

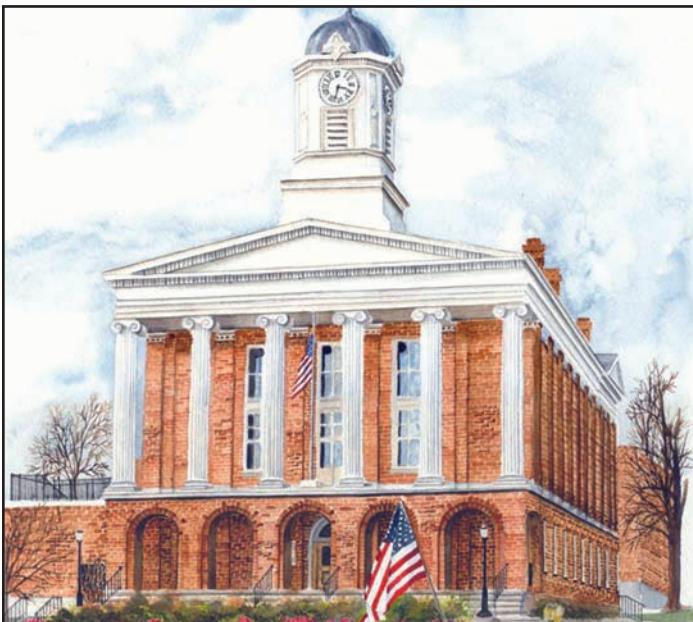
OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ January 31, 2025 ★ Montrose, PA ★ No. 45



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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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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

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

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Mailed & Emailed	\$125

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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 Ruth Ann Goff
Late of Bridgewater Township
CO-EXECUTOR
Heioi Mitchell
19604 SR 29
Montrose, PA 18801
CO-EXECUTOR
Sandra White
544 Bailey Rd.
Montrose, PA 18801

1/24/2025 • 1/31/2025 • 2/7/2025

ESTATE NOTICE

In the Estate of Joan B. Grover, a/k/a Joan Ann Grover of New Milford Borough, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Aimee J. Mershon. 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

1/24/2025 • 1/31/2025 • 2/7/2025

OTHER NOTICES

NOTICE OF DISSOLUTION

Pump N' Pantry, Inc., a Pennsylvania business corporation, has filed for dissolution. All persons having a claim against the corporation must present their claim in writing and the claim must contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Pump N' Pantry, Inc. at P.O. Box 529, Montrose, PA 18801. The corporation or its successor entity must receive the claim within sixty (60) days after the date of this Notice. The claim will be barred if not received by this deadline.

The corporation or its successor entity may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to the claimant.

Ann Lavelle Powell, Esquire
Powell & Appleton, P.C.
345 Wyoming Avenue
Scranton, PA 18503

1/24/2025 • 1/31/2025

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

03/25/2025 09:00 AM

Writ of Execution No.:

2024-0717 CP

PROPERTY ADDRESS: 476 Prospect Street, Montrose, PA 18801

LOCATION: Montrose Borough Tax ID #: 124.13-2,003.00,000.

IMPROVEMENTS: ONE – 2 story wood framed dwelling with vinyl and brick siding

ONE – 2 story wood framed garage with vinyl and brick siding

DEFENDANTS: Michael A. Spencer; Elizabeth Turcotte

ATTORNEY FOR PLAINTIFF:

Carolyn Treglia, Esq.

(844) 856-6646

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

1/31/2025 • 2/7/2025 • 2/14/2025

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

03/25/2025 09:30 AM

Writ of Execution No.:

2024-0432 CP

PROPERTY ADDRESS: 5022 2nd Avenue, f/k/a 107 2nd Avenue, Susquehanna, PA 18847

LOCATION: Susquehanna Borough

Tax ID #: 054.14-3,023.00,000.

IMPROVEMENTS: ONE – 2 story wood frame dwelling with vinyl siding

DEFENDANTS: John L. Amirault

ATTORNEY FOR PLAINTIFF:

Jill M. Fein, Esq.

(215) 579-7700

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

1/31/2025 • 2/7/2025 • 2/14/2025

MORTGAGES AND DEEDS

RECORDED FROM JANUARY 16, 2025 TO JANUARY 22, 2025
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$318,750.00
Mortgagor: FALLET, JOHN JOSEPH 2 - FALLET, ANN MARIE	Mortgagee: US BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 079.04-1,013.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$27,500.00
Mortgagor: MICHINSKI, EUGENE M 2 - MICHINSKI, DEBORAH A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 256.00-1,001.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: KOWALEWSKI, MICHELLE E 2 - KOWALEWSKI, MICHAEL J	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 126.00-2,011.02.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$173,336.00
Mortgagor: CASTORINA, JAMES	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 207.00-2,023.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: SIVERS, DOUGLAS L 2 - SIVERS, JOANNE W	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 048.00-1,039.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$110,400.00
Mortgagor: YURGATIS, BRIAN	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 193.00-2,004.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: AYERS, AMANDA (AKA) 2 - ELY, AMANDA	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 064.03-2,009.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$5,805.00
Mortgagor: SUSZ, DAVID	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 218.03-1,038.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: SEIDEL, MARTIN P 2 - SEIDEL, MELANIE G	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 054.14-3,017.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$150,000.00
Mortgagor: BROZONIS IRREVOCABLE PERSONAL RESIDENCE TRUST	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 246.00-1,004.00.000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$78,400.00
Mortgagor: DALEY, ALEXANDER J	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.14-1,002.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$169,265.00
Mortgagor: BRIGGS, BENJAMIN HENRY	Mortgagee: SWBC MORTGAGE CORP
Locations: Parcel # 1 - 036.14-1,019.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$192,500.00
Mortgagor: WHITE, BRIAN G	Mortgagee: USAA FEDERAL SAVNGS BANK
2 - WHITE, KATHERINE M	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 266.00-1,004.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$296,000.00
Mortgagor: MYERS, MICHAEL J	Mortgagee: HORIZON FARM CREDIT ACA
2 - MYERS, KRISTA M	
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

DEEDS

Information:	Consideration: \$425,000.00
Grantor: DYGAN, RUTH	Grantee: FALLET, JOHN JOSEPH 2 - FALLET, ANN MARIE
Locations: Parcel # 1 - 079.04-1,013.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KLENK, SCOTT D (ESTATE)	Grantee: KLENK, JONATHAN
Locations: Parcel # 1 - 147.04-1,009.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOCK, ANNE M	Grantee: STOCK, JOSEPH J
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: TROIA, STEFANO	Grantee: GLENWOOD LENOX LAND LLC
2 - TROIA, LISA	
Locations: Parcel # 1 - 242.00-1,028.02,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHERMERHORN, SUZANNE M	Grantee: MILLER, BRANDI M 2 - MILLER, JASON P
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$138,000.00
Grantor: CLAPPER, DANIEL	Grantee: YURGATIS, BRIAN
Locations: Parcel # 1 - 193.00-2,004.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$78,000.00
Grantor: RUGGERIO, LEROY A	Grantee: BRIGHTWATER LAND GROUP LLC
2 - RUGGERIO, MARYJO	
Locations: Parcel # 1 - 079.03-1,002.06,000.	Municipality MIDDLETOWN TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$1.00
Grantor: MOORE, DYLAN T	Grantee: MOORE, VICTORIA E
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$86,000.00
Grantor: NARDONE, FRANK A	Grantee: BECAUSE HE TOLD ME NO LLC
2 - NARDONE, SUSAN L	
Locations: Parcel #	Municipality
1 - N/A	HOP BOTTOM BOROUGH
Information:	Consideration: \$6,500.00
Grantor: HARTMAN, LOUIS	Grantee: SAMUEL PA PROPERTIES LLC
2 - JENNER, AMBER M	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$80,000.00
Grantor: DOTY, ALEXANDER MATTHEW	Grantee: DALEY, ALEXANDER J
Locations: Parcel #	Municipality
1 - 031.14-1,002.00.000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$174,500.00
Grantor: FEDERAL NATIONAL MORTGAGE ASSOCIATION	Grantee: BRIGGS, BENJAMIN HENRY
(AKA)	
2 - FANNIE MAE	
Locations: Parcel #	Municipality
1 - 036.14-1,019.00.000.	LANESBORO BOROUGH
Information:	Consideration: \$267,500.00
Grantor: GOODWIN, WALTER L	Grantee: WHITE, BRIAN G
2 - GOODWIN, CORNELIA	2 - WHITE, KATHERINE M
Locations: Parcel #	Municipality
1 - 266.00-1,004.01.000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$434,000.00
Grantor: GARRIGAN, ROBERT T	Grantee: RATAJCZAK, MATTHEW
2 - GARRIGAN, MONICA A	2 - RATAJCZAK, ERIN
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: YARNALL, KIRK (BY ATTY)	Grantee: BENNETT, WILLIAM
	2 - SAVOY, BARBARA
Locations: Parcel #	Municipality
1 - 062.01-2,005.00.000.	CHOCONUT TOWNSHIP
2 - 062.01-1,012.00.000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FIONDI INC	Grantee: MYERS, MICHAEL J
2 - POWERS, MARK	2 - MYERS, KRISTA M
3 - POWERS, RONALD J	
4 - POWERS & POWERS FAMILY LIMITED	
PARTNERSHIP LP	
Locations: Parcel #	Municipality
1 - 044.00-2,010.00.000.	SILVER LAKE TOWNSHIP
2 - 044.00-2,011.00.000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FINAL PHASE LLC	Grantee: STELACIO, EDWARD M
Locations: Parcel #	Municipality
1 - 156.00-1,059.00.000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OSBORNE, MAUREEN	Grantee: SNEDEKER, CHRISTOPHER
2 - FLANARY, PATRICIA	2 - HARDY, CONNIE M
3 - LEE, EDWARD	
4 - LEE, DAVID	
Locations: Parcel #	Municipality
1 - 062.04-2,005.00.000.	FRIENDSVILLE BOROUGH

Information: Grantor: LAURIE, KENNETH W (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$150,000.00 Grantee: SUTKOWSKI, ROBERT Municipality FOREST LAKE TOWNSHIP
Information: Grantor: MONTICELLO, ANTHONY R 2 - MONTICELLO, DEBORAH F Locations: Parcel # 1 - N/A	Consideration: \$25,000.00 Grantee: SAGER, JEREMY Municipality SILVER LAKE TOWNSHIP
Information: Grantor: STELLA, ROBERT A (ESTATE) Locations: Parcel # 1 - 090.00-1,043.00.00.	Consideration: \$1.00 Grantee: STELLA, ROBERT M Municipality NEW MILFORD TOWNSHIP
Information: Grantor: STELLA, JOSEPH D Locations: Parcel # 1 - 090.00-1,043.00.00.	Consideration: \$10,000.00 Grantee: STELLA, ROBERT M Municipality NEW MILFORD TOWNSHIP



**SUSQUEHANNA COUNTY
LEGAL JOURNAL**

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Susquehanna County Bar Association

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One (1) time insertion

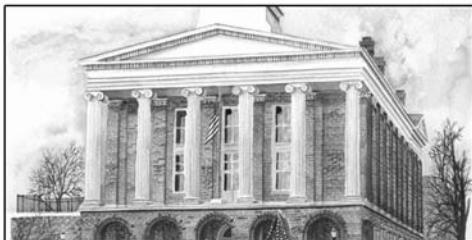
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One (1) time insertion

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Subject to space availability

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Fax: 570-647-0086

Email: baileyd@ptd.net

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2"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

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