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NORTHUMBERLAND COUNTY BAR ASSOCIATION

NOTICE—PRINTING DATE—FRIDAY

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CONTENTS

COURT CALENDAR — 2023

ACCOUNTS CONFIRMED

January 23, February 27, March 27, April 24, May 22, June 26

ARDS

January 19; February 21; March 23; April 13; May 11; June 22

ARGUMENT COURT

January 4; February 1; March 1; April 5; May 3; June 1

ARBITRATION (PM ONLY)

January 13, 27; February 10, 24; March 10, 24; April 14, 18; May 5, 19; June 2, 16, 30

CALL OF THE LIST

March 2, 3; May 4, 5

CHILDREN AND YOUTH

January 5, 12, 19, 23, 26; February 2, 9, 16, 28; March 2, 6, 9, 16, 23, 30; April 6, 13, 20, 27; May 4, 8, 11, 18, 22, 25; June 1, 8, 15, 22, 29

CIVIL PRE-TRIALS

March 7; April 18; May 23

COST CONTEMPTS

February 21; April 10; June 20

GUILTY PLEAS/SENTENCINGS

January 6, 20, 23, 27, 30; February 3, 27; March 6, 10, 20, 24, 27; May 12, 22, 26; June 2, 23

LEGAL HOLIDAYS

January 2, 16; February 20; April 7; May 29; June 14

JURY SELECTION

January 9; February 6; March 13; April 17; May 15; June 5

JUVENILE COURT

January 18; March 8, 22; April 5, 26; May 10, 31; June 21

PENN DOT APPEALS

January 23; February 28; March 20; April 25; May 8

REVOICATIONS

January 5, 6; February 3; March 31; April 6; May 25; June 2

SUMMARY APPEALS

January 30; March 7; May 2

SUPPORT APPEALS

January 3, 25; March 6, 21; April 4, 10; May 2, 23

SUPPORT CONTEMPTS

January 3; March 7; April 4; May 22

TREATMENT COURT

January 3, 17, 24, 31; February 14, 21, 28; March 7, 21, 28; April 4, 11, 25; May 2, 9, 23, 30; June 6, 20, 27

TRIAL DATES

January 10, 11, 12, 13; February 7, 8, 9, 10, 13, 14, 15, 16, 17; March 14, 15, 16, 17; April 18, 19, 20, 21; May 16, 17, 18, 19; June 6, 7, 8, 9, 12, 13, 15, 16

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 F. Yeager, a/k/a Mary Yeager, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Tyler Yeager, 948 Spruce Street, Kulpmont, Pennsylvania, 17834, Administrator or Law Office of Cole & Varano, 110 S. Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #16-18

In Re: Estate of Mary Ann Sheriff, late of the Township of Coal, Northumberland County, Pennsylvania, deceased. Wendy Romano, 356 Northfield Way, Camillus, New York, 13031, Executrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #16-18

In Re: Estate of Janice N. Bolton, late of the Borough of Milton, Northumberland County, Pennsylvania, deceased. Charles D. Bolton, 18 Rolling Ridge Drive, Milton, Pennsylvania, 17847, Executor or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street,

Sunbury, Pennsylvania, 17801, Attorney. #16-18

In Re: Estate of Kathryn M. Reed, late of the City of Sunbury, Northumberland County, Pennsylvania, deceased. Lou Ann Benfer, 155 Washington Street, Milton, Pennsylvania, 17847, Executrix or Joseph C. Michetti, Jr., Esq., DIEHL, DLUGE, MICHETTI & MICHETTI, 1070 Market Street, Sunbury, Pennsylvania, 17801, Attorney. #16-18

In Re: Estate of Grace E. Snyder, a/k/a Grace Elizabeth Snyder, late of the Township of Upper Mahanoy, Northumberland County, Pennsylvania, deceased. Gary L. Snyder, 1012 Tunbridge Lane, Mechanicsburg, Pennsylvania, 17050; Sandra K. Kehler, 1547 Creek Road, Pitman, Pennsylvania, 17964, Executors. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #16-18

In Re: Estate of Elizabeth J. Reedy, late of the Township of Mahoning, Montour County, Pennsylvania, deceased. Roberta Ellen Geiger, 84 Oak Street, Danville, Pennsylvania, 17821, Executrix or George O. Wagner, Esq., VOELCKER & WAGNER, 212 Mill Street, Danville, Pennsylvania, 17821, Attorney. #16-18

In Re: Estate of Ann Marie Muldoon, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Mary T. Hentschel, Administratrix, c/o Francis P. Bach, Esq., 32 North

Willow Street, Mount Carmel,
Pennsylvania, 17851, Attorney.
#17-19

In Re: Estate of Helen M. Shipe,
late of Milton, Northumberland
County, Pennsylvania, deceased.
Cynthia A. Rice, 143 Ivy Street,
Milton, Pennsylvania, 17847,
Executrix or Robert E. Benion,
Esq., P.O. Box 356, Milton,
Pennsylvania, 17847, Attorney.
#17-19

In Re: Estate of Marie A. Wallace,
a/k/a Marie Wallace, a/k/a Maria
Anna Wallace, late of the Township
of Ralpho, Northumberland
County, Pennsylvania, deceased.
Holden Wallace, 142 Spruce Street,
Danville, Pennsylvania, 17821,
Executor or Law Office of Cole
& Varano, 110 South Oak Street,
Mount Carmel, Pennsylvania,
17851, Attorney. #17-19

In Re: Estate of Albert F. Kandrot,
a/k/a Albert Frank Kandrot, Sr.,
late of the Township of Ralpho,
Northumberland County,
Pennsylvania, deceased. Albert
F. Kandrot, Jr., Executor, c/o
Nicholas T. Gard, Esq., SMOKER
GARD ASSOCIATES LLP, 121
E. Main Street, New Holland,
Pennsylvania, 17557, Attorney.
#17-19

In Re: Estate of Earl Eulearn Busch,
a/k/a Earl E. Busch, a/k/a Earl
Busch, late of 1116 Poplar Street,
Kulpmont, Northumberland
County, Pennsylvania, deceased.
Linda Austin and Roger Russin,
Co-Executors, c/o Michael P.
Gregorowicz, Esq., KREISHER,

MARSHALL & ASSOCIATES,
LLC, 401 S. Market Street,
Bloomsburg, Pennsylvania, 17815,
Attorney. #17-19

In Re: Estate of Gerald C.
Skovrinskie, late of the City of
Shamokin, Northumberland
County, Pennsylvania,
deceased. Kathleen A. Ferrari,
Administratrix, c/o Robert P.
Kline, Esq., KLINE LAW OFFICE,
P.O. Box 461, New Cumberland,
Pennsylvania, 17070, Attorney.
#17-19

In Re: Estate of Faith I. Young,
late of Northumberland County,
Pennsylvania, deceased. Brian F.
Levine, Administrator, c/o Brian F.
Levine, Esq., LEVINE LAW, LLC,
22 East Grant Street, New Castle,
Pennsylvania, 16101, Attorney.
#17-19

In Re: Estate of Janet M.
Shuey, late of the Township of
Ralpho, Northumberland County,
Pennsylvania, deceased. Paul W.
Shuey, 984 Trevorton Road, Coal
Township, Pennsylvania, 17866,
Executor or H. Robert Mattis,
Jr., Esq., MATTIS & MATTIS, 12
West Lincoln Street, Shamokin,
Pennsylvania, 17872, Attorney.
#17-19

In Re: Estate of Dennis Curran,
late of the Township of Zerbe,
Northumberland County,
Pennsylvania, deceased. Brian
Curran, 4 Thistle Court, West
Grove, Pennsylvania, 19390,
Administrator or Robert L.
Dluge, Jr., Esq., DIEHL, DLUGE,
MICHETTI & MICHETTI, P.O.

Box 304, Elysburg, Pennsylvania,
17824, Attorney. #18-20

In Re: Estate of F. Merle Nicholas,
late of Milton, Northumberland
County, Pennsylvania, deceased.
Deborah G. Fetterman, Executrix,
c/o R. Michael Kaar, Esq., DAVIS,
DAVIS & KAAR, P.O. Box 319,
Milton, Pennsylvania, 17847,
Attorney. #18-20

In Re: Estate of Amelia E.
Troutman, late of Herndon,
Northumberland County,
Pennsylvania, deceased. Richard
L. Troutman, 426 Cemetery Hill
Road, Herndon, Pennsylvania,
17830; Ann E. Rebuck, 102 Aspen
Drive, Boalsburg, Pennsylvania,
16927, Co-Executors. Richard G.
Scheib, Esq., 11 Reitz Blvd., Suite
102, Lewisburg, Pennsylvania,
17837, Attorney. #18-20

In Re: Estate of Jerry B. VanBuskirk,
late of Northumberland,
Northumberland County,
Pennsylvania, deceased. Jackie M.
VanBuskirk, 200 Madison Avenue,
Northumberland, Pennsylvania,
17857, Executrix. Richard G.
Scheib, Esq., 11 Reitz Blvd., Suite
102, Lewisburg, Pennsylvania,
17837, Attorney. #18-20

In Re: Estate of Doris K. Reed, late
of the Borough of Northumberland,
Northumberland County,
Pennsylvania, deceased. Kathleen
E. Reed, 104 Third Street,
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.
#18-20

In Re: Estate of Eugene H. Witmer,
late of the Township of Lower
Mahanoy, Northumberland County,
Pennsylvania, deceased. Carol
Jean Witmer, 441 Middle Road,
Dalmatia, Pennsylvania, 17017,
Administratrix. Joel M. Wiest,
Esq., WIEST, WIEST BENNER &
RICE, LLC, 5 North Second Street,
Sunbury, Pennsylvania, 17801,
Attorney. #18-20

NOTICE

Notice is hereby given that an
Application for Registration of
Fictitious Name was filed in
the Department of State of the
Commonwealth of Pennsylvania
on February 7, 2023, for Top
Shelf Barber Co. at 246 Queen
St, Northumberland, PA 17857.
The name and address of each
individual interested in the
business is Justin Bechtel at 210
Pine St, Sunbury, PA 17801 in
Northumberland County. This was
filed in accordance with 54 PaC.S.
311.417 #18

NOTICE IS HEREBY GIVEN,
pursuant to Section 311 of Act
1982-295 (54 Pa. C.S. §311), there
was filed in the Office of the
Secretary of the Commonwealth
of Pennsylvania, on April 3, 2023,
a Certificate for the conduct of
a business in Northumberland
County, Pennsylvania, under the
assumed or fictitious name, style
or designation of **Phoenix WAWO,**
with its principal place of business

at 370 Susquehanna Avenue,
Milton, Pennsylvania 17847.

The name and address of the entity
owning and interested in said
business is:

Phoenix Water and Wastewater
Operations, LLC
370 Susquehanna Avenue
Milton, Pennsylvania 17847

McNERNEY, PAGE,
VANDERLIN & HALL
433 Market Street
Williamsport, PA 17701 #18

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS NORTHUMBERLAND
COUNTY, PA
CIVIL ACTION - LAW
CV-20-1691
IN DIVORCE

TO: Faisal M. Ajmal, Defendant:
SUE L. FAISAL, Plaintiff

v.

FAISAL M. AJMAL, Defendant
NOTICE

A Notice and Affidavit under
Section 3301(d) of the Divorce
Code was filed by the Plaintiff,
Sue L. Faisal, on April 21, 2023,
substantially in the following form:

If you wish to deny any of the
statements set forth in this
affidavit, you must file a counter
affidavit within twenty days after
this affidavit has been served
on you or the statements will be
admitted.

**AMENDED AFFIDAVIT
UNDER SECTION 3301(d) OF**

THE DIVORCE CODE

1. The parties to this action
separated on or about October
8, 2008, but no later than May
17, 2010.

2. Check (a) or (b):

X (a) The date of separation
was prior to December 5, 2016,
and the parties have continued
to live separate and apart for
a period of at least two years,
having separated on or about
October 8, 2008, but no later
than May 17, 2010.

__ (b) The date of separation
was on or after December 5,
2016, and the parties have
continued to live separate and
apart for a period of at least one
year.

3. The marriage is irretrievably
broken.

4. I understand that I may lose
rights concerning alimony,
division of property, lawyer's
fees, costs and expenses, or
other important rights if I do
not claim them before a divorce
is granted,

I verify that the statements made
in this affidavit are true and
correct. I understand that false
statements herein are made subject
to the penalties of 18 Pa.C.S.
Section 4904 relating to unsworn
falsification to authorities.

Date: April 21, 2023

/s/ Sue L. Faisal, Plaintiff #18

IN THE COURT OF COMMON
PLEAS NORTHUMBERLAND
COUNTY, PA

CIVIL ACTION - LAW

CV-20-1691

IN DIVORCE

TO: Faisal M. Ajmal, Defendant:

SUE L. FAISAL, Plaintiff

v.

FAISAL M. AJMAL, Defendant

**COUNTER-AFFIDAVIT
UNDER SECTION 3301(d)
OF THE DIVORCE CODE**

1. Check either (a) or (b):

___ (a) I do not oppose the entry of a Divorce Decree.

___ (b) I oppose the entry of a Divorce Decree because:

Check (i), (ii), (iii) or all:

___ (i) The parties to this action have not lived separate and apart for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after

December 5, 2016.

___ (ii) The marriage is not irretrievably broken.

___ (iii) There are economic claims pending.

2. Check (a), (b) or (c):

___ (a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees, costs and expenses, or other important rights if I do not claim them before a divorce is granted.

___ (b) I wish to claim economic relief, which may include alimony, division of property, lawyer's fees, costs and expenses, or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (2) (b), I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO TRANSMIT RECORD, THE DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I MAY BE UNABLE TO THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

___ (c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904, relating to unsworn falsification to authorities.

Faisal M. Ajmal, Defendant

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE OR ORDER APPROVING GROUNDS FOR DIVORCE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT. #18

**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 May 18, 2023, 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 Courtney N. Fredericks, known as 128 Upper Market Street, Milton, PA 17847, Improvements Thereon: erected a two-story frame dwelling, Tax Parcel ID: 032-01-002—028, upon a Judgment at CV-22-1109, J.P. Morgan Mortgage Acquisition Corp., against Courtney N. Fredericks, in the amount of \$75,102.55, plus interest, costs and fees. Richard M. Squire & Associates, LLC.

Property of Amanda K. Hicks, known as 81 Center Street, Milton, PA 17847, Improvements Thereon: erected the western half of a double frame dwelling house, Tax Parcel ID: 033-02-003—145, upon a Judgment at CV-22-1810, First Commonwealth Bank, against Amanda K. Hicks, in the amount of \$45,443.82, plus interest, costs and fees. McGrath McCall, P.C.

Property of Dawn Marie Holthaus, known as 2143 Upper Road, Shamokin, PA 17872, Improvements Thereon: residential dwelling with five (5) acres of land, Tax Parcel ID: 019-00-07—087,

upon a Judgment at CV-22-1455, Matrix Financial Services Group, against Dawn Marie Holthaus, in the amount of \$68,823.62, plus interest, costs and fees. KML Law Group, P.C.

Property of Michael A. Hunt and Joseph D. Hunt, known as 249 King Street, Turbotville, PA 17772, Improvements Thereon: residential dwelling, Tax Parcel ID: 055-00-001—027, upon a Judgment at CV-22-0283, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., against Michael A. Hunt and Joseph D. Hunt, in the amount of \$259,555.30, plus interest, costs and fees. KML Law Group, P.C.

Property of Anthony R. Kalinowski, Jr., known as 338 S. Market Street, Shamokin, PA 17872, Improvements Thereon: residential dwelling, Tax Parcel ID: 012-02-004—055, upon a Judgment at CV-22-804, Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I, against Anthony R. Kalinowski, Jr., in the amount of \$87,802.78, plus interest, costs and fees. Hill Wallack, LLP.

Property of Kesser Abraham, LLC, known as 30-36 E. Independence Street, Shamokin, PA 17872, Improvements Thereon: erected a five (5) story brick building known as the Penn-Ocala Hotel, Tax Parcel ID: 017-01-009—238, upon a Judgment at CV-20-1754, PS Funding, Inc., against Kesser Abraham, LLC, in the amount of \$1,916,960.68, plus interest, costs and fees. Chartwell Law.

Property of Shane E. McBryan and Rebekah M. McBryan, known as 613 Catawissa Avenue, Sunbury, PA 17801, Improvements Thereon: erected a single two-story frame dwelling, Tax Parcel ID: 052-02-007—084, upon a Judgment at CV-22-1153, Nationstar Mortgage, LLC, against Shane E. McBryan and Rebekah M. McBryan, in the amount of \$100,122.66, plus interest, costs and fees. LOGS Legal Group, LLP.

Property of Jason L. Wertz, known as 385 Vine Street, Milton, PA 17847, Improvements Thereon: erected a residential dwelling, Tax Parcel ID: 034-02-004-088, upon a Judgment at CV-22-1593, The Northumberland National Bank, against Jason L. Wertz, in the amount of \$53,156.50, plus interest, costs and fees. Manley Deas & Kochalski, 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 #18-20
