

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ February 18, 2022 ★ Montrose, PA ★ No. 47



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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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*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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Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

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Lance Benedict

#### **District Attorney**

Marion O'Malley, Esq.

#### **Prothonotary, Clerk of The Court**

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Linda LaBarbara, Esq.

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Judith Herschel

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#### **Register of Wills/Recorder of Deeds/**

#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

Robert DeLuca

Richard Suraci

Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

LEGAL NOTICES

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

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**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.*

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**ADMINISTRATRIX NOTICE**

Estate of Rene M. Fisk  
Late of Jackson Township  
ADMINISTRATRIX  
Ashley N. Fisk  
14364 State Route 92  
Jackson, PA 18825

**2/18/2022 • 2/25/2022 • 3/4/2022**

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**ESTATE NOTICE**

In the Estate of Erwin Hermann,  
of Jackson Township, Susquehanna  
County, Commonwealth of  
Pennsylvania.

Letters of Administration in the  
above estate have been granted to  
Glendora R. Allen and Linda  
Battaglini. 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

**2/18/2022 • 2/25/2022 • 3/4/2022**

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**NOTICE**

In the Estate of Harold S.  
Houghton a/k/a Harold Seth  
Houghton, deceased, late of  
Jackson Township, Susquehanna  
County, Pennsylvania.

Letters Testamentary in the  
above estate having been issued to  
Penny Reed and Jeffery Houghton,  
all persons indebted to the said  
estate are requested to make  
payment; those having claims to  
present the same without delay to:

Penny Reed  
212 Stuart Street  
Horseheads, NY 14845

OR

Jeffery Houghton  
1584 Breesport N. Chemung Road  
Lowman, NY 14861

OR

Michael I. Gathany  
Attorney at Law  
PO Box 953  
Hallstead, P A 18822

**2/18/2022 • 2/25/2022 • 3/4/2022**

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### EXECUTRIX NOTICE

Estate of Dolores J. Goodger  
Late of Jackson Township  
EXECUTRIX  
Kathryn M. Flor  
4717 Little Ireland Rd.  
Starrucca, PA 18462  
ATTORNEY  
Michael Briechle, Esq.  
4 Chestnut Street  
Montrose, PA 18801

2/18/2022 • 2/25/2022 • 3/4/2022

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### EXECUTRIX NOTICE

Estate of Anthony Joseph Critelli, Jr.  
Late of Susquehanna  
EXECUTRIX  
Jennifer Tighe  
335 Hudson St., Apt. 3  
Forest City, PA 18421

2/18/2022 • 2/25/2022 • 3/4/2022

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### EXECUTOR NOTICE

Estate of Joseph Roger Ayotte  
Late of Thompson Township, Pa.  
Date of detah: March 15, 2021  
EXECUTOR  
Mark Ayotte  
8 Thomas Street  
High Bridge, NJ 08829

2/18/2022 • 2/25/2022 • 3/4/2022

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### NOTICE

In the Estate of PAUL M.  
NULTON, deceased, late of  
Hallstead Borough, Susquehanna  
County, Pennsylvania.  
Letters Testamentary in the

above estate having been issued to  
Wade M. Nulton, all persons  
indebted to the said estate are  
requested to make payment; those  
having claims to present the same  
without delay to:

Executor for the Estate:  
Wade M. Nulton  
5 Hermanne Drive  
Flanders, NJ 07836

OR

Michael 1. Gathany  
Attorney at Law  
PO Box 953  
Hallstead, PA 18822

2/11/2022 • 2/18/2022 • 2/25/2022

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### ADMINISTRATRIX NOTICE

Estate of Nancy C. Hilgner  
Late of Montrose Borough  
ADMINISTRATRIX  
Carolyn Mae Grace Deloff  
370 County Route 36  
Hannibal, NY 13074  
ATTORNEY  
Erin E. Donnelly, Esquire  
50 Public Avenue  
Montrose, PA 18801

2/11/2022 • 2/18/2022 • 2/25/2022

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### ADMINISTRATRIX NOTICE

Estate of James J. McCusker  
Late of Herrick Township  
ADMINISTRATRIX  
Maryann Durko McCusker  
5205 Lyon St.  
Union Dale, PA 18470

2/4/2022 • 2/11/2022 • 2/18/2022

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## EXECUTOR NOTICE

Estate of Jane A. Perry  
Late of Montrose Borough  
CO-EXECUTOR  
Harold Richard Perry, Jr.  
200 N. Val Verde Road, Lot 520  
Donna, TX 78537  
CO-EXECUTRIX  
Sandra Lee Perry Marconi  
1483 Jill Drive  
Hummelstown, PA 17036  
ATTORNEY  
Judd B. Fitze  
7 Marion Street  
Tunkhannock, PA 18657

2/4/2022 • 2/11/2022 • 2/18/2022

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## OTHER NOTICES

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### NOTICE

Susquehanna County  
Court of Common Pleas

Number: 2020-676 CP

Notice of Action in Mortgage  
Foreclosure

Bank of New York Mellon Trust  
Company, N.A. as Trustee for  
Mortgage Assets Management  
Series I Trust,  
Plaintiff

v.

Lynda S. Williams, Known  
Surviving Heir of Audrey J.  
Kurosky, Perry Maddox, Known  
Surviving Heir of Audrey J.  
Kurosky, Larry Maddox, Known  
Surviving Heir of Audrey J.  
Kurosky, Beth Allen, Known  
Surviving Heir of Audrey J.

Kurosky, Beverly Moon, Known  
Surviving Heir of Audrey J.  
Kurosky, Clifford Maddox, Known  
Surviving Heir of Audrey J.  
Kurosky, Rex Barbur, Known  
Surviving Heir of Audrey J.  
Kurosky, and Unknown Surviving  
Heirs of Audrey J. Kurosky,  
Defendants

**TO: Unknown Surviving Heirs of  
Audrey J. Kurosky.** Premises  
subject to foreclosure: 587 Bendix  
Road, fka RD 1 Box 256,  
Montrose, Pennsylvania 18801.

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 judgment may  
be entered against you without  
further notice for the relief  
requested by the Plaintiff. You  
may lose money or property or  
other rights important to you. You  
should take this notice to your  
lawyer at once. If you do not have  
a lawyer, go to or telephone the  
office set forth below. This office  
can provide you with information  
about hiring a lawyer. If you  
cannot afford to hire a lawyer, this  
office may be able to provide you  
with information about agencies  
that may offer legal services to  
eligible persons at a reduced fee or  
no fee.

**Susquehanna County  
Prothonotary Office,  
Susquehanna County Courthouse,**

**Courthouse Square,  
P.O. Box 218,  
Montrose, Pennsylvania 18801,  
(570) 278-4600 x 6641.**

McCabe, Weisberg & Conway, LLC,  
Attorneys for Plaintiff,  
123 S. Broad St., Ste. 1400,  
Phila., PA 19109,  
215-790-1010

**2/18/2022**

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**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.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 12, 2022**

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**

**04/12, 2022 09:00 AM**

Writ of Execution No.:

2020-1112 CP

PROPERTY ADDRESS: 150

Westfall Avenue, Susquehanna, PA  
18847

LOCATION: Oakland Township

Tax ID #: 054.07-1,032.00,000.

IMPROVEMENTS: ONE – 2 story  
duplex

DEFENDANTS: Heather M.

Lewis and Andrew Scro, Jr.

ATTORNEY FOR PLAINTIFF:

Jessica M. Gulash, Esq.

(610) 668-0772

**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

**2/18/2022 • 2/25/2022 • 3/4/2022**

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## MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 3, 2022 TO FEBRUARY 9, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## MORTGAGES

Information:	Consideration: \$285,000.00
Mortgagor: BASTIAANSE, EMILY C	Mortgagee: COMMUNITY BANK
2 - WAY, BRIAN	
Locations: Parcel #	Municipality
1 - 161.00-1,018.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$147,000.00
Mortgagor: MAXEY, CHRISTOPHER	Mortgagee: COMMUNITY BANK
2 - MAXEY, CHELSEA LYNN	
Locations: Parcel #	Municipality
1 - 121.00-1,027.01,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$7,138.49
Mortgagor: GESFORD, SUSAN E	Mortgagee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - GESFORD, DENNIS G	2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 180.00-1,056.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$218,000.00
Mortgagor: MAREAN, STEPHEN FREDERICK	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MAREAN, BROOKE	2 - UNITED WHOLESALE MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 114.00-1,006.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: KELLEY, WILLIAM H II	Mortgagee: HONESDALE NATIONAL BANK
2 - KELLEY, ANNEMARIE	
Locations: Parcel #	Municipality
1 - 197.00-2,006.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: WALDRON, VERONICA L	Mortgagee: HORIZONS FEDERAL CREDIT UNION
2 - WALDRON, JOHN H	
Locations: Parcel #	Municipality
1 - 041.00-1,012.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$245,000.00
Mortgagor: ROWE, MICHAEL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 063.02-1,009.04,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$170,936.00
Mortgagor: GUYETTE, CHRISTOPHER PAUL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GUYETTE, LEIGH	2 - MORTGAGE NOW INC
Locations: Parcel #	Municipality
1 - 026.00-1,054.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: KANE, BRUCE R	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 136.00-2,022.00,000.	RUSH TOWNSHIP



Information:	Consideration: \$188,194.00
Mortgagor: MAUREY, PAIGE	Mortgagee: ROCKET MORTGAGE LLC
2 - MAUREY, RONALD E	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	3 - QUICKEN LOANS LLC (FKA)
Locations: Parcel #	Municipality
1 - 152.00-1,005.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$153,300.00
Mortgagor: SHERIDAN, DUSTIN A	Mortgagee: FREEDOM MORTGAGE CORPORATION
2 - SHERIDAN, WENDY SUE	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 108.00-2,056.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: MENNIG, JEFFREY MARK JR	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - MENNIG, BRENDA LEE	
Locations: Parcel #	Municipality
1 - 268.06-2,017.00,000.	FOREST CITY
Information:	Consideration: \$16,276.97
Mortgagor: ROSENKRANS, KATY B	Mortgagee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 026.00-2,064.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$131,313.00
Mortgagor: GENNARELLI, ALEC	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - GUILD MORTGAGE COMPANY LLC
Locations: Parcel #	Municipality
1 - 036.17-1,074.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$403,000.00
Mortgagor: SPRING, PATRICK	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - ROCKET MORTGAGE LLC (FKA)
	3 - QUICKEN LOANS LLC
Locations: Parcel #	Municipality
1 - 026.16-1,028.00,000.	SILVER LAKE TOWNSHIP

## DEEDS

Information:	Consideration: \$325,000.00
Grantor: MOOD, ROBERT F (ESTATE)	Grantee: BASTIAANSE, EMILY C
	2 - WAY, BRIAN
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: OIL AND GAS	Consideration: \$145,000.00
Grantor: TAYLOR, DONALD E	Grantee: LAMBERT, PETER J
2 - TAYLOR, PATRICIA A	2 - BRIDGE MINERALS LLC
Locations: Parcel #	Municipality
1 - 224.00-1,005.00,000.	LENOX TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HOGLE, PETER K	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - HOGLE, JANET M	
3 - KING, TARA L	
4 - HOGLE, BRETT D	
5 - HOGLE, KURT D	
6 - CANFIELD, ERIKA K	
Locations: Parcel #	Municipality
1 - 090.00-1,033.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: BELOTTI, VINCENT J	Grantee: YESCAVAGE, THOMAS
2 - BELOTTI, SANDRA L	2 - YESCAVAGE, TAMMY
Locations: Parcel #	Municipality
1 - 227.00-1,041.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$52,900.00
Grantor: BRUSH, ROBERT J	Grantee: CHABANOV, KSENIA
2 - BRUSH, MARILYN	
Locations: Parcel #	Municipality
1 - 054.07-1,007.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: TOMPKINS, LISA M	Grantee: TOMPKINS, LISA M
2 - TOMPKINS, LAWRENCE E	2 - TOMPKINS, LAWRENCE E
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STRICKLAND, IDA MAE	Grantee: LOPOATOFSKY, CLAUDIA
	2 - STRICKLAND, BRADLEY
	3 - STRICKLAND, WILLIAM
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLSON, DENNIS W	Grantee: OLSON, DENNIS W (TRUST)
2 - OLSON, CHRISTINE M	2 - OLSON, CHRISTINE M (TRUST)
Locations: Parcel #	Municipality
1 - 064.01-1,002.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARCONI, JR	Grantee: MARCONI, JOHN R
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: KLIM, GLENDA (AKA)	Grantee: KLIM, GLENDA (TRUST)
2 - KLIM, GLENDA L (AKA)	
3 - KLIM, GLENDA LEE	
Locations: Parcel #	Municipality
1 - 147.00-2,050.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHARON, DAWN	Grantee: SHARON, MICHAEL
	2 - SHARON, MELISSA S
Locations: Parcel #	Municipality
1 - 098.00-1,023.00,000.	MIDDLETOWN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HEWITT, LUCILLE (NKA)	Grantee: FROEHLICH, LUCILLE MAE
2 - FROEHLICH, LUCILLE MAE	2 - FROEHLICH, BRUCE WAYNE
3 - FROEHLICH, BRUCE WAYNE	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: HOLBERT, LESLIE A	Grantee: CLARK, KENNETH E
2 - CAREY, JOHN	2 - CLARK, STEPHANIE S
3 - CAREY, WILLIAM	
4 - CAREY, RICHARD	
5 - CAREY, CAROLLEE	
Locations: Parcel #	Municipality
1 - 101.00-1,036.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: TERPSTRA, LEANN MARIE	Grantee: GENNARELLI, ALEC
Locations: Parcel #	Municipality
1 - 036.17-1,074.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$75,000.00
Grantor: TRUSTEES OF THE GERALD GINSBERG	Grantee: ELK MOUNTAIN RETREAT LTD
QUALIFIED PERSONAL RESIDENCE TRUST	
2 - GINSBERG, GERALD	
Locations: Parcel #	Municipality
1 - 209.10-1,018.00,000.	HERRICK TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**  
34th Judicial District

**SUSQUEHANNA COUNTY BAR ASSOCIATION**



**Legal Journal of Susquehanna County**  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431