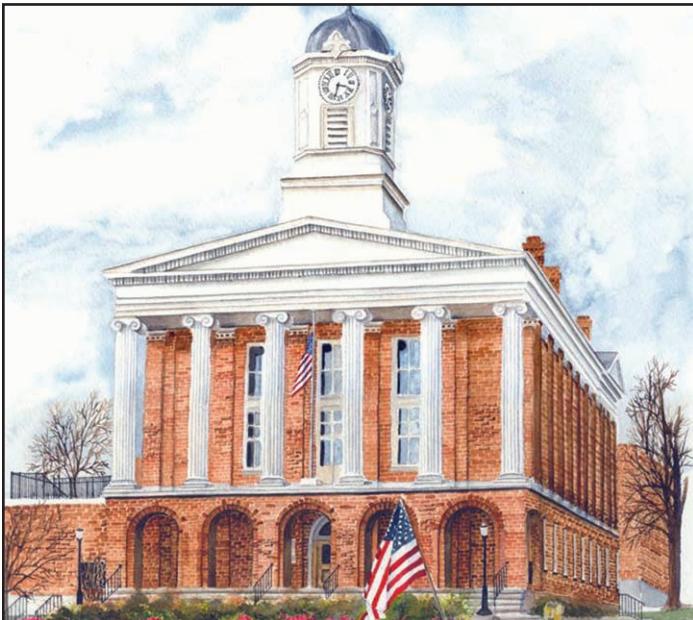


OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

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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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

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

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Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister
Jodi L. Cordiner, Esq.
Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O’Malley, Esq.

Prothonotary, Clerk of The Court

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Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Elizabeth M. Arnold — Chair
Alan M. Hall — Vice-Chair
Judith Herschel

Treasurer

Jason D. Miller

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

*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.

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

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

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

2/18/2022 • 2/25/2022 • 3/4/2022

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

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

EXECUTOR NOTICE

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

2/18/2022 • 2/25/2022 • 3/4/2022

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

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

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

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. Fitz
7 Marion Street
Tunkhannock, PA 18657

2/4/2022 • 2/11/2022 • 2/18/2022

OTHER NOTICES

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 Bendifx
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

**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
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, 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

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 2 - WAY, BRIAN	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 161.00-1,018.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$147,000.00
Mortgagor: MAXEY, CHRISTOPHER 2 - MAXEY, CHELSEA LYNN	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 121.00-1,027.01.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$7,138.49
Mortgagor: GESFORD, SUSAN E 2 - GESFORD, DENNIS G	Mortgagee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT 2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 180.00-1,056.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$218,000.00
Mortgagor: MAREAN, STEPHEN FREDERICK 2 - MAREAN, BROOKE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - UNITED WHOLESALE MORTGAGE LLC
Locations: Parcel # 1 - 114.00-1,006.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: KELLEY, WILLIAM H II 2 - KELLEY, ANNEMARIE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 197.00-2,006.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: WALDRON, VERONICA L 2 - WALDRON, JOHN H	Mortgagee: HORIZONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 041.00-1,012.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$245,000.00
Mortgagor: ROWE, MICHAEL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 063.02-1,009.04.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$170,936.00
Mortgagor: GUYETTE, CHRISTOPHER PAUL 2 - GUYETTE, LEIGH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE NOW INC
Locations: Parcel # 1 - 026.00-1,054.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: KANE, BRUCE R	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 136.00-2,022.00.000.	Municipality RUSH TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

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

DEEDS

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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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 # 1 - 090.00-1,033.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: BELOTTI, VINCENT J 2 - BELOTTI, SANDRA L	Grantee: YESCAVAGE, THOMAS 2 - YESCAVAGE, TAMMY
Locations: Parcel # 1 - 227.00-1,041.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$52,900.00
Grantor: BRUSH, ROBERT J 2 - BRUSH, MARILYN	Grantee: CHABANOV, KSENIA
Locations: Parcel # 1 - 054.07-1,007.00.000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: TOMPKINS, LISA M 2 - TOMPKINS, LAWRENCE E	Grantee: TOMPKINS, LISA M 2 - TOMPKINS, LAWRENCE E
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STRICKLAND, IDA MAE	Grantee: LOPOATOFSKY, CLAUDIA 2 - STRICKLAND, BRADLEY 3 - STRICKLAND, WILLIAM
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLSON, DENNIS W 2 - OLSON, CHRISTINE M	Grantee: OLSON, DENNIS W (TRUST) 2 - OLSON, CHRISTINE M (TRUST)
Locations: Parcel # 1 - 064.01-1,002.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARCONI, JR	Grantee: MARCONI, JOHN R
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: KLIM, GLENDA (AKA) 2 - KLIM, GLENDA L (AKA) 3 - KLIM, GLENDA LEE	Grantee: KLIM, GLENDA (TRUST)
Locations: Parcel # 1 - 147.00-2,050.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHARON, DAWN	Grantee: SHARON, MICHAEL 2 - SHARON, MELISSA S
Locations: Parcel # 1 - 098.00-1,023.00.000.	Municipality MIDDLETON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HEWITT, LUCILLE (NKA) 2 - FROELICH, LUCILLE MAE 3 - FROELICH, BRUCE WAYNE	Grantee: FROELICH, LUCILLE MAE 2 - FROELICH, BRUCE WAYNE
Locations: Parcel # 1 - N/A	Municipality MONROSE
Information:	Consideration: \$1.00
Grantor: HOLBERT, LESLIE A 2 - CAREY, JOHN 3 - CAREY, WILLIAM 4 - CAREY, RICHARD 5 - CAREY, CAROLLEE	Grantee: CLARK, KENNETH E 2 - CLARK, STEPHANIE S
Locations: Parcel # 1 - 101.00-1,036.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: TERPSTRA, LEANN MARIE	Grantee: GENNARELLI, ALEC
Locations: Parcel # 1 - 036.17-1,074.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$75,000.00
Grantor: TRUSTEES OF THE GERALD GINSBERG QUALIFIED PERSONAL RESIDENCE TRUST 2 - GINSBERG, GERALD	Grantee: ELK MOUNTAIN RETREAT LTD
Locations: Parcel # 1 - 209.10-1,018.00.000.	Municipality HERRICK TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION



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