

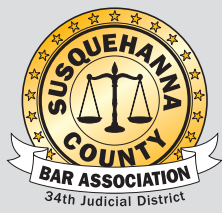


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**Court of Common Pleas
34th Judicial District:**

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.



The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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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.

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

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Prorated subscriptions available

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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.

ESTATE NOTICE

Estate of BLAIR HOLDEN PURDY, late of (Auburn Twp./Laceyville), Susquehanna County, Pennsylvania, (died January 2, 2023). Letters of Administration have been granted to Janet L. Purdy Wilson, Administratrix of the Estate, 63 Ford Road, Laceyville, PA 18623, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to the Administratrix named herein or to Edwin A. Abrahamsen, Jr., Esquire, attorney for the Estate, at 1006 Pittston Avenue, Scranton, PA 18505.

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Notice is hereby given that letters testamentary have been granted in the ESTATE OF BERTHA M. STONE late of the Township of Franklin, Pennsylvania, (died November 5th, 2021) to Nancy Davies, Executor. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to Nancy Davies or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY.

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Michael C. McGlynn
Late of Montrose Borough
EXECUTRIX
Sally McGlynn
5222 SR 706
Montrose, PA 18801
ATTORNEY
Patrick Walsh, Esquire
Law Office of Patrick A. Walsh, LLC
604 N. State Street
Clarks Summit, PA 18411
570-903-1684

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

RE: ESTATE OF DOYAL J. CANFIELD

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **DOYAL J. CANFIELD**, late of Gibson Township, Susquehanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

KEVIN I. CANFIELD,
EXECUTOR

KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road -
Suite A
Moosic, PA 18507

Date of Death: December 1, 2022

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

In the Estate of Mary E. Rentner,
late of the Township of Thompson,
Susquehanna County,
Pennsylvania,

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to:

Ronald E. Parsons, Executor
204 Bear Swamp Road
Susquehanna, PA 18847

OR

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

In the Estate of Agnes P. Zedar,
of Forest City Borough,
Susquehanna County,
Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Florence Volk. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC 630
Main Street Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Margaret Brager
Late of Forest City Borough
EXECUTOR

Frank E. Brager
204 Hudson Street
Forest City, PA 18421
ATTORNEY

Sean P. McGraw, Esquire
41 N. Main Street - Ste.415
Carbondale, PA 18407

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of LOUIS F. MULOWSKI
late of Susquehanna, PA,
Deceased. LETTERS
TESTAMENTARY on the above
estate have been granted to the
undersigned, all persons indebted
to said estate are requested to make
immediate payment, and those
having legal claims to present the
same without delay to: Louise A.
Tracy, Executor, c/o Maselli
Warren, PC, Attn: Barbara J. Boyd,
Esq, 400 Alexander Park, Suite
101, Princeton, NJ 08540.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of James A. Nagy
Late of Silver Lake Township
EXECUTRIX
Joann D. Nagy
183 72 State Route 167
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly, Esquire
50 Public Avenue
Montrose, PA 18801

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Sharon L. Chesko
AKA Sharon Brewer AKA Sharon
Scott
Late of New Milford
ADMINISTRATRIX
Sally Newberry
2035 US Rt. 11
Kirkwood, NY 13795

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Dorothy Hagenbuch
AKA Dorothy B. Hagenbuch
Late of Harford Township
EXECUTRIX
Donna Frankel
27 Nikisch Avenue
Boston, MA 02131

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Ronald C. Leonard
Late of Silver Lake Township
EXECUTRIX
Karen Leonard
220 Brinkman Rd.
Brackney, PA 18812

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

Estate of Joan Bellow
AKA Joan Bucel
Late of Arrarat Township
EXECUTRIX
Barbra Haynes
99 Sherman Rd.
Susquehanna, PA 18847
EXECUTOR
Steven Bucel
1067 Burnwood Rd.
Thompson, PA 18465

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

In the Estate of Margureite E.
Price, of Susquehanna,
Susquehanna County,
Commonwealth of Pennsylvania.
Letters Testamentary in the

above estate have been granted to Richard Price. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

In the Estate of Ellen M. Burns, late of the Borough of Montrose, Susquehanna County, Pennsylvania,

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to:

Alice B. Walsh
102 Hinds Street
Montrose, PA 18801

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY have been granted to Michael F Erat in the Estate of Grace A Erat-Loch, AKA Grace Loch AKA Grace E Loch, Deceased, late of New Milford, Susquehanna County, PA, who died on January 3, 2023. All persons indebted to said Estate are required to make payment and those having claims or demands are to present same without delay to Michael F Erat, in care of:

Jeffrey A. Yelen, Esq.
Distasio, Kowalski & Yelen, LLC
15 Public Square, Suite 501
Wilkes-Barre, PA 18701

2/17/2023 • 2/24/2023 • 3/3/2023

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

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

04/11/2023 09:00 AM

Writ of Execution No.:

2022-554 CP

PROPERTY ADDRESS: 310

Jefferson Street, Susquehanna, PA
18847

LOCATION: Lanesboro Borough

Tax ID #: 036.17-1,024.00,000.

IMPROVEMENTS: ONE – 2 story
wood frame dwelling

ONE – 20 x 30 wood frame garage

ONE – 15 x 20 wood frame shed

ONE – 8 x 12 wood frame shed

DEFENDANTS: Renee Perry
Papocchia

ATTORNEY FOR PLAINTIFF:

Andrew D. Bigda, Esq.
(570) 714-4001

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, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

2/17/2023 • 2/24/2023 • 3/3/2023

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 16, 2023 TO FEBRUARY 22, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$88,827.00
Mortgagor: VEST, DAVID	Mortgagee: ROCKET MORTGAGE LLC
2 - VEST, MELISSA	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
3 - SPEARS, BRUCE	
Locations: Parcel #	Municipality
1 - 167.09-1,037.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: SCHREIBER, ROBERT A	Mortgagee: COMMUNITY BANK
2 - SCHREIBER, SUSAN C	
Locations: Parcel #	Municipality
1 - 266.11-1,025.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$19,120.16
Mortgagor: SEBRING, BRAD K	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - SEBRING, CYNTHIA L	
Locations: Parcel #	Municipality
1 - 123.00-1,009.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: GROHE, CATHERINE A DAWSON	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 195.00-2,034.04,000.	AUBURN TOWNSHIP
Information:	Consideration: \$88,000.00
Mortgagor: VISIONS FEDERAL CREDIT UNION	Mortgagee: WEST, ADAM L
Locations: Parcel #	2 - WEST, CHELSEA M
1 - 026.00-2,036.01,000.	Municipality
	SILVER LAKE TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: GLOVER, ADAM	Mortgagee: UNITED WHOLESALE MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 109.00-1,085.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$157,500.00
Mortgagor: STEPHENS, CHAD T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STEPHENS, TANYA L	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 031.00-2,067.05,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$188,000.00
Mortgagor: DS HOLDING LLC	Mortgagee: DIME BANK
Locations: Parcel #	Municipality
1 - 205.00-2,033.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: DS HOLDING LLC	Mortgagee: DIME BANK
Locations: Parcel #	Municipality
1 - 205.00-2,033.00,000.	LENOX TOWNSHIP

DEEDS

Information: Grantor: MIKLOICHE, MYRA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: MIKLOICHE, LOGAN Municipality CLIFFORD TOWNSHIP
Information: Grantor: BORNE, SIDNEY MATTHEW 2 - BORNE, MEGAN M Locations: Parcel # 1 - 167.09-1,037.00,000.	Consideration: \$90,500.00 Grantee: VEST, DAVID 2 - VEST, MELISSA 3 - SPEARS, BRUCE Municipality HARFORD TOWNSHIP
Information: Grantor: ROOT, DUANE Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ROOT, BRYAN 2 - ROOT, JESSICA Municipality AUBURN TOWNSHIP
Information: Grantor: WASNOWIC, JOSEPH W Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: CALLAGHAN, THOMAS F 2 - CALLAGHAN, KIMBERLY A Municipality HARFORD TOWNSHIP
Information: Grantor: WILLIAMS, MARIANNE S 2 - WILLIAMS, WAYNE C Locations: Parcel # 1 - N/A 2 - N/A	Consideration: \$1.00 Grantee: FETTERMAN, LISA R 2 - WILLIAMS, KURT A 3 - SUPEY, VERA L Municipality LENOX TOWNSHIP CLIFFORD TOWNSHIP
Information: Grantor: DURKO, DAVID 2 - MCDERMOTT, DOMINIQUE Locations: Parcel # 1 - N/A	Consideration: \$95,000.00 Grantee: GLOVER, ADAM Municipality NEW MILFORD TOWNSHIP
Information: Grantor: DEGIOIA, SERGIO JR (AKA) 2 - DEGIOIA, SERGIO 3 - DEGIOIA, BARBARA H Locations: Parcel # 1 - 094.00-1,005.00,000.	Consideration: \$1.00 Grantee: DEGIOIA, BARBARA H Municipality JACKSON TOWNSHIP
Information: Grantor: HORVATT, DONALD R (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$175,000.00 Grantee: STEPHENS, CHAD T 2 - STEPHENS, TANYA L Municipality GREAT BEND TOWNSHIP
Information: Grantor: CARR, EDMUND J (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: CARR, KEVIN J Municipality LENOX TOWNSHIP

Information:	Consideration: \$1.00
Grantor: ULTZEN, FREDERICK (ESTATE)	Grantee: KENNEY, LINDA A
Locations: Parcel #	Municipality
1 - 113.00-1,070.00,000.	JACKSON TOWNSHIP
2 - 113.00-1,070.02,000.	JACKSON TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: DOCS HOME SERVICES INC (AKA)	Grantee: BELTRAN, ELIZABETH
2 - DOCS HOME SERVICE INC	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: ARNOLD, PATRICIA	Grantee: WEST, STEPHEN MICHAEL
2 - ARNOLD, VICTOR	
3 - WEST, SANDRA	
Locations: Parcel #	Municipality
1 - 031.19-1,062.00,000.	HALLSTEAD BOROUGH
2 - 031.19-1,063.00,000.	HALLSTEAD BOROUGH



SUSQUEHANNA COUNTY BAR ASSOCIATION



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