

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 Mary B. Kyle, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Peggy J. Schmouder and Susan L. Myers, Executrices, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, Milton, Pennsylvania, 17847, Attorney. #48-50

In Re: Estate of Carolyn B. Sprenkle, late of the Township of Upper Augusta, Northumberland County, Pennsylvania, deceased. Bobbie Jo Sprenkle, 112 Independence Street, Selinsgrove, Pennsylvania, 17870, Executrix. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #49-51

In Re: Estate of Florence M. Benfer, late of Watsontown, Northumberland County, Pennsylvania, deceased. Ruth A. Benfer, 2333 Williams Way, New Richmond, Ohio 45157, Executrix or Robert E. Benion, Esq., P.O. Box 356, Milton, Pennsylvania, 17847, Attorney. #49-51

In Re: Estate of Elizabeth M. Brabitz, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Tara Matukaitis, Administratrix, c/o Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. #49-51

In Re: Estate of Alberta D. Zlocki a/k/a Alberta D. Zlockie, late of the Borough of Kulpmont, Northumberland County, Pennsylvania, deceased. Kathy Mary Holleran and Nancy Harvey, Executrices c/o Garrigan & Targonski, 112 East Independence Street, Shamokin, Pennsylvania, 17872, Attorney. #49-51

In Re: Estate of Vigilia A. Elgin, a/k/a Vigilia Ann Elgin, a/k/a Vigilia Elgin, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Diane K. Elgin, 658 Bald Top Road, Danville, Pennsylvania, 17821 or Michael P. Elgin, 237 West Third Street, Mount Carmel, Pennsylvania, 17851, or Joanne Berkoski, 273 Kratzerville Road, Winfield, Pennsylvania, 17889, Co-Executors. Edward C. Greco, Esq., 660 Chestnut Street Kulpmont, Pennsylvania, 17834, Attorney. #49-51

In Re: Estate of Kimiko Bush, a/k/a Kimiko S. Bush, late of Milton, Northumberland County, Pennsylvania, deceased. Dale M. Bush, Executor, c/o R. Michael Kaar, Esq., DAVIS, DAVIS & KAAR, P.O. Box 319, Milton, Pennsylvania, 17847, Attorney. #49-51

In Re: Estate of Mitchell F. Green, a/k/a Mitchell Floyd Green, a/k/a Mitchell Green, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Jennifer Johnston, a/k/a Jennifer Johnstone, 6670 East Brainard Avenue, Unit 201, Countryside, Illinois, 60525, Executrix or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #49-51

In Re: Estate of Edith F. Marshall, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Terry L. Marshall, 237 Spruce Street, Sunbury, Pennsylvania, 17801, Executor. Michael Balducci, Esq., 35 North Fourth Street, Sunbury, Pennsylvania, 17801, Attorney. #50-52

In Re: Estate of Charles H. Wolfgang, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. John V. Fellin, III, 304 State Route 2026, Coal Township, Pennsylvania, 17866, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #50-52

In Re: Estate of Carolyn B. Yodis, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Thomas J. Wallace, 173 Meadowlark Road, Monticello, Florida, 32344, Executor or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #50-52

In Re: Estate of Mae I. Haussler, late of the Township of Jordan, Northumberland County, Pennsylvania, deceased. Ernest G. Schreffler, 75 Parmer Drive, Halifax, Pennsylvania, 17032 and Joyce I. McRae, 46 Kinsey Street, Montgomery, Pennsylvania, 17752, Co-Executors. Terrence J. Kerwin, Esq., KERWIN & KERWIN, LLP, 4245 Route 209, Elizabethville, Pennsylvania, 17023, Attorney. #50-52

In Re: Estate of Delores A. Smith, late of 177 Peach Orchard Road, Delaware Township, Northumberland County, Pennsylvania, deceased. Randy M. McCauley, 72 Fairground Street, Muncy, Pennsylvania, 17756, Administrator. J. Howard Langdon, Esq., 3 South Main Street, Muncy, Pennsylvania, 17756, Attorney. #50-52

In Re: Estate of Betty E. Bordner, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Robert Bordner, 154 Main Street, Turbotville, Pennsylvania, 17772, Executor. Robert J. Muolo, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #50-52

In Re: Estate of Alma M. Gessner, late of Herndon, Northumberland County, Pennsylvania, deceased. Marvin L. Gessner, 2298 State Route 225, Herndon, Pennsylvania, 17830; Wayne N. Gessner, 142 Creek Road, Dornsife, Pennsylvania, 17823, Co-Executors. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #50-52

NOTICE

IN THE COURT OF
COMMON PLEAS OF
NORTHUMBERLAND
COUNTY PENNSYLVANIA

NO. CV-22-1762

CIVIL ACTION
TO QUIET TITLE

PAUL W. JOHNS and
CHANEL K. JOHNS, Plaintiffs
vs. PEOPLE'S CHOICE
HOME LOAN, INC., its
SUCCESSORS and ASSIGNS

TO: People's Choice Home Loan, Inc. You are notified that on November 15, 2022, Plaintiffs, Paul W. Johns and Chanel K. Johns, filed a Complaint to Quiet Title endorsed with a Notice to Defend against you in the Court of Common Pleas of Northumberland County, Pennsylvania, docketed to No. CV-22-1762 wherein Plaintiffs seek to quiet title to the property known as 139 North Pumpkin Hollow Lane, Herndon,

Northumberland County, Pennsylvania. Since a current corporate member's whereabouts and status are unknown, the Court, by Order dated November 16, 2022, ordered service of the legal action served upon you as provided by Pa. R. Civ. P. 430. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or Judgement will be entered against you. NOTICE: 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 and a Judgement may be entered against you without further notice for the relief requested by the Plaintiffs. 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. PENNSYLVANIA LAWYER REFERRAL SERVICE-100 SOUTH STREET, HARRISBURG, PA. 17101 (717) 238-6807. #50

NOTICE

THE FOLLOWING ACCOUNTS AND/OR STATEMENT OF PROPOSED DISTRIBUTION HAVE BEEN FILED IN THE OFFICE OF THE COURT OF COMMON PLEAS, ORPHANS' COURT DIVISION AND WILL BE PRESENTED TO THE ORPHANS' COURT AT 10:00 AM ON TUESDAY DECEMBER 27, 2022 FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BY 4 P.M. FRIDAY, DECEMBER 23, 2022.

1. First and Final Account and Statement of Proposed Distribution of Norman C. Manney, Executor for the Estate of Grace C. Manney A/K/A Grace Elizabeth Manney, late of Shamokin Township, deceased.
Filed: November 9, 2022

Christina A. Mertz
Clerk of the Court of Common Pleas Orphans' Court Division
Sunbury, PA 17801
November 14, 2022 #50-51

**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 December 15, 2022, at 1:00 P.M., in Courtroom No. 1, 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 Donald W. Gower, Jr., and Brittany L. Gower, known as 1728 W Walnut Street, Coal Township, PA 17866, Improvements Thereon: two-story frame dwelling, Tax Parcel ID: 001-02-001—127-A, upon a Judgment at CV-21-01160, Towd Point Master Funding Trust 2021-PM1, against Donald W. Gower and Brittany L. Gower, in the amount of \$64,602.53, plus interest, costs and fees. LOGS Legal Group LLP.

Property of John M. Grabowski and Kelly M. Grabowski, known as 227 West 2nd Street, Mount Carmel, PA 17851, Improvements Thereon:

residential dwelling, Tax Parcel 004-02-001-196-A, upon a Judgment at CV-2020-531, U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust vs. John M. Grabowski and Kelly M. Grabowski, in the amount of \$40,487.57, plus interest, costs and fees. Friedman Vartolo LLP.

Property of Yvette M. Sheets, known as 432 S 4th Street, Sunbury, PA 17801, Improvements Thereon: a dwelling, Tax Parcel ID: 049-02-004—127, upon a Judgment at CV-22-808, First National Bank of Pennsylvania, against Yvette M. Sheets, in the amount of \$74,277.81, plus interest, costs and fees. F.B.N. Corporate Counsel.

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 #48-50
