylvania, 17921, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. 35-37

In Re: Estate of Philip Marlin Hain, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Juanita R. Helwig, 151 Pension Street, Catawissa, Pennsylvania, 17820, Executrix or Robert L. Dluge, Jr., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. 35-37

In Re: Estate of Diana A. Lentini, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Chelsea R. Lentini and Jayme N. Lentini, 422

West Second Street, Mount Carmel, Pennsylvania, 17851, Co-Administratrices. Edward C. Greco, Esq., 660 Chestnut Street, Kulpmont, Pennsylvania, 17834, Attorney. 35-37

In Re: Estate of Janis Deivert, a/k/a Janis L. Deivert, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Staci Puckey, 112 Sidler Lane, Danville, Pennsylvania, 17821; Traci Sees, 551 Third Street, Northumberland, Pennsylvania, 17857; Jason Deivert, 640 King Street, Northumberland, Pennsylvania, 17857, Co-Executors or Melissa S. Lobos, Esq., MARTIN & LOBOS, LLC, 309 East Chestnut Street, Mifflinburg, Pennsylvania, 17844, Attorney. 35-37

In Re: Estate of Jeannie K. Weaver, a/k/a Jeanne K. Weaver, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Pamela J. Salsman, 112 Hepburn Street, Milton, Pennsylvania, 17847, Executrix or Brian L. Kerstetter, J.D., 3948 Westbranch Highway, Lewisburg, Pennsylvania, 17837, Attorney. 35-37

**NOTICE OF PRIVATE
SALE OF TAX CLAIM
PROPERTY**

Northumberland County acting by and through its Tax Claims Bureau proposes to sell the following properties through Private Sale:
SALE DATE: October 25, 2019

LOCATION: 399 Stadium Dr.,
Sunbury, PA

TERMS AND CONDITIONS
OF SALE:

1. For a period of forty-five (45) days from the date of the second publication of this notice, said deadline being October 17, 2019, any taxing district having any tax claim judgments against any property to be sold, the owner, an interested party or a person interested in purchasing a property may, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Northumberland County to disapprove the said sale. 2. If no objections to a sale are filed, the sale to the initial bidder will be final. 3. The failure of the purchaser to comply with the terms and conditions set forth herein shall constitute a forfeiture of all monies paid to the Tax Claim Bureau in pursuit of this sale. 4. Pursuant to 72 PS., Section 5931, all sales by the tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau WITHOUT GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries location, structures or lack of structures upon the land, liens, title, or any matter or thing whatsoever. This sale is conducted under the provisions of the Real Estate Tax Sale Law, Section 613 (a) of Act No. 542, approved July 7, 1947, as amended.

PARCEL NO. 006-01-003-041-A
249-251 South Oak Street,
Mount Carmel

Assessed Owner: Oak Street
Property Trust

Bid: \$4,334.73 plus cost
Northumberland County Tax

Claims Bureau

By: /s/Janel Barwick, Director
34-35

**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 19, 2019** 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 Melanie Artman, known as 432 East Melrose Street, Marion Heights, PA 17832, Improvements Thereon: any improvements thereon, Tax Parcel 003-00-001-222, upon a Judgment at CV-19-678, The Northumberland National Bank vs. Melanie Artman, in the amount of \$29,502.96, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Sherman Bowman and Janice Bowman, known as 342 Melrose Street, Marion Heights, PA 17832, Improvements Thereon: a dwelling house, Tax Parcel 003-00-001-230, upon a Judgment at CV-19-457, Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT4 Trust, ABFC Asset Backed Certificates,

Series 2004-0PT4 vs. Sherman Bowman and Janice Bowman, in the amount of \$66,000.92, plus interest, costs and fees. RAS Citron, LLC.

Property of Kristi Jo Conrad, known as 33 Apple Street, Milton, PA 17847, Improvements Thereon: any improvements thereon, Tax Parcel 034-01-004-120, upon a Judgment at CV-19-463, Wells Fargo Bank, N.A. vs. Kristi Jo Conrad, in the amount of \$41,269.97, plus interest, costs and fees. Manley Deas Kochalski LLC.

Property of Wendy S. Curran, known as 20 Main Street, Ranshaw, PA 17866, Improvements Thereon: a two story frame dwelling house, Tax Parcel 00A-07-068-163, upon a Judgment at CV-19-624, Anthium LLC vs. Wendy S. Curran, in the amount of \$57,831.92, plus interest, costs and fees. KML Law Group, P.C.

Property of David Fifield a/k/a David B. Fifield a/k/a David B. Fifield, known as 66 Third Street, Strong, PA 17851 a/k/a 104 3rd Street, Mount Carmel, PA 17851, Improvements Thereon: any improvements thereon, Tax Parcel 008-01-069-079, upon a Judgment at CV-19-558, LSF10 Master Participation Trust vs. David Fifield a/k/a David B. Fifield a/k/a David B. Fifield, in the amount of \$27,189.70, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of James L. Hoffman, Jr. and Cheryl D. Hoffman, known as 1040 West Arch Street,

Coal Township, PA 17866, Improvements Thereon: a dwelling house, Tax Parcel 00B-01-00B-258, upon a Judgment at CV-18-1318, Fairway Consumer Discount Company vs. James L. Hoffman, Jr. and Cheryl D. Hoffman, in the amount of \$13,755.53, plus interest, costs and fees. Chariton, Schwager & Malak.

Property of Carol Kruskie, Known Surviving Heir of Robert J. Kruskie, Sr., Robert Kruskie, Jr., Known Surviving Heir of Robert J. Kruskie, Sr., Jamey Kruskie a/k/a James F. Kruskie, Known Surviving Heir of Robert J. Kruskie, Sr., and Unknown Surviving Heirs of Robert J. Kruskie, Sr., known as 306 North Turnpike Street, Mount Carmel, PA 17851, Improvements Thereon: half of a double frame dwelling house and out-buildings, Tax Parcel 004-02-001-097, upon a Judgment at CV-18-1946, Bank of America, N.A. vs. Carol Kruskie, Known Surviving Heir of Robert J. Kruskie, Sr. et. al., in the amount of \$36,231.19, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Lewis R. Renner a/k/a Lewis R. Renner, Jr. and Melissa L. Renner a/k/a Melissa L. Hoffman, known as 1018 North Front Street, Milton, PA 17847, Improvements Thereon: a frame stucco dwelling house, Tax Parcel 031-01-001-260, upon a Judgment at CV-19-519, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as Succes-

sor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass-Through Certificates Series 2006-Rz4 vs. Lewis R. Renner a/k/a Lewis R. Renner, Jr. and Melissa L. Renner a/k/a Melissa L. Hoffman, in the amount of \$129,867.70, plus interest, costs and fees. Phelan Hallinan Diamond & Jones, LLP.

Property of Christian L. Rosini and Denise M. Zechman, known as 197 Stone School Road, Northumberland, PA 17857, Improvements Thereon: a single dwelling house, Tax Parcel 039-00-035-053-0-003-C, upon a Judgment at CV-18-1922, Fulton Bank, N.A. vs. Christian L. Rosini and Denise M. Zechman, in the amount of \$101,888.52, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Curtis Shrawder, known as 330 River Road, Dalmatia, PA 17017, Improvements Thereon: a two story brick dwelling house and other buildings, Tax Parcel 029-01-100-096, upon a Judgment at CV-18-2037, Fidelity National title Insurance Company vs. Curtis Shrawder, in the amount of \$142,724.35, plus interest, costs and fees. Fidelity National Law Group.

Property of Lori A. Steele, known as 5 Meadowlark Lane f/k/a Lot 3 Woodside Estates, Riverside, PA 17868, Improvements Thereon: a residential dwelling, Tax Parcel 041-00-027-047-E, upon a Judgment at CV-15-2134, U.S. Bank National Association,

Trustee for the Pennsylvania Housing Finance Agency vs. Lori A. Steele, in the amount of \$185,854.09, plus interest, costs and fees. Martha E. Von Rosenstiel, 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 NORTH UMBERLAND COUNTY

34-36
