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© 2025 Legal Journal of Susquehanna County



Court of Common Pleas
34th Judicial District:

The Hon. Jason J. Legg
President 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.

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.

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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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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

In the Estate of James M. Bledsoe, a/k/a James Bledsoe, late of Montrose Borough, 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:

Diana L. Snow
105 Hawk Road
Montrose, PA 18801
or
Attorney for the Estate
Rachael Thomas, Esq.
Coughlin & Gerhart, LLP
21 -23 Public Avenue
Montrose, PA 18801

1/3/2025 • 1/10/2025 • 1/17/2025

ESTATE NOTICE

In the Estate of Mary Pratt, late of the Township of Brooklyn, Susquehanna County, Pennsylvania,

Letters Administration 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:

Robert Pratt
1566 Pratt Road
Hop Bottom, PA 18824
or
Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

1/3/2025 • 1/10/2025 • 1/17/2025



**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

02/25/2025 09:00 AM

Writ of Execution No.:

2023-743 CP

PROPERTY ADDRESS: 424-426

Delaware Street, Forest City, PA
18421

LOCATION: Forest City Borough

Tax ID #: 268.07-5,074.00,000.

IMPROVEMENTS: ONE – two
story wood framed structure

DEFENDANTS: Grace And Faith
LLC

ATTORNEY FOR PLAINTIFF:

Robert P. Wendt, Esq.

(914) 219-5787

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

1/3/2025 • 1/10/2025 • 1/17/2025

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 30, 2024 TO DECEMBER 31, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: SUSAVAGE, BRIAN S 2 - SUSAVAGE, BOBBI J	Consideration: \$95,500.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: ROCKS INVESTMENTS LLC Locations: Parcel # 1 - 161.08-2,035.00,000.	Consideration: \$250,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: BEVACQUA, JANICE M 2 - BEVACQUA, MARK S	Consideration: \$235,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 244.00-1,029.05,000.	Municipality LENEX TOWNSHIP
Information: Mortgagor: CUMBERLEDGE, BRYAN	Consideration: \$324,900.00 Mortgagee: HOMESTEAD FUNDING CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 069.00-2,004.00,000.	Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: YOUNG, DAVID C 2 - YOUNG, KELLY G	Consideration: \$120,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 143.05-1,014.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: HAYWARD, JOHN BERNARD III 2 - HAYWARD, KRISTEN	Consideration: \$299,600.00 Mortgagee: PROVIDENT FUNDING ASSOCIATES LP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information: Mortgagor: LESTER, JACK JR 2 - LESTER, JODI L	Consideration: \$146,000.00 Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 196.00-2,030.00,000.	Municipality AUBURN TOWNSHIP
Information: Mortgagor: HOME SWEET HOME REALTY LLC Locations: Parcel # 1 - 142.04-1,016.01,000.	Consideration: \$141,600.00 Mortgagee: BPL MORTGAGE LLC Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: WALKER, APRIL L 2 - WALKER, DANIEL J 3 - WALKER, DIANA L	Consideration: \$25,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-4,016.00,000.	Municipality MONTROSE

Information: Mortgagor: DUBOIS, JASON E	Consideration: \$251,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ABSOLUTE HOME MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: PLANTZ, JOSEPH PLANTZ 2 - PLANTZ, ELIZABETH HOPE	Consideration: \$160,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 124.10-2,011.00,000.	Municipality MONTROSE

DEEDS

Information: CORRECTIVE Grantor: KAZMIERSKI, ALLAN Locations: Parcel # 1 - 266.01-1,020.00,000. 2 - 266.01-1,019.00,000.	Consideration: \$1.00 Grantee: BAILEY, CODIE Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP
Information: Grantor: QUINN, JOHN J 2 - QUINN, RENEE C Locations: Parcel # 1 - N/A	Consideration: \$20,000.00 Grantee: MORRELL, STEVEN Municipality GIBSON TOWNSHIP
Information: Grantor: LAKE SHERIDAN PROPERTIES LLC Locations: Parcel # 1 - 069.00-2,004.00,000.	Consideration: \$324,900.00 Grantee: CUMBERLEDGE, BRYAN Municipality FRANKLIN TOWNSHIP
Information: Grantor: FRANCESKI, GERALD B 2 - SELINSKY, ROBERT J Locations: Parcel # 1 - N/A	Consideration: \$40,000.00 Grantee: TRAILCO LLC Municipality FOREST CITY
Information: Grantor: PLOUCHA, MARY A Locations: Parcel # 1 - N/A	Consideration: \$430,000.00 Grantee: HAYWARD, JOHN BERNARD III 2 - HAYWARD, KRISTEN Municipality CHOCONUT TOWNSHIP
Information: CORRECTIVE Grantor: PUTNEY, WILLIAM L JR 2 - PUTNEY, JESSICA N Locations: Parcel # 1 - 209.00-1,073.00,000.	Consideration: \$1.00 Grantee: PUTNEY, WILLIAM L JR 2 - PUTNEY, JESSICA N Municipality HERRICK TOWNSHIP
Information: Grantor: WASHO, JEROME M 2 - WASHO, DAWN L Locations: Parcel # 1 - 124.16-1,032.00,000.	Consideration: \$1.00 Grantee: WASHO, JERRY (TRUST AKA) 2 - WASHO, JEROME (TRUST) 3 - WASHO, DAWN (TRUST AKA) 4 - WASHO, DAWN L (TRUST) Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: PATTON, JOYCE E (ESTATE) Locations: Parcel # 1 - 177.00-1,035.00,000.	Consideration: \$85,000.00 Grantee: PATTON, MICHAEL T 2 - PATTON, JACKIE W Municipality RUSH TOWNSHIP

Information: Grantor: CHICHESTER, HOLLIS J (AKA) 2 - CHICHESTER, HOLLI 3 - CHICHESTER, WILLIAM F	Consideration: \$1.00 Grantee: CHICHESTER JOINT LIVING TRUST
Locations: Parcel # 1 - 147.00-2,053.00,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: CHICHESTER, HOLLIS J 2 - CHICHESTER, WILLIAM F	Consideration: \$1.00 Grantee: CHICHESTER JOINT LIVING TRUST
Locations: Parcel # 1 - 147.00-2,053.01,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: LUDWIG, ALBERT P	Consideration: \$200,000.00 Grantee: LESTER, JACK JR 2 - LESTER, JODI L
Locations: Parcel # 1 - 196.00-2,030.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: MCQUILLAN, MICHAEL J 2 - MCQUILLAN, DIANE T	Consideration: \$1.00 Grantee: MCQUILLAN, MICHAEL J JR 2 - MCQUILLAN, CHRISTOPHER
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: MCARDLE, JOHN J 2 - MCARDLE, DOROTHY	Consideration: \$1.00 Grantee: MCARDLE, JOHN J JR 2 - MCARDLE, BRIAN
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: WRIGHT, ROBERT F (TRUST BY TRUSTEE)	Consideration: \$1.00 Grantee: WRIGHT, WINSTON
Locations: Parcel # 1 - 106.03-1,014.00,000. 2 - 106.00-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP FRANKLIN TOWNSHIP
Information: Grantor: STONE, GARY S 2 - STONE, BARBARA J	Consideration: \$1.00 Grantee: MARKARIAN, MATT 2 - MARKARIAN, JAMIE LYN
Locations: Parcel # 1 - 032.00-2,017.00,000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: MARKARIAN, MATT 2 - MARKARIAN, JAMIE LYN	Consideration: \$4.00 Grantee: STONE, GARY S 2 - STONE, BARBARA J
Locations: Parcel # 1 - 032.00-2,019.01,000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: BLUE DIAMOND PROPERTIES LLC (AKA) 2 - BLUE DIAMOND PROPERTY LLC	Consideration: \$100,000.00 Grantee: SAMUEL PA PROPERTIES LLC
Locations: Parcel # 1 - 268.11-1,082.00,000.	Municipality FOREST CITY
Information: Grantor: CLARK, CHRISTOPHER P	Consideration: \$177,000.00 Grantee: HOME SWEET HOME REALTY LLC
Locations: Parcel # 1 - 142.04-1,016.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CARR, BRIAN	Consideration: \$162,250.00 Grantee: MUSTO, PATRICK J (TRUST)
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: QUIT CLAIM DEED Grantor: BAKER, MORRIS C	Consideration: \$1.00 Grantee: WALTER, RICHARD D
Locations: Parcel # 1 - 124.14-1,011.00,000.	Municipality MONTROSE

Information: Grantor: RIDALL, TERRY M	Consideration: \$1.00 Grantee: RIDALL, TERRY M 2 - RIDALL, JOSHUA A 3 - RIDALL, MICHAEL L
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information: Grantor: BARBER, MARCINA (AKA) 2 - MCNEIL, MARCINA 3 - RAUB, COLLEEN (AKA) 4 - FLETCHER, COLLEEN 5 - BENNETT, DAWN MARIE BARBER (AKA) 6 - BARBER BENNETT, DAWN MARIE (AKA) 7 - BENNETT, DAWN	Consideration: \$1.00 Grantee: SAWH, VANESSA 2 - WEATHERS, JOSEPH 3 - MCNEIL, GABRIEL 4 - TRAYES, CHRISTINA 5 - RAUB, BENJAMIN
Locations: Parcel # 1 - 007.00-1,006.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: IRON HORSE INVESTMENTS LLC	Consideration: \$1.00 Grantee: EMPIRE OGM INVESTMENTS LLC
Locations: Parcel # 1 - 124.19-2,004.00,000.	Municipality MONTROSE
Information: Grantor: CLAPPER, DANIEL A	Consideration: \$1.00 Grantee: CLAPPER, DANIEL A
Locations: Parcel # 1 - 193.00-2,004.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: CLAPPER, DANIEL	Consideration: \$241,910.00 Grantee: SOVA, JONATHAN P
Locations: Parcel # 1 - 193.00-2,004.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: TOMPKINS, JAQUELINE	Consideration: \$10,000.00 Grantee: COLLINS, JULIE ANN
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: NOWALK, RUSSELL M 2 - NOWALK, MARY ANN	Consideration: \$300,000.00 Grantee: NOWALK, MARK
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information: Grantor: GODOY FAMILY TRUST	Consideration: \$1.00 Grantee: GODOY, DIANE R
Locations: Parcel # 1 - 214.02-1,010.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: GODOY, DIANE R	Consideration: \$1.00 Grantee: DOBISH, JULIE A
Locations: Parcel # 1 - 214.02-1,010.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: RIZZO, JULIA W (ESTATE AKA) 2 - RIZZO, JULIA BARD WILCOX (ESTATE)	Consideration: \$1.00 Grantee: RIZZO, EUGENE J JR 2 - RIZZO, DEAN H 3 - RIZZO, PATRICIA M
Locations: Parcel # 1 - 146.00-2,021.00,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: HOPKINS, AMY L	Consideration: \$310,000.00 Grantee: DUBOIS, JASON E
Locations: Parcel # 1 - 046.00-1,032.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: SMITH, GLENN E (TRUST BY TRUSTEE) 2 - SMITH, JEANETTE L (TRUST BY TRUSTEE)	Consideration: \$1.00 Grantee: SMITH, ARLETA
Locations: Parcel # 1 - 142.02-1,024.00,000.	Municipality BRIDGEWATER TOWNSHIP

Information:
Grantor: LIDDELL, W KIRK

Locations: Parcel #
1 - 065.05-1,013.00,000.

Information:
Grantor: CONIGLIARO, LUCILE (BY ATTYS)
2 - CONIGLIARO, LUCILE E (BY ATTYS)

Locations: Parcel #
1 - N/A

Information:
Grantor: CARR, ROBERT A
2 - CARR, JESSIE H B

Locations: Parcel #
1 - N/A

Consideration: \$1.00
Grantee: KAMINSTEIN, JENNIFER L
2 - LIDDELL, DEVON E
3 - LIDDELL, JAMES C
4 - LIDDELL, TIMOTHY A

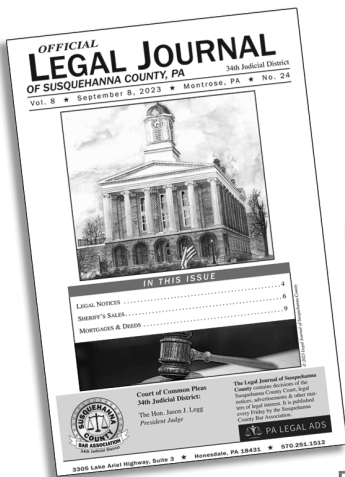
Municipality
SILVER LAKE TOWNSHIP

Consideration: \$1.00
Grantee: DEMAREST, STEVEN
2 - DEMAREST, BRENDA

Municipality
FOREST LAKE TOWNSHIP

Consideration: \$200,000.00
Grantee: PLANTZ, JOSEPH ROBERT
2 - PLANTZ, ELIZABETH HOPE

Municipality
MONTROSE



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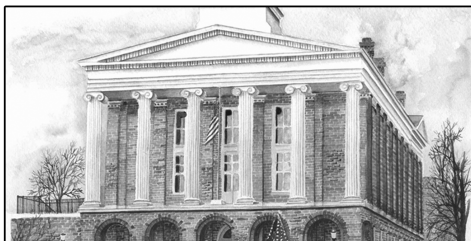
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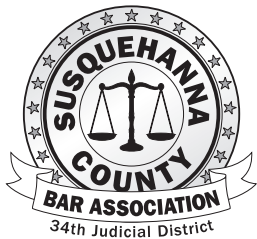
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4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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