

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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— : —

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 Barbara A. Yuschock, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Shannon Marie Sosnoski, Administratrix, c/o David W. Crosson, Esq., CROSSON & RICHETTI LLC, 609 West Hamilton Street, Suite 301, Allentown, Pennsylvania, 18101, Attorney. #30-32

In Re: Estate of Marilyn D. Kauffman, a/k/a Marilyn Derr Kauffman, late of the Township of Little Mahanoy, Northumberland County, Pennsylvania, deceased. Mark D. Hipp and Kyle F. Kauffman, Co-Executors, c/o Mark D. Hipp, Esq., SIGMA LEGAL ADVISORS, 2101 Market Street, Camp Hill, Pennsylvania, 17011, Attorney. #30-32

In Re: Estate of Anna L. Galante, late of Conyers, Rockdale County, Georgia, deceased. Debora Goodrich, 1106 Thorn Apple Court, SE, Conyers, Georgia, 30013, Executrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #30-32

In Re: Estate of Donald R. Moser, late of the Township of Lewis, Northumberland County, Pennsylvania, deceased. David R. Moser, 70 Market Street, Mifflinburg, Pennsylvania, 17844, Executor or Allen K. Neyhard, Esq., 116 West Tenth Street, Watsontown, Pennsylvania, 17777, Attorney. #30-32

In Re: Estate of Virginia A. Hornberger, late of the Township of Ralpho, Northumberland County, Pennsylvania, deceased. Heather Hornberger, 706 South Ellen Street, Dizon, Missouri, 65459, Administratrix or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #31-33

In Re: Estate of Sandra M. Witkowski, a/k/a Sandra Witkowski, late of the City of Shamokin, Northumberland County, Pennsylvania, deceased. Kayla Witkowski, 40 South Seventh Street, Shamokin, Pennsylvania, 17872, Executrix or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #31-33

In Re: Estate of Roger D. Martz, late of Northumberland County, Pennsylvania, deceased. Frank L. Martz, III, 30 Kaboodle Road, Danville, Pennsylvania, 17821, Executor or Robert L. Dluge, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, P.O. Box 304, Elysburg, Pennsylvania, 17824, Attorney. #31-33

In Re: Estate of Patricia Ann Bednar, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Julie Ann Bednar, 41 North Sheridan Street, Coal Township, Pennsylvania, 17866, Administratrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #31-33

In Re: Estate of Ann Marie Koshinskie, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Michael Anthony Koshinskie, 2033 Fitzwater Street, Philadelphia, Pennsylvania, 19146, Executor or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #31-33

In Re: Estate of John J. Feudale, a/k/a John Feudale, late of Northumberland County, Pennsylvania, deceased. Marissa B. Marshall, Executrix, c/o KREISHER, MARSHALL & ASSOCIATES, LLC, 401 South Market Street, Bloomsburg, Pennsylvania, 17815, Attorney. #31-33

In Re: Estate of Donald P. Spatzer, late of the Township of Lewis, Northumberland County, Pennsylvania, deceased. Sarah F. Spatzer, Executrix, c/o Julieanne E. Steinbacher, Esq., STEINBACHER, GOODALL & YURCHAK, 413 Washington Boulevard, Williamsport, Pennsylvania, 17701, Attorney. #31-33

In Re: Estate of Maxine M. Rodenhaver, late of Riverside, Northumberland County, Pennsylvania, deceased. Tammy J. Rodenhaver, 1016 Fourth Street, Danville, Pennsylvania, 17821, Executrix or Laurinda J. Voelcker, Esq., VOELCKER & WAGNER, 212 Mill Street, Danville, Pennsylvania, 17821, Attorney. #31-33

In Re: Estate of Larue F. Buck, a/k/a Larue Franklin Buck, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Virginia A. Buck, Executrix, c/o James T. Baldwin, Esq., BALDWIN & BALDWIN, LLC, 42 South Front Street, Milton, Pennsylvania, 17847, Attorney. #32-34

In Re: Estate of Frances M. Berkoski, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Victor Rutkowski, 1634 Tioga Street, Shamokin, Pennsylvania, 17872, Executor or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #32-34

In Re: Estate of Julie Ann Nevick, a/k/a Julie Mace, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Jerome Nevick, 36 North Maple Street, Mount Carmel, Pennsylvania, 17851, Administrator or Law Office of Cole & Varano, 112 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #32-34

In Re: Estate of Deborah M. Dagle, late of Northumberland County, Pennsylvania, deceased. Stephen J. Dagle, 495 Jefferson Street, Northumberland, Pennsylvania, 17857, Executor. Jeffrey J. Crossland, Esq., 129 Market Street, P.O. Box 352, Lewisburg, Pennsylvania, 17837, Attorney. #32-34

In Re: Estate of Nancy L. Saga, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. JoAnne Worhach, 4193 State Route 61, Paxinos, Pennsylvania, 17860, Executrix or H. Robert Mattis, Jr., Esq., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #32-34

In Re: Estate of James J. Lavelle,
late of the Township of Mount
Carmel, Northumberland County,
Pennsylvania, deceased. Charles
R. Schreck, 6 Boulder Lane,
Baltimore, Maryland, 21210,
Executor or Keith J. Strouse,
Esq., 816 Center Street, Ashland,
Pennsylvania, 17921, Attorney.
#32-34

IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY, PA

CIVIL ACTION - LAW

NO. CV - 26 - 1130

ACTION TO QUIET TITLE

FELIX A. VIDAL-MARTINEZ

Plaintiff

vs.

DERAVEN REAL ESTATE,
LLC,

its successors and assigns; and
RICHARD PEROZO, his heirs,
executors, administrators and
assigns; and any and all others
persons having or claiming
an interest in the premises
described in the Complaint
Defendant

**TO: DERA VEN REAL
ESTATE, LLC, its successors
and assigns, and RICHARD
PEROZO, his heirs, executors,
administrators and assigns,
and any and all persons
having or claiming an interest
the real property described
herein.**

YOU ARE NOTIFIED that
Plaintiff has commenced an
Action to Quiet Title against you
which you are required to defend.
You are required to plead to the
complaint within twenty (20) days
from the date of this publication
and further to institute an action
of ejectment against Plaintiff for
the Premises described in the
Complaint within thirty (30) days
after being ordered by the Court
to do so. If you fail to answer the
complaint within twenty (20)
days, a preliminary judgment
may be entered against you,
and a final judgment may be
entered against you thirty (30)
days thereafter.

This action concerns the
land herein described: ALL
that certain piece of ground
municipally designated 111
South Hickory Street, Mount
Carmel, PA, and identified on
the Northumberland County Tax
Assessment Records as Parcel
Number 006-01-003-117.

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
an a judgment may be entered
against you without further notice
for the relief 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.**

Court Administrator
Northumberland County
Courthouse
Sunbury, PA 17801
Telephone (570) 988-4167

**MAKOWSKI, KONOPKA &
MARA TECK**
1750 Clinton Avenue
Coal Township, PA 17866
(570) 644-0481
Attorney for Plaintiff #32

NOTICE

To: JOHN LEE JR, THE
NATURAL FATHER OF A.S.L.

A Petition has been filed asking the Court to put an end to all rights you have to your child, A.S.L. born on April 17, 2024, in Montour County, PA. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Northumberland County Court

House, in Court Room No. 4, Market Street, Sunbury, PA on August 24, 2026 at 1:15 P.M.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without you being present. You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the entry into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Northumberland County Children and Youth, 322 North 2nd Street, Sunbury, Pennsylvania 17801 or call (866) 667-7929 or (570) 988-4237 to obtain more information.

**YOU HAVE THE RIGHT TO
BE REPRESENTED AT THAT
HEARING BY A LAWYER.
YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO NOT
HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE OF
SPECIAL AND CONFLICTS.**

SPECIAL CONFLICTS OFFICE
399 Stadium Drive
Sunbury, PA 17801
(570) 988-4170 #32

NOTICE

IN THE COURT OF
COMMON PLEAS OF
CLEARFIELD COUNTY,
PENNSYLVANIA,
CIVIL DIVISION

QAM INVESTMENT AND
CONSULTING, LLC, Plaintiff, v.
ALFRED CLARK LANSBERRY
(DECEASED), ALL KNOWN
DESCENDANTS OF ALFRED
CLARK LANSBERRY
(DECEASED) INCLUDING
CAROLYN LANSBERRY,
MARILYN LANSBERRY,
JEAN LANSBERRY, HOWARD
STANLEY MCELNEA,
JR., JANET LANSBERRY
EVELAND, RICHARD
LANSBERRY, CARLA K.
KNEPP SMITH, JACK KNEPP,
RUTH LAWRENCE KLEINJAN,
JEAN LAWRENCE BOWLER,
EDWARD LAWRENCE,
DOUGLAS LAWRENCE,
RICHARD KEIRN, JR.,
MICHAEL KEIRN, KRISTEN
KEIRN, ANDREW KEIRN,
TOMMY KEIRN, WENDY
KEIRN HART, RICHARD
SCHWENZ JR., SUSAN
SCHWENZ, BETTY LOU
CLARK GREEN, DAVID REED
CLARK, SARA JANE CLARK
HAM, GEORGE ALFRED
CLARK, RANDALL W. HESS,
JUDY L. GIBBS WENTZ,
WALTER GIBBS, DORIS J.
INLOW WILLIAMS, CHARLES
INLOW, JOHN INLOW, JR.,
MARY INLOW MILLER,
LEANNA INLOW, SHAWN
K. INLOW, DANA L. INLOW

WILSON MOORE, GARY L.
LANSBERRY, KIMBERLY ANN
HANEY, KAREN LANSBERRY
THOMPSON, DONNA M.
LANSBERRY CIKOVIC,
KATHRYN M. LANSBERRY
LEBO, ANN M. LANSBERRY,
THOMAS JOHNSTON, ROBERT
D. JOHNSTON, SHANE ANN
JOHNSTON KRUG, WADE
CHARLES LITZINGER,
GLEN H. LITZINGER,
GREGORY A. LITZINGER,
ADELL LITZINGER WEAVER,
ANITA M. LITZINGER FEES,
KATHY CAROL JOHNSTON
LIDWELL, MARY AGNES
JOHNSTON MCCLOSKEY,
ANN MARIA JOHNSTON, LISA
ANN JOHNSTON LENTINI,
JAQUELINE JOHNSTON
DAUPLAISE, MARY FRANCES
JOHNSTON, KRISTIN LEE
DIMICELI COTE, TIMOTHY
DIMICELI, SANDRA
LANSBERRY HORNAK, JAMES
K. LANSBERRY, JEFFREY
LANSBERRY, ALLISON
FINK ALEXANDER, DARREN
FINK, AARON KEIRN,
PAMELA ROWLES, MARK
RYAN NELSON, ISABELLA
FERN-LARUE NELSON,
JOSHUA JAMES LANSBERRY,
SHANNON LEE LANSBERRY,
BRENNON LANSBERRY,
JASON MICHAEL WEIR,
JOSHUA A. GIVEN, BRANDON
C. GIVEN, ALL UNKNOWN
DESCENDANTS OF ALFRED
CLARK LANSBERRY
(DECEASED) AND ALL
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER

ALFRED CLARK LANSBERRY
(DECEASED), Case No. 2026-
0749-CD.

Declaratory Judgment Action
regarding the subsurface rights
under those certain parcels of
real property situated in Bradford
Township, Clearfield County,
Pennsylvania, having an address
of 0 Evans Road, Clearfield, PA
17938, and being designated as
Clearfield County Tax Map No.
1060-M08-000-00012.

TO DEFENDANT WALTER
GIBBS:

NOTICE

You have been sued in court. If
you wish to defend against the
claims set forth in the following
pages, you must take action
within twenty (20) days after this
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 any
money claimed in the complaint
or for any other claim or 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.

COURT ADMINISTRATOR
Clearfield County Courthouse
230 East Market Street, Suite 228
Clearfield, PA 16830
(814) 765-2641, Ext. 5010

Plaintiff's Attorney: Frank
Kosir, Jr., Meyer Unkovic &
Scott LLP, 600 Grant Street,
50th Floor, Pittsburgh, PA
15219, 412-456-2825. #32

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 August 20, 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 Oliveeya J. Daubert-Badman, known as 1090 Sodom Road, Milton, PA 17847, Improvements Thereon: a residential dwelling, Tax Parcel ID No: 062-00-021-104, upon a Judgment at CV-26-0268, Pennsylvania Housing Finance Agency against Oliveeya J. Daubert-Badman, in the amount of \$144,962.36, plus interest, costs and fees. PURCELL, KRUG & HALLER.

Property of Scott B. Kilgus and Jeannie M. Kilgus a/k/a Jeani M. Kilgus, known as 17 Liberty Street, Watsonstown, PA 17777, Improvements Thereon: any improvements thereon, Tax Parcel ID No: 060-02-001-034, upon a Judgment at CV-26-0161, Borough of Watsonstown against Scott B. Kilgus and Jeannie M. Kilgus a/k/a Jeani M. Kilgus, in the amount of \$12,237.25, plus interest, costs and fees. MCNERNEY, PAGE, VANDERLIN & HALL.

Property of Robert E. Muldowney, Jr., known as 133 North Market Street, Mount Carmel, PA 17851, Improvements Thereon: residential dwelling, Tax Parcel No. 005-02-002-112, upon a Judgment at CV-25-1612, Truist Bank, f/k/a Branch Banking and Trust Company against Robert E. Muldowney, Jr., in the amount of \$46,150.08, plus interest, costs and fees. MCCABE, WEISBERG & CONWAY, LLC.

Property of Troy D. Stover and Penny S. Stover, known as 507 Crissinger Hill Rd., Sunbury, PA 17801, Improvements Thereon: any improvements thereon, Tax Parcel ID: 028-00-063-040-D, upon a Judgment at CV-25-2370, Central Penn Bank & Trust, s/b/m to The Northumberland National Bank against Troy D. Stover and Penny S. Stover, in the amount of \$149,209.00, plus interest, costs and fees. WIEST, MUOLO, NOON, SWINEHART & BATHGATE.

Property of Lori Ann Walter, known as 310 Mahoning Street, Milton, PA 17847, Improvements Thereon: a frame garage, an outbuilding, and a residential frame dwelling, Tax Parcel ID No: 035-02-005-139, upon a Judgment at CV-26-0270, Pennsylvania Housing Finance Agency against Lori Ann Walter, in the amount of \$123,158.77, plus interest, costs and fees. PURCELL, KRUG & HALLER.

Property of Levi Watts and Trisha Watts, known as 1135 West Wood Street, Coal township, PA 17866, Improvements Thereon: residential dwelling, Tax Parcel ID No: 00G-01-00G-561, upon a Judgment at CV-25-2224, Village Capital & Investment LLC against Levi Watts and Trisha Watts, in the amount of \$56,720.39, plus interest, costs and fees. BROCK & SCOTT, PLLC.

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 #31-33
