

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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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 Nicholas Wasilewski, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. John Wasilewski, 1150 West Willow Street, Coal Township, Pennsylvania, 17866, Administrator or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #29-31

In Re: Estate of Ruth F. Koble, a/k/a Ruth Frances Koble, late of Sunbury, Northumberland County, Pennsylvania, deceased. Mark D. Koble, P.O. Box 521882, Big Lake, AK, 99652, Executor. Richard C. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #29-31

In Re: Estate of Gayle C. Miller, late of the Township of Shamokin, Northumberland County, Pennsylvania, deceased. Brad J. Miller, 3759 Irish Valley Road, Shamokin, Pennsylvania, 17872; Kurt E. Miller, 930 Pleasure Road, Lancaster, Pennsylvania, 17601, Co-Executors or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #29-31

In Re: Estate of Robert J. Wiles, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Adam J. Wiles, Administrator, c/o Matthew A. Slivinski, Esq., 111 N. High Street, Suite One, Selinsgrove, Pennsylvania, 17870, Attorney. #29-31

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, 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. #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 Trefsgara, 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

NOTICE

**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 2, 2023

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 **September 18, 2023**, 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. 007-02-004-256

S. Vine Street,
Mount Carmel, Pa 17851
Assessed Owner: Estate of
Morris & Lena Schlenger
Bid: \$1 Plus Costs of Sale and
Costs to Repair Wall & Steps
Northumberland County
Tax Claims Bureau

By: /s/Janel Barwick, Director
#30-31

**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
