

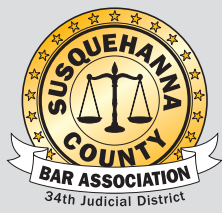


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Court of Common Pleas
34th Judicial District:

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.



The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

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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.

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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
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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: Mortgagor: FALLET, JOHN JOSEPH 2 - FALLET, ANN MARIE	Consideration: \$318,750.00 Mortgagee: US BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 079.04-1,013.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information: Mortgagor: MICHINSKI, EUGENE M 2 - MICHINSKI, DEBORAH A	Consideration: \$27,500.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 256.00-1,001.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: KOWALEWSKI, MICHELLE E 2 - KOWALEWSKI, MICHAEL J	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 126.00-2,011.02,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: CASTORINA, JAMES	Consideration: \$173,336.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 207.00-2,023.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: SIVERS, DOUGLAS L 2 - SIVERS, JOANNE W	Consideration: \$100,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 048.00-1,039.00,000.	Municipality LIBERTY TOWNSHIP
Information: Mortgagor: YURGATIS, BRIAN	Consideration: \$110,400.00 Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 193.00-2,004.00,000.	Municipality AUBURN TOWNSHIP
Information: Mortgagor: AYERS, AMANDA (AKA) 2 - ELY, AMANDA	Consideration: \$30,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 064.03-2,009.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: SUSZ, DAVID	Consideration: \$5,805.00 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 218.03-1,038.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: SEIDEL, MARTIN P 2 - SEIDEL, MELANIE G	Consideration: \$90,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 054.14-3,017.00,000.	Municipality SUSQUEHANNA
Information: Mortgagor: BROZONIS IRREVOCABLE PERSONAL RESIDENCE TRUST	Consideration: \$150,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 246.00-1,004.00,000.	Municipality CLIFFORD TOWNSHIP

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

DEEDS

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

Information: Grantor: MOORE, DYLAN T Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: MOORE, VICTORIA E Municipality FOREST LAKE TOWNSHIP
Information: Grantor: NARDONE, FRANK A 2 - NARDONE, SUSAN L Locations: Parcel # 1 - N/A	Consideration: \$86,000.00 Grantee: BECAUSE HE TOLD ME NO LLC Municipality HOP BOTTOM BOROUGH
Information: Grantor: HARTMAN, LOUIS 2 - JENNER, AMBER M Locations: Parcel # 1 - N/A	Consideration: \$6,500.00 Grantee: SAMUEL PA PROPERTIES LLC Municipality FOREST CITY
Information: Grantor: DOTY, ALEXANDER MATTHEW Locations: Parcel # 1 - 031.14-1,002.00,000.	Consideration: \$80,000.00 Grantee: DALEY, ALEXANDER J Municipality GREAT BEND TOWNSHIP
Information: Grantor: FEDERAL NATIONAL MORTGAGE ASSOCIATION (AKA) 2 - FANNIE MAE Locations: Parcel # 1 - 036.14-1,019.00,000.	Consideration: \$174,500.00 Grantee: BRIGGS, BENJAMIN HENRY Municipality LANESBORO BOROUGH
Information: Grantor: GOODWIN, WALTER L 2 - GOODWIN, CORNELIA Locations: Parcel # 1 - 266.00-1,004.01,000.	Consideration: \$267,500.00 Grantee: WHITE, BRIAN G 2 - WHITE, KATHERINE M Municipality CLIFFORD TOWNSHIP
Information: Grantor: GARRIGAN, ROBERT T 2 - GARRIGAN, MONICA A Locations: Parcel # 1 - N/A	Consideration: \$434,000.00 Grantee: RATAJCZAK, MATTHEW 2 - RATAJCZAK, ERIN Municipality THOMPSON TOWNSHIP
Information: Grantor: YARNALL, KIRK (BY ATTY) Locations: Parcel # 1 - 062.01-2,005.00,000. 2 - 062.01-1,012.00,000.	Consideration: \$150,000.00 Grantee: BENNETT, WILLIAM 2 - SAVOY, BARBARA Municipality CHOCONUT TOWNSHIP APOLACON TOWNSHIP
Information: Grantor: FIONDI INC 2 - POWERS, MARK 3 - POWERS, RONALD J 4 - POWERS & POWERS FAMILY LIMITED PARTNERSHIP LP Locations: Parcel # 1 - 044.00-2,010.00,000. 2 - 044.00-2,011.00,000.	Consideration: \$1.00 Grantee: MYERS, MICHAEL J 2 - MYERS, KRISTA M Municipality SILVER LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information: Grantor: FINAL PHASE LLC Locations: Parcel # 1 - 156.00-1,059.00,000.	Consideration: \$1.00 Grantee: STELACIO, EDWARD M Municipality RUSH TOWNSHIP
Information: Grantor: OSBORNE, MAUREEN 2 - FLANARY, PATRICIA 3 - LEE, EDWARD 4 - LEE, DAVID Locations: Parcel # 1 - 062.04-2,005.00,000.	Consideration: \$1.00 Grantee: SNEDEKER, CHRISTOPHER 2 - HARDY, CONNIE M Municipality 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 - 090.00-1,043.00,000.

Consideration: \$1.00
Grantee: STELLA, ROBERT M
Municipality
NEW MILFORD TOWNSHIP

Information:
Grantor: STELLA, JOSEPH D
Locations: Parcel #
1 - 090.00-1,043.00,000.

Consideration: \$10,000.00
Grantee: STELLA, ROBERT M
Municipality
NEW MILFORD TOWNSHIP



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Susquehanna County Bar Association

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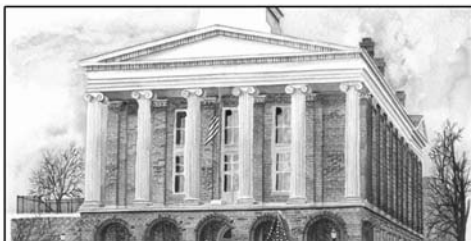
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