

# 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**

**Monday, November 6, 2023**

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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 John Franklin Faubion, a/k/a John F. Faubion, Sr., late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Nancy D. Faubion, Administratrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #43-45

In Re: Estate of Bobbie J. Kerstetter, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Savilla M. Rudy, Executrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #43-45

In Re: Estate of Eileen M. McFadden, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Angela Picarella, 137 Chestnut Lane, Mount Carmel, Pennsylvania, 17851, Administratrix or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #43-45

In Re: Estate of Elaine A. Wertz, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Loretta D. Snyder, 1451 West Mulberry Street, Coal Township, Pennsylvania, 17866, Executrix. Gregory M. Kerwin, Esq., KERWIN & KERWIN, LLP, 4245 State Route 209, Elizabethville, Pennsylvania, 17023, Attorney. #43-45

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In Re: Estate of Kay L. Deans, late of the Borough of Northumberland, Northumberland County, Pennsylvania, deceased. Kalyn M. Deans, 123 Glenside Road, Ithaca, New York, 14850, Executrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #43-45

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In Re: Estate of Nancy L. Witmer, late of the Township of Upper Augusta, Northumberland County, Pennsylvania, deceased. Deborah A. Hays, 163 Terrace Street, Northumberland, Pennsylvania, 17857; Brenda M. Perrotto, 2015 Thirteenth Street, Beaver Falls, Pennsylvania, 15010; Linda L. Balliet, 106 Oak Park Drive, Northumberland, Pennsylvania, 17857, Executrices or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #43-45

In Re: Estate of Connie Rose Fox, late of Milton, Northumberland County, Pennsylvania, deceased. Terry DeWayne Hoffman, 6 Newky Road, New Columbia, Pennsylvania, 17856, Executor or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania 17847, Attorney. #44-46

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In Re: Estate of Barbara Birster, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Marylouise Bosco, 242 Main Street, Locust Gap, Pennsylvania, 17840, Administratrix or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #44-46

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In Re: Estate of Marshall P. McLaughlin, Jr., late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. James McLaughlin, Executor, c/o Sean P. McDonough, Esq., 75 Glenmaura National Boulevard, Moosic, Pennsylvania, 18507, Attorney. #44-46

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In Re: Estate of Richard D. Kilgus, late of the Borough of Watsontown, Northumberland County, Pennsylvania, deceased. Mary E. Mingle and Susan L. Eichenlaub, Executrices, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #45-47

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In Re: Estate of Marylou E. Lower, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Brenda Lee Guzik, 522 Fig Road, Shamokin, Pennsylvania, 17872, Administratrix or Jennifer M. Merz, Esq., SKARLATOS ZONARICH, 320 Market Street, Suite 600W, Harrisburg, Pennsylvania, 17101, Attorney. #45-47

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In Re: Estate of John W. Brown, late of Milton, Northumberland County, Pennsylvania, deceased. Amanda Bamonte, 79 Old Orchard Road, Milton, Pennsylvania, 17847, Executrix. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #45-47

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In Re: Estate of Emily A. Faust, late of Herndon, Northumberland County, Pennsylvania, deceased. Bryon S. Faust, 13027 Mattley Drive, Hagerstown, Maryland, 21742; Catherine E. Brezler, 16302 Kaiser Court, Hagerstown, Maryland, 21740, Co-Executors. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #45-47

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In Re: Estate of Lloyd R. Yeich, late of the Borough of Marion Heights, Northumberland County, Pennsylvania, deceased. David M. Spishock, 607 Poppy Circle, Mechanicsburg, Pennsylvania, 17050, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #45-47

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**FICTITIOUS NAME**

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NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Meadow Creek Services**, for the conduct of business in Northumberland County, Pennsylvania, with the principal place of business being at 214 East Mahantongo Creek Road, Herndon, PA 17830, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on October 18, 2023, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business is:  
Emanuel B. Fisher  
214 East Mahantongo Creek Road  
Herndon, PA 17830 #45

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**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 November 16, 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 Ross Bermudez, known as 350 W 3rd Street, Mt. Carmel, PA 17851, Improvements Thereon: residential dwelling, Tax Parcel ID: 007-01-004-063, upon a Judgment at CV-22-1080, PennyMac Loan Services, LLC, against Ross Bermudez, in the amount of \$100,109.98, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Lorraine M. Carduff, known as 52 East Avenue, Mount Carmel, PA 17851, Improvements Thereon: residential property, Tax Parcel ID: 005-01-002—044, upon a Judgment at CV-22-713, Wilmington Savings Fund Society, FSB, not in its Individual Capacity but Solely as Owner Trustee for Cascade Funding Mortgage Trust HB5, against Lorraine M. Carduff, in the amount of \$32,926.85, plus interest, costs and fees. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC.

Property of Brian J. Christiana, known as 301 S. Diamond Street, Shamokin, PA 17871, Improvements Thereon: residential dwelling, Tax Parcel ID: 012-02-004-143, upon a Judgment at CV-23-45, Truist Formerly known as Branch, Banking and Trust Company, against Brian J. Christiana, in the amount of \$41,719.47, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Stephen C. Cohick and Jessica A. Cohick, known as 250 8th Street, Northumberland, PA 17857, Improvements Thereon: a single frame two-story dwelling and garage, Tax Parcel ID: 038-01-003-189, upon a Judgment at CV-23-164, Wells Fargo Bank, N.A., against Stephen C. Cohick and Jessica A. Cohick, in the amount of \$74,557.11, plus interest, costs and fees. Brock & Scott, PLLC.

Property of Holly Comfort, Administratrix of the Estate of Grant Metzinger, known as 2087 Hallowing Run Road, Sunbury, PA 17801, Improvements Thereon: residential dwelling, Tax Parcel ID: 028-00-063-028-A, upon a Judgment at CV-22-1309, Carrington Mortgage Services, LLC, against Holly Comfort, Administratrix of the Estate of Grant Metzinger, in the amount of \$114,427.83, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Stanley A. Madrak III and Tonia L. Madrak, known as 228 Orchard Hills Lane, Shamokin, PA 17872, Improvements Thereon: premises consist of a vacant land, Tax Parcel ID: 00D-00-066-099, upon a Judgment at CV-23-439, Fulton Bank, N.A. S/M/B, FNB Bank, N.A., against Stanley A. Madrak III and Tonia L. Madrak, in the amount of \$48,415.08, plus interest, costs and fees. Barley Snyder.

Property of Robert F. Pesarchick, known as 2102 W. Independence Street, Coal Township, PA 17866, Improvements Thereon: residential dwelling, Tax Parcel ID: 00I-01-00I-027-A, upon a Judgment at CV-23-308, Truist Formerly known as Branch Banking and Trust Company, against Robert F. Pesarchick, in the amount of \$66,544.22, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Chad D. Resendes, known as 1428 Poplar Street, Kulpmont, PA 17834, Improvements Thereon: residential dwelling, Tax Parcel ID: 002-00-001-279, upon a Judgment at CV-22-443, PennyMac Loan Services, Inc., against Chad D. Resendes, in the amount of \$77,569.84, plus interest, costs and fees. McCabe, Weisberg & Conway, LLC.

Property of Amanda L. Stancavage, known as 1149 W. Montgomery Street, Coal Township, PA 17866, Improvements Thereon: a residential dwelling, Tax Parcel ID: 00G-01-00G-688, upon a Judgment at CV-23-729, Nationstar Mortgage, LLC, against Amanda L. Stancavage, in the amount of \$66,544.22, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Zain Surowiak A/K/A Zain J. Surowiak A/K/A Zain Jeffrey Surowiak, known as 1302 West Willow Street, Coal Township, PA 17866, Improvements Thereon: a residential dwelling, Tax Parcel ID: 00G-01-00G-426, upon a Judgment at CV-22-1619, M&T Bank, against Zain Surowiak A/K/A Zain J. Surowiak A/K/A Zain Jeffrey Surowiak, in the amount of \$31,665.55, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Rebecca J. Wagner, known as 422 West Market Street, Trevorton, PA 17881, Improvements Thereon: a two-story brick dwelling, Tax Parcel ID: 020-01-065-205, upon a Judgment at CV-23-941, M&T Bank, against Rebecca J. Wagner, in the amount of \$23,058.55, plus interest, costs and fees. KML LAW GROUP, P.C.

Property of Carol L. Wiles, known as 604 West Shamokin Street, Trevorton, PA 17881, Improvements Thereon: residential dwelling, Tax Parcel ID: 020-01-065-357, upon a Judgment at CV-23-277, Carrington Mortgage Services, LLC, against Carol L. Wiles, in the amount of \$84,946.71, 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 #43-45  
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