

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, August 7, 2023	No. 32
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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

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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 Dolores J. Betz, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Jaime Wolfgang, 281 Railroad Street, Locust Gap, Pennsylvania, 17840, Executor or Law Office of Cole & Varano, 112 Sout Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #30-32

In Re: Estate of Fay A. Mowery, a/k/a Fay Agnes Mowery, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Amanda L. Vetovich, 507 West Olive Street, Mount Carmel, Pennsylvania, 17851, Executrix or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. #30-32

In Re: Estate of Ruth A. Rowe, late of Kulpmont, Northumberland County, Pennsylvania, deceased. Judith A. Slaby, 1421 Poplar Street, Kulpmont, Pennsylvania, 17834, Executrix or H. Robert Mattis, Jr., MATTIS & MATTIS, 12 West Lincoln Street, Shamokin, Pennsylvania, 17872, Attorney. #30-32

In Re: Estate of Richard L. Mull, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Sharon Savidge, 112 Stoney Lane, 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. #30-32

In Re: Estate of Kenneth R. Snyder, late of the Township of Rockefeller, Northumberland County, Pennsylvania, deceased. Teresa A. Lahr, 5355 State Route 225, Dornisife, Pennsylvania, 17823, Executrix. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #30-32

In Re: Estate of Harold David Molyneaux, late of the Borough of Riverside, Northumberland County, Pennsylvania, deceased. Nancy Molyneaux, 341 Dewart Street, Danville, Pennsylvania, 17821, Administratrix or Laurinda J. Voelcker, Esq., VOELCKER & WAGNER, 212 Mill Street, Danville, Pennsylvania 17821, Attorney. #30-32

In Re: Estate of Esther I. Hassinger, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Terry L. Marshall, 237 Spruce Street, Sunbury, Pennsylvania, 17801, Administrator. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #31-33

In Re: Estate of Benjamin T. Trefsgar, a/k/a Ben Thomas Trefsgar, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Benjamin John Trefsgar, 653 East Fourth Street, Mount Carmel, Pennsylvania, 17851, Executor or Richard Feudale, Esq., P.O. Box 227, Mount Carmel, Pennsylvania, 17851, Attorney. #31-33

In Re: Estate of Kathryn J. Lahr, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Christine J. Lahr, 711 N. Seventh Street, Apt. B, Sunbury, Pennsylvania, 17801, Administratrix or Antonio D. Michetti, Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #31-33

In Re: Estate of Luther B. Culp, Sr., late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Luann Desantis, 213 Spruce Street, Sunbury, Pennsylvania, 17801 or Luther B. Culp, Jr., 340 Spruce Street, Sunbury, Pennsylvania, 17801, Executors or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #31-33

In Re: Estate of Barbara S. Miller, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Michelle Turula, 159 Kenmore Road, Moonton, New Jersey, 07005 or John R. Kantner, 207 S. Sheridan Road, Newmanstown, Pennsylvania, 17073, Executors or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #31-33

In Re: Estate of Ralph M.D. Little, late of Watsontown, Northumberland County, Pennsylvania, deceased. Tammy R.A. Little, 59 Clugston Road, Newville, Pennsylvania, 17241; Patricia I. Little, 14 West Lemon Street, Lancaster, Pennsylvania, 17603, Co-Executrices. John A. Smay, Esq., WILLIAMS AND SMAY, 39 S Main Street, P.O. Box 35, Muncy, Pennsylvania, 17756, Attorney. #31-33

In Re: Estate of Catherine Hardnock, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Wendy Cole, Executrix. Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #32-34

In Re: Estate of Margaret C. Vognetz, late of Watsonstown, Northumberland County, Pennsylvania, deceased. R. Michael Kaar, Executor. DAVIS, DAVIS & KAAR, P.O. Box 319, Milton, Pennsylvania, 17847, Attorney. #32-34

In Re: Estate of Grace C. Kauwell, late of Sunbury, Northumberland County, Pennsylvania, deceased. Glen L. Kauwell, 627 Valley Road, Sunbury, Pennsylvania, 17801, Executor. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania 17837, Attorney. #32-34

NOTICE

NOTICE is hereby given that, the petition of **S.A.D.-T., A MINOR FEMALE**, by MICHAEL P. THOMAS and TABITHA A. THOMAS, her parents and natural guardians, primary physical custodians was filed in the above-named court, requesting an order to change the name of **S.A.D.-T. to S.A.T.** ..

The Court has fixed the 28th day of August, 2023, at 10:00 o'clock A.M., in The Northumberland County Court House, 201 Market Street, City of Sunbury, Northumberland County, Pennsylvania (Court Room to be determined) as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Any questions may be directed to:
GREGORY A. STUCK,
ESQUIRE
ATTORNEY AT LAW
Queen Street & Park Avenue,
No. 146
Northumberland, PA 17857 #32

NOTICE

IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY, PA
CIVIL ACTION - LAW
NO. CV-23-1386

ACTION IN QUIET TITLE
RICHARD C. TROUTMAN and
LYNN L. SNYDER, Plaintiffs
V.

ANY KNOWN OR
UNKNOWN PERSONS OF
INTEREST, Defendants

NOTICE OF ACTION
IN QUIET TITLE

This action is based on a Complaint to Quiet Title to real property, or, in the alternative, a Complaint seeking adverse possession of real property, located in Upper Mahanoy Township, Northumberland County, Pennsylvania, containing a total of 48.57 acres.

**NOTICE TO DEFEND
AND CLAIM RIGHTS**

**TO: Any Known or Unknown
Persons of Interest**

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 in Quiet Title and, in the Alternative, Adverse Possession is served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims as 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 Plaintiffs. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS
PAPER TO YOUR ATTORNEY
AT ONCE. IF YOU DO NOT
HAVE AN ATTORNEY OR
CANNOT AFFORD ONE, GO
TO OR TELEPHONE THE
OFFICE SET FORTH BELOW
TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

Court Administrator's Office
Northumberland County Courthouse
201 Market Street
Sunbury, PA 17801
(570) 988-4167

BY THE COURT,
The Honorable Judge Michael P.
Toomey #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 17, 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 Karen Gerrity, known as 211 East Saylor Street, Mount Carmel, PA 17851, Improvements Thereon: erected a residential dwelling, Tax Parcel ID: 008-02-070-151, upon a Judgment at CV-22-959, Lakeview Loan Servicing, LLC, against Karen Gerrity, in the amount of \$18,872.96, plus interest, costs and fees. Orlans P.C.

Property of Todd M. Karycki and Jennifer M. Karycki, known as 169 Chestnut Lane, Mount Carmel, PA, 17851, Improvements Thereon: residential dwelling, Tax Parcel 008-02-061-030, upon a Judgment at CV-19-2313, Nationstar Mortgage LLC d/b/a Mr. Cooper, against Todd M. Karycki and Jennifer M. Karycki, in the amount of \$127,748.48, plus interest, costs and fees. LOGS LEGAL GROUP, LLP.

Property of Peter S. Keretski, known as 141 Chestnut Street, Kulpmont, PA 17834, Improvements Thereon: erected a residential dwelling, Tax Parcel ID: 002-00-006-028, upon a Judgment at CV-23-327, Rocket Mortgage, LLC F/K/A Quicken Loans, LLC F/K/A Quicken Loans Inc., against Peter S. Keretski, in the amount of \$292,202.11, plus interest, costs and fees. Brock & Scott, PLLC.

Property of Thomas D. Wagner and Patricia A. Wagner, known as 1 Shamokin Avenue, Elysburg, PA 17824, Improvements Thereon: a residential dwelling, Tax Parcel ID: 040-01-044-023A, upon a Judgment at CV-23-0238, Fulton Bank, N.A. s/b/m FNB Bank, N.A., against Thomas D. Wagner and Patricia A. Wagner, in the amount of \$11,314.44, plus interest, costs and fees. Henry & Beaver, LLP.

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
