

OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 7 ★ December 9, 2022 ★ Montrose, PA ★ No. 37



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**Court of Common Pleas  
34th Judicial District:**

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.



**PA LEGAL ADS**

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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mike@briechlelaw.com

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

*The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.  
A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

### *Subscription Rates*

#### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordiner, Esq.  
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Rachel R. Carrico

### *Coroner*

Anthony J. Conarton

### *Auditors*

Robert DeLuca  
Richard Suraci  
Rick Ainey

Susquehanna County Courthouse — 31 Lake Avenue, Montrose, PA 18801 ★ 570.278.4600  
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

**LEGAL NOTICES**

*IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

**EXECUTOR NOTICE**

NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION have been granted to Chadd Smith in the Estate of Michelle Smith, Deceased, late of Lawton, Susquehanna County, PA, who died on September 7, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands are to present same without delay to Chadd Smith, in care of:

Jeffrey A. Yelen, Esq.  
8 West Market Street, Suite 320  
Wilkes-Barre, PA 18701

**12/2/2022 • 12/9/2022 • 12/16/2022**

**EXECUTOR NOTICE**

Estate of Gerald R. Wagner  
AKA Gerald Wagner  
Late of Lenox Township  
EXECUTRIX  
Jane Bowness  
704 Stone Road  
Uniondale, PA 18470  
ATTORNEY  
Sean P. McGraw, Esq.  
41 N. Main Street, Suite 415  
Carbondale, PA 18407

**11/25/2022 • 12/2/2022 • 12/9/2022**

**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.*

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 24, 2023**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**01/24/2023 09:00 AM**

Writ of Execution No.:

2022-632 CP

PROPERTY ADDRESS: 156

Zanes Lane f/k/a RR 2 Box 2295,  
Friendsville, PA 18818

LOCATION: Middletown

Township

Tax ID #: 098.00-1.026.00,000

IMPROVEMENTS: ONE – two

story wood frame dwelling

ONE – 14 x 29 wood frame garage

DEFENDANTS: Zane Snedaker

and Kathleen R. Snedaker

ATTORNEY FOR PLAINTIFF:

Stephen M. Hladik, Esq.

(215) 855-9521

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: [www.susqco.com](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

12/2/2022 • 12/9/2022 • 12/16/2022

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 24, 2023**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**01/24/2023 09:30 AM**

Writ of Execution No.:

2022-213 CP

PROPERTY ADDRESS: 576 Day Rd., Montrose, PA 18801

LOCATION: Forest Lake

Township

Tax ID #: 103.00-1,035.01,000.

IMPROVEMENTS: ONE – 1 story wood framed manufactured dwelling

ONE – 60 x 45 wood framed bankbarn

ONE – 12 x 24 wood frame milkhouse

ONE – 24 x 30 wood frame garage

DEFENDANTS: Marilyn Chapel

ATTORNEY FOR PLAINTIFF:  
Robert Crawley, Esq.  
(855) 225-6906

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after

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please go to: [www.susqco.com](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

**12/2/2022 • 12/9/2022 • 12/16/2022**

# Susquehanna County **LEGAL JOURNAL**

3305 Lake Ariel Highway, Suite 3  
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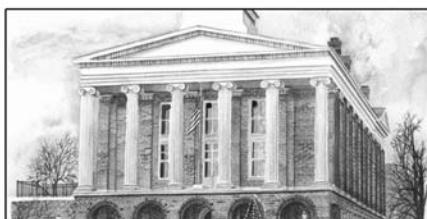
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2" W X 3 1/2" H  
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2" W X 1 3/4" H

**MORTGAGES AND DEEDS**

**RECORDED FROM NOVEMBER 24, 2022 TO NOVEMBER 30, 2022**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$60,000.00
Mortagor: KANE, ERIN NICOLE 2 - KANE, RYAN PATRICK	Mortgagee: PNC BANK
Locations: Parcel # 1 - 095.00-1,005.00.000.	Municipality THOMPSON TOWNSHIP
Information: CORRECTIVE	Consideration: \$88,000.00
Mortagor: EXCLUSIVE STONEWORKS LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 267.00-1,060.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$200,000.00
Mortagor: BOGNATZ FAMILY TRUST (BY TRUSTEES)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CROSSCOUNTRY MORTGAGE LLC
Locations: Parcel # 1 - 191.09-1,024.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100,000.00
Mortagor: BARBER, JAMES W 2 - BARBER, JEAN R	Mortgagee: PS BANK
Locations: Parcel # 1 - 261.00-1,011.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$78,750.00
Mortagor: BIBI, MAQBOOLAN	Mortgagee: PS BANK
Locations: Parcel # 1 - 031.20-1,008.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$13,878.00
Mortagor: JARNAGIN, ELEANOR B	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE 2 - UNITED STATES RURAL HOUSING SERVICE
Locations: Parcel # 1 - N/A	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$100,800.00
Mortagor: KEMPA, JOSEPH P 2 - KEMPA, CHARLENE S	Mortgagee: PS BANK
Locations: Parcel # 1 - 109.06-1,005.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$431,300.00
Mortagor: GRASSA, ANTHONY J 2 - GRASSA, MATTHEW R	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 153.00-1,035.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$154,800.00
Mortagor: OLIVER, JOSHUA WILLIAM (AKA) 2 - OLIVER, JOSHUA 3 - OLIVER, KATIE	Mortgagee: PSECU
Locations: Parcel # 1 - 123.00-1,031.00.000.	Municipality BRIDGEWATER TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information:	Consideration: \$275,000.00
Mortgagor: BENNETT, ELIJAH 2 - BENNETT, KARLYE	Mortgagee: RUSSELL, HAROLD C
Locations: Parcel # 1 - 136.00-1,001.01.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$260,000.00
Mortgagor: REDDON, WILLIAM (AKA)  2 - REDDON, WILLIAM M 3 - REDDON, KATIE E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 035.00-3,002.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$42,000.00
Mortgagor: WASHBURN, PAUL 2 - WASHBURN, DONNA	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 088.00-1,037.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$379,148.00
Mortgagor: MONTEFORTE, JAMES	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 110.00-2,019.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,500.00
Mortgagor: CATALFAMO, VERONICA CROSS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST SAVINGS BANK
Locations: Parcel # 1 - 268.10-1,013.00.000.	Municipality FOREST CITY
Information:	Consideration: \$104,550.00
Mortgagor: TOTTEN, RIANNE L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SUMMIT MORTGAGE CORPORATION	
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$30,000.00
Mortgagor: GALLAGHER, THOMAS P	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.07-1,018.00.000.	Municipality OAKLAND BOROUGH

## DEEDS

Information:	Consideration: \$1.00
Grantor: HOROSCHAK, PAUL (AKA) 2 - HOROSCHAK, ROBERT PAUL (AKA) 3 - HOROSCHAK, ROBERT P 4 - HOROSCHAK, VIOLET E	Grantee: HOROSCHAK, ALAN
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: INT NO 38 UNIT NO 26	Consideration: \$100.00
Grantor: HAINES, MARTIN B II 2 - CRIQUI-HAINES, LA (AKA) 3 - HAINES, LA CRIQUI	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

**★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★**

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Information:	Consideration: \$365,000.00
Grantor: STANLEY, BRANDON (BY ATTY) 2 - STANLEY, KYLE (BY ATTY)	Grantee: BOGNATZ FAMILY TRUST
Locations: Parcel # 1 - 191.09-1,024.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WORONIECKI, MATTHEW (ESTATE)	Grantee: WORONIECKI, CLEMENT J
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: GOTWOLS, THERESA B	Grantee: SUTKOWSKI, ROBERT
Locations: Parcel # 1 - 122.00-1,022.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GUZEK, JOSEPH 2 - GUZEK, HARRIET	Grantee: GUZEK, HARRIET 2 - LYNOTT, LEO JAMES
Locations: Parcel # 1 - 101.00-1,055.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TAVARES, FELICIA	Grantee: TAVARES, FELICIA 2 - TAVARES, ELIZABETH
Locations: Parcel # 1 - 161.07-1,003.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$126,000.00
Grantor: SWETTER, RUSSELL D (AKA) 2 - SWETTER, RUSSELL P 3 - SWETTER, CHERYL L	Grantee: KEMPA, JOSEPH P 2 - KEMPA, CHARLENE S
Locations: Parcel # 1 - 109.06-1,005.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: MAJOR, ANN MARIE	Grantee: FRANKLIN MEMORIAL PROPERTIES LLC
Locations: Parcel # 1 - 026.00-2,020.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIVERS, MARY A	Grantee: NICHOLS, GERALD D II 2 - YAMELSKI, SUSAN E
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$407,440.00
Grantor: SLAMON, JANIE	Grantee: JIMMYS FARM LLC
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$454,000.00
Grantor: MILACCIO, PETER M (TRUST BY TRUSTEES) 2 - MILACCIO, JOAN (TRUST BY TRUSTEES)	Grantee: GRASSA, ANTHONY J 2 - GRASSA, MATTHEW R
Locations: Parcel # 1 - 153.00-1,035.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SISOCK, MARY L 2 - SMITH, WALTRAUT (ESTATE AKA) 3 - SMITH, WALTRAUT WILHELMINA (ESTATE AKA) 4 - SMITH, WALTRAUT W (ESTATE AKA) 5 - SMITH, WALLIE (ESTATE)	Grantee: SISOCK, MARK K 2 - SISOCK, MARY L
Locations: Parcel # 1 - 112.00-1,003.00.000.	Municipality JACKSON TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information:	Consideration: \$312,032.00
Grantor: RUSSELL, HAROLD C	Grantee: BENNETT, ELIJAH 2 - BENNETT, KARLYE
Locations: Parcel # 1 - 136.00-1,001.01.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$100
Grantor: TINEN, ANNE K (TRUST BY TRUSTEES) 2 - KIBLER, CLARE T (TRUST BY TRUSTEES)	Grantee: KIBLER, CLARE T
Locations: Parcel # 1 - 060.09-1,003.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DANDO, DOROTHY 2 - DANDO, JOHN (AKA) 3 - DANDO, JOHN M SR	Grantee: DANDO, JOHN M SR
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$100
Grantor: DOUGLAS, SHELIA M 2 - HALL, SUSIE C (ESTATE) 3 - HALL, MORRIS T JR 4 - LEWIS, JASON	Grantee: DOUGLAS, SHELIA M 2 - HALL, MORRIS T JR 3 - HALL, DAWN M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$134,000.00
Grantor: VAUGHN, WILLIAM 2 - VAUGHN, AMY	Grantee: CROSS-CATALFAMO, VERONICA (AKA) 2 - CATALFAMO, VERONICA CROSS
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$123,000.00
Grantor: DOUGLASS, ADRIEL	Grantee: TOTTEN, RIANNE
Locations: Parcel # 1 - 268.06-1,041.00.000.	Municipality FOREST CITY 2W
Information: SUBSURFACE MINERAL OIL AND GAS RIGHTS DEED	Consideration: \$1,000
Grantor: REYNOLDS, JUDITH	Grantee: COTERRA ENERGY INC
Locations: Parcel # 1 - 205.03-1,080.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$100.00
Grantor: WALLS, RUTH	Grantee: COTERRA ENERGY INC
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: WILLIS, JOANNE (AKA) 2 - WILLIS, JOANNE R 3 - PAISLEY, ELISABETH W 4 - PAISLEY, TEDDY (AKA) 5 - PAISLEY, TEDDY B II (AKA) 6 - PAISLEY, TED 7 - MCLEOD, ANNA 8 - HEINS, JACQUELYN 9 - ATKINS, DIANE	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$30,547.87
Grantor: JUMP, JAMES H 2 - JUMP, SHANA L	Grantee: STEWARD, GREGORY 2 - STEWARD, JENNIFER LYNN
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: LANE, RICHARD HOWARD (ESTATE AKA) 2 - LANE, RICHARD (ESTATE)	Grantee: WILLIAMS, MATTHEW
Locations: Parcel # 1 - 016.00-1,020.00,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: HOLOHAN, DONNA L (ESTATE AKA) 2 - WETHMAN-HOLOHAN, DONNA L (ESTATE AKA) 3 - HOLOHAN, DONNA L WETHMAN (ESTATE)	Grantee: ROHE, CHRISTOPHER J 2 - ROHE, NICOLE
Locations: Parcel # 1 - 126.10-1,031.00,000.	Municipality BRIDGEWATER TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**



**Legal Journal of Susquehanna County**  
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*34th Judicial District*