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NORTHUMBERLAND COUNTY BAR ASSOCIATION

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CONTENTS

COURT CALENDAR — 2023

ACCOUNTS CONFIRMED

July 24; August 28; September 25

ARDS

July 25; August 10; September 21

ARGUMENT COURT

July 5; August 9; September 6

ARBITRATION (PM ONLY)

July 7, 14, 21; August 4, 25; September 8, 22

CALL OF THE LIST

July 6; September 7

CHILDREN AND YOUTH

July 3, 6, 13, 17, 20; August 10, 21, 24, 28, 31;
September 7, 14, 28

CIVIL PRE-TRIALS

July 24; August 22; September 26

COST CONTEMPTS

July 11; August 22; September 12

GUILTY PLEAS/SENTENCINGS

July 10, 14, 24; August 7, 11, 21, 25; September
15, 22, 25, 29

LEGAL HOLIDAYS

July 4; September 4

JURY SELECTION

July 17; August 14; September 11

JUVENILE COURT

July 5; August 9, 30; September 6, 20

PENN DOT APPEALS

July 25; August 22; September 19

REVOICATIONS

July 7; August 10, 11; September 1

SUMMARY APPEALS

July 24; August 22; September 26

SUPPORT DAYS

July 25; August 8, 29; September 19, 26

TREATMENT COURT

July 11, 25; August 1, 8, 22, 29; September
5, 26

TRIAL DATES

July 18, 19, 20, 21; August 15, 16, 17, 18;
September 12, 13, 14, 15, 18, 19, 20, 21, 22

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 Joseph P. Swatski, a/k/a Joseph Peter Swatski, late of the Borough of Mount Carmel, Northumberland County, Pennsylvania, deceased. Susan Swatski Diebold, 129 Green Lane, Haverford, Pennsylvania, 19041, Executrix or Law Office of Cole & Varano, 110 South Oak Street, Mount Carmel, Pennsylvania, 17851, Attorney. #26-28

In Re: Estate of Phillip Kundis, late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Chris Mathias, Executor, c/o Nicholas T. Gard, Esq., SMOKER GARD ASSOCIATES, LLP, 121 East Main Street, New Holland, Pennsylvania, 17557, Attorney. #26-28

In Re: Estate of Kenneth P. Yoder, Sr., late of Shamokin, Northumberland County, Pennsylvania, deceased. Mary E. Yoder, 1410 West Fern Street, Coal Township, Pennsylvania, 17866, Administratrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #26-28

In Re: Estate of Carol A. Maher, late of Shamokin, Northumberland County, Pennsylvania, deceased. Carol Kitchen, 4 South Rock Street, Shamokin, Pennsylvania, 17872, Administratrix or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #26-28

In Re: Estate of Harriet Shane, a/k/a Harriet A. Shane, a/k/a Harriet F. Shane, late of the Township of Point, Northumberland County, Pennsylvania, deceased. Leslie Ann Shane, 186 Beresford Court, Apartment E-302, Milpitas, California, 95035, or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #26-28

In Re: Estate of Robert J. Tabachini, a/k/a Robert J. Tabachini, Sr., late of the Township of Mount Carmel, Northumberland County, Pennsylvania, deceased. Robert J. Tabachini, Jr., 137 Lockleigh Lane, Chapin, South Carolina, 29036, Executor or Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, Pennsylvania, 17872, Attorney. #26-28

In Re: Estate of Dr. Victor J. Mihal, late of the Township of East Cameron, Northumberland County, Pennsylvania, deceased. Gary P. Mihal, 227 Orchard Road, Fleetwood, Pennsylvania, 19522, Executor. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #26-28

In Re: Estate of David T. Zweier, Sr., late of the Township of Point, Northumberland County, Pennsylvania, deceased. Vicki L. Thomas, 516 North Eighth Street, Sunbury, Pennsylvania, 17801; David T. Zweier, Jr., 165 Whitebirch Lane, Sunbury, Pennsylvania, 17801, Executors. William R. Swinehart, Esq., WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 Market Street, P.O. Box 791, Sunbury, Pennsylvania, 17801, Attorney. #26-28

In Re: Estate of Delores Hoffman, late of the Township of Zerbe, Northumberland County, Pennsylvania, deceased. Tracy Lynne Bulchie, 241 West Shamokin Street, Trevorton, Pennsylvania, 17881, Administratrix. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #26-28

In Re: Estate of Rosemary Heckert, late of Northumberland County, Pennsylvania, deceased. Donald C. Herb, 985 Mt. Pleasant Road, Sunbury, Pennsylvania, 17801, Executor. Benjamin Apfelbaum, LLC, 124 North Fifth Street, Sunbury, Pennsylvania, 17801, Attorney. #27-29

In Re: Estate of Margaret Carol Carlough and the Margaret Carol Carlough Living Trust dated February 26, 2010, late of Danville, Northumberland County, Pennsylvania. Settlor of the Margaret Carol Carlough Living Trust dated February 26, 2010, died June 17, 2023. Rebecca Dorothy Robbins; Benson Lee Stephens, Co-Trustees, c/o Karen L. Hackman, J.D., RHP Law Group, LLC, 1372 North Susquehanna Trail, Suite 130, Selinsgrove Pennsylvania, 17870, Attorney. #27-29

In Re: Estate of Grace I. Shaffer, late of Shamokin, Northumberland County, Pennsylvania, deceased. Paul L. Dressler, 1649 W. Wood Street, Coal Township, Pennsylvania, 17866, Administrator or Makowski, Konopka & Marateck, 1750 Clinton Avenue, Coal Township, Pennsylvania, 17866, Attorney. #27-29

In Re: Estate of Claude H. Wenrich, a/k/a Claude Henry Wenrich, late of Sunbury, Northumberland County, Pennsylvania, deceased. Gregory C. Wenrich, 12081 State Route 147, Sunbury, Pennsylvania, 17801; Gale A. Wenrich, 1409 Milepost Road, Sunbury, Pennsylvania, 17801; Garth L. Wenrich, 524 Orange Street, Selinsgrove, Pennsylvania, 17870, Executors. Richard G. Scheib, Esq., 11 Reitz Blvd., Suite 102, Lewisburg, Pennsylvania, 17837, Attorney. #27-29

In Re: Estate of Miles W. Heisler, late of Milton, Northumberland County, Pennsylvania, deceased. Jill K. Scolari, Executrix, c/o Tammy A. Weber, Esq., MARSHALL, PARKER & WEBER, LLC, 49 E. Fourth Street, Suite 105, Williamsport, Pennsylvania, 17701, Attorney. #27-29

In Re: Estate of Mary Irene Koppenhaver, late of the Township of Lower Mahanoy, Northumberland County, Pennsylvania, deceased. Harold E. Koppenhaver, 131 Duttry Lane, Dalmatia, Pennsylvania, 17017, Administrator. Joel M. Wiest, Esq., WIEST, WIEST BENNER & RICE, LLC, 5 North Second Street, Sunbury, Pennsylvania, 17801, Attorney. #27-29

In Re: Estate of Frederick M. Younger, late of 11395 State Route 54, Watsontown, Northumberland County, Pennsylvania, deceased. Rita B. Younger, 11395 State Route 54, Watsontown, Pennsylvania, Executrix. J. Howard Langdon, Esq., 3 South Main Street, Muncy, Pennsylvania, 17756, Attorney. #28-30

In Re: Estate of Sara M. Barnes, late of the Township of Delaware, Northumberland County, Pennsylvania, deceased. Jaime L. McHenry, Executrix, c/o Julieanne E. Steinbacher, Esq., STEINBACHER, GOODALL & YURCHAK, 413 Washington Boulevard, Williamsport, Pennsylvania, 17701, Attorney. #28-30

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on May 8, 2023, the petition of Allen Vo and Thi Ha was filed in the Northumberland County Court requesting an Order to change the name of Vy Ha to Ivy Ha Vo. The Court has fixed the date of July 31, 2023 at 11:30 A.M. in Courtroom Number 2 of the Northumberland County Courthouse, Sunbury, Pennsylvania, 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.

Brian W. Ulmer, Esquire
23 North Derr Drive, Suite 3
Lewisburg, PA 17837 #27-29

**NOTICE OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 5, 2022, formation of Shamokin Area Community Cupboard, Inc., pursuant to Article B (Business Corporations) of the Pennsylvania Business Corporation Law of 1988.

EDWARD C. GRECO, ESQUIRE
660 CHESTNUT STREET
KULPMONT, PA 17834
570-373-3655 #28

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

PRAECIPE TO
TRANSMIT RECORD

TO: PROTHONOTARY

Transmit the record, together with the following information, to the Court for entry of a divorce decree:

1. Ground for divorce: Irretrievable breakdown under § 3301(d) of the Divorce Code.
2. Date and manner of service of the complaint: Complaint filed on October 22, 2020; service made

on the Defendant by publication in The Daily Item on April 18, 2023, and the Northumberland Legal Journal on April 24, 2023. Affidavit of Service on file.

3. The Notice and Affidavit under Section 3301(d) of the Divorce Code substantially in the

form prescribed by Rule 1920.72(c) was executed on April 21, 2023, which was one year or more after May 17, 2010, the date of separation, and it was filed on April 21, 2023. Said Affidavit with attached Counter-Affidavit was served on the Defendant by publication in The Daily Item on April 27, 2023. and the Northumberland Legal Journal on May 1, 2023. Affidavit of Service on file.

4. The Notice of Intention to Request Entry of Divorce Decree substantially in the form prescribed by Pa R.C.P. Rule 1920.73(a)(1) was served on the Defendant by publication in The Daily Item on May 26, 2023, and in the Northumberland Legal Journal on May 30, 2023, which was at least twenty days prior to the filing of this Praecipe. Affidavit of Service filed on June 30, 2023.

5. Related Claims pending: None.

Date: June 30, 2023

WIEST, WIEST BENNER &
RICE, LLC

Joel M. Wiest, Esquire
5 N. 2nd St., Sunbury, PA 17801
570-286-4022 #28

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

SUE L. FAISAL, Plaintiff

v.

FAISAL M. AJMAL, Defendant

DECREE

AND NOW, this 30th day of June, 2023, it is ordered and decreed that Sue L. Faisal, Plaintiff, and Faisal M. Ajmal, Defendant, are divorced from the bonds of matrimony.

The parties shall reaffirm or change the beneficiary status on any life insurance policies, annuity contracts, pensions, profit sharing plans, or other contractual arrangements providing for payment to a spouse if it is the intention of one of the parties to keep or change the other party as a beneficiary. Failure to do so may result in revocation of the beneficiary designation pursuant to 20 Pa.C.S. §6111.2 (Effect of Divorce or Pending Divorce on Designation of Beneficiaries).

The court retains jurisdiction of any claims raised by the parties to this action for which a final order has not yet been entered.

Any existing spousal support order shall hereafter be deemed an order for alimony pendente lite if any economic claims remain pending.

BY THE COURT,
The Honorable Paige Rosini,
Judge

#28

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 MONDAY JULY 24, 2023 FOR CONFIRMATION AND/OR APPROVAL UNLESS EXCEPTIONS ARE FILED BY 4 P.M. FRIDAY, JULY 21 , 2023.

1. First and Final Account and Statement of Proposed Distribution of Amber L. Guerrero, Executor for the Estate of Jeanette A. Johnson, late of Coal Township, deceased.

Filed: June 12, 2023

Christina A. Mertz
Clerk of the Court of Common
Pleas Orphans' Court Division
Sunbury, PA 17801

June 13, 2023 #28-29

**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 July 20, 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 Amy D. Auman and Timothy G. Auman, known as 283 Main Street, Turbotville, PA 17772, Improvements Thereon: a frame dwelling, Tax Parcel ID: 055-00-001-124, upon a Judgment at CV-22-1353, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust III, against Amy D. Auman and Timothy G. Auman, in the amount of \$20,676.40, plus interest, costs and fees. Richard M. Squire & Associates, LLC.

Property of Bettina J. Bagnell, known as 19 N 6th Street, Shamokin, PA 17872, Improvements Thereon: a residential dwelling, Tax Parcel ID: 011-01-003-226, upon a Judgment at CV-22-1868, Freedom Mortgage Corporation, against Bettina J. Bagnell, in the amount of \$58,106.04, plus interest, costs and fees. Brock & Scott PLLC.

Property of Sophie M. Bendas, known as 929 Spruce Street, Kulpmont, PA 17834, Improvements Thereon: a residential dwelling, Tax Parcel ID: 002-00-003-122, upon a Judgment at CV-23-26, Pennymac Loan Services, LLC, against Sophie M. Bendas, in the amount of \$72,095.29, plus interest, costs and fees. KML Law Group, P.C.

Property of Carol S. Boysel, known as 811 North 4th Street, Sunbury, PA 17801, Improvements Thereon: a residential dwelling, Tax Parcel ID: 051-02-006-081, upon a Judgment at CV-22-1694, Pennsylvania Housing Finance

Agency, against Carol S. Boysel, in the amount of \$72,762.24, plus interest, costs and fees. Law Offices of Purcell, Krug & Haller.

Property of Lacey K. Dorkoski, known as 215 Center Street, Coal Township, PA 17866, Improvements Thereon: erected thereon a single frame dwelling, Tax Parcel ID: 000-02-00D-058, upon a Judgment at CV-20-451, Nationstar Mortgage LLC d/b/a Mr. Cooper, against Lacey K. Dorkoski, in the amount of \$79,966.11, plus interest, costs and fees. Logs Legal Group LLP.

Property of Heather Feese and Scott J. Feese, known as 1046 Schwaben Creek Road, Dornsife, PA 17823, Improvements Thereon: tract one: containing 2 acres and 31 perches of land, tract two: thereon erected a residential dwelling, Tax Parcel ID: 059-00-090—003, upon a Judgment at CV-22-1341, Mid America Mortgage, Inc., against Heather Feese and Scott J. Feese, in the amount of \$167,868.71, plus interest, costs and fees. Stern & Eisenberg, P.C.

Property of Michael Higgins A/K/A Michael P. Higgins, known as 155 Sheffield Drive, Sunbury, PA 17801, Improvements Thereon: a residential dwelling, Tax Parcel ID: 057-02-047-102, upon a Judgment at CV-22-1450, U.S. Bank Trust National Association, as Trustee of BKPL-EG SERIES N Trust, against Michael Higgins A/K/A Michael P. Higgins, in the amount of \$186,094.51, plus interest, costs and fees. Friedman Vartolo LLP.

Property of David M. Leshner and Charlene L. Leshner, known as 444 W Market Street, Trevorton, PA

17881, Improvements Thereon: a residential dwelling, Tax Parcel ID: 020-01-065-208, upon a Judgment at CV-22-1285, The Northumberland National Bank, against David M. Leshner and Charlene L. Leshner, in the amount of \$63,198.32, plus interest, costs and fees. Brock & Scott PLLC.

Property of Melinda J. Roy and James I. Roy III, known as 233 North Front Street, Milton, PA 17847, Improvements Thereon: erected a two-story frame dwelling house, Tax Parcel ID: 032-01-002-163, upon a Judgment at CV-22-1756, Nationstar Mortgage LLC, against Melinda J. Roy and James I. Roy III, in the amount of \$93,101.38, plus interest, costs and fees. Brock & Scott PLLC.

Property of Debra L. Strausser, Executrix of the Estate of Murray K. Strausser, known as 301 S 4th Street, Sunbury, PA 17801, Improvements Thereon: erected a two-story frame dwelling, Tax Parcel ID: 049-02-004-022, upon a Judgment at CV-22-1188, Nationstar Mortgage LLC, Debra L. Strausser, Executrix of the Estate of Murray K. Strausser, in the amount of \$93,101.38, plus interest, costs and fees. Brock & Scott PLLC.

Property of Brian K. Sulouff and Leslie A. Sulouff, known as 740 Susquehanna Avenue, Sunbury, PA 17801, Improvements Thereon: residential dwelling, Tax Parcel ID: 050-02-005-122, upon a Judgment at CV-22-813, Bank of America N.A., Brian K. Sulouff and Leslie A. Sulouff, in the amount of \$26,594.41, plus interest, costs and fees. McCabe Weisberg & Conway P.C.

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 #26-28

**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 July 20, 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.

****ADDITIONAL PROPERTY****

Property of Mary Jean Downey, as Executrix of the Estate of Robert L. Reedy, deceased, known as 252 Brokaw Drive, Northumberland, PA 17857, Improvements Thereon: a residential dwelling, Tax Parcel ID: 039-00-027-070, upon a

Judgment at CV-22-1392, Matrix Financial Services Corporation, against of Mary Jean Downey, as Executrix of the Estate of Robert L. Reedy, deceased, in the amount of \$153,211.83, plus interest, costs and fees. KML LAW GROUP, P.C.

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 #27-29
