

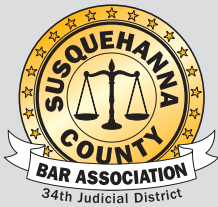


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Court of Common Pleas
34th Judicial District:

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.

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

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Incorporation Notices	\$45
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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.

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Per Year

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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

Estate of Martin J. Purtell
AKA Marty Purtell
Late of Apolacon Township
EXECUTOR
Leo Purtell
14312 St. Rt. 858
Little Meadows, PA 18830

3/10/2023 • 3/17/2023 • 3/24/2023

ESTATE NOTICE

Estate of Linda MacDonald
Late of Dimock Township
EXECUTRIX
Danielle Krawcheck
121 Susquehanna Street
Towanda, PA 18848
ATTORNEY
Zachary D. Morahan
604 N. State Street
Montrose, PA 18801

3/10/2023 • 3/17/2023 • 3/24/2023

ESTATE NOTICE

Estate of BLAIR HOLDEN PURDY, late of (Auburn Twp./Laceyville), Susquehanna County, Pennsylvania, (died January 2, 2023). Letters of Administration have been granted to Janet L. Purdy Wilson, Administratrix of the Estate, 63 Ford Road, Laceyville, PA 18623, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to the Administratrix named herein or to Edwin A. Abrahamsen, Jr., Esquire, attorney for the Estate, at 1006 Pittston Avenue, Scranton, PA 18505.

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Michael C. McGlynn
Late of Montrose Borough
EXECUTRIX
Sally McGlynn
5222 SR 706
Montrose, PA 18801
ATTORNEY
Patrick Walsh, Esquire
Law Office of Patrick A. Walsh, LLC
604 N. State Street
Clarks Summit, PA 18411
570-903-1684

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Notice is hereby given that letters testamentary have been granted in the ESTATE OF BERTHA M. STONE late of the Township of Franklin, Pennsylvania, (died November 5th, 2021) to Nancy Davies, Executor. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to Nancy Davies or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY.

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

RE: ESTATE OF DOYAL J. CANFIELD

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **DOYAL J. CANFIELD**, late of Gibson Township, Susquehanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

KEVIN I. CANFIELD,
EXECUTOR
KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road -
Suite A
Moosic, PA 18507

Date of Death: December 1, 2022

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

In the Estate of Mary E. Rentner, late of the Township of Thompson, 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:

Ronald E. Parsons, Executor
204 Bear Swamp Road
Susquehanna, PA 18847
OR

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

In the Estate of Agnes P. Zedar, of Forest City Borough, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Florence Volk. 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 Citv, PA 18421
(570) 785 - 3333
Attorney for the Estate

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Margaret Brager
Late of Forest City Borough
EXECUTOR

Frank E. Brager
204 Hudson Street
Forest City, PA 18421
ATTORNEY

Sean P. McGraw, Esquire
41 N. Main Street - Ste.415
Carbondale, PA 18407

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of LOUIS F. MULOWSKI
late of Susquehanna, PA,
Deceased. LETTERS
TESTAMENTARY on the above
estate have been granted to the
undersigned, all persons indebted
to said estate are requested to make
immediate payment, and those
having legal claims to present the
same without delay to: Louise A.
Tracy, Executor, c/o Maselli
Warren, PC, Attn: Barbara J. Boyd,
Esq, 400 Alexander Park, Suite
101, Princeton, NJ 08540.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Dorothy Hagenbuch
AKA Dorothy B. Hagenbuch
Late of Harford Township

EXECUTRIX
Donna Frankel
27 Nikisch Avenue
Boston, MA 02131

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of James A. Nagy
Late of Silver Lake Township
EXECUTRIX

Joann D. Nagy
183 72 State Route 167
Montrose, PA 18801
ATTORNEY

Erin E. Donnelly, Esquire
50 Public Avenue
Montrose, PA 18801

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Sharon L. Chesko
AKA Sharon Brewer AKA Sharon
Scott

Late of New Milford
ADMINISTRATRIX
Sally Newberry
2035 US Rt. 11
Kirkwood, NY 13795

2/24/2023 • 3/3/2023 • 3/10/2023

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 23, 2023 TO MARCH 1, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$49,400.00
Mortgagor: DOTY, ALEXANDER MATTHEW	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - UNITED WHOLESALE MORTGAGE LLC
Locations: Parcel # 1 - 031.14-1,002.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: SUSQUEHANNA COUNTY RECREATION CENTER	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 148.00-1,022.03,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: MELROSE ROAD PROPERTY MANAGEMENT LLC	Mortgagee: HARMONY COMPLEX LLC
Locations: Parcel # 1 - 056.00-1,032.01,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$214,452.00
Mortgagor: BLAIR, THOMAS S 2 - BLAIR, CAROL	Mortgagee: LOANDEPOT.COM LLC
Locations: Parcel # 1 - 181.00-1,053.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$480,000.00
Mortgagor: PRESTON, WILLIAM JAMES II 2 - PRESTON, EMMA LORRAINE	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 032.00-1,025.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$133,575.00
Mortgagor: HAGEMEI, MICHAEL (AKA) 2 - HAGEMEI, MICHAEL H 3 - HAGEMEI, TAMMY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.11-3,061.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$33,000.00
Mortgagor: RAFFERTY, SHANNON 2 - RAFFERTY, KERIS (AKA) 3 - SMITH, KERIS L	Mortgagee: PSECU
Locations: Parcel # 1 - 125.03-1,023.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$76,000.00
Mortgagor: EMMETT, ROSE ELLEN	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 249.19-1,036.01,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$199,999.00
Mortgagor: HARTMAN, ASHLEE P 2 - HARTMAN, CONNOR L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 068.00-2,050.00,000.	Municipality FRANKLIN TOWNSHIP

DEEDS

Information:	Consideration: \$230,000.00
Grantor: PLECZYNSKI, EDWARD J	Grantee: GUERRERA, RICHARD
2 - PLECZYNSKI, SUZANNE J (AKA)	2 - GUERRERA, CRYSTAL
3 - PLECZYNSKI, SUZANNE J	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: KORY, DEANNA E	Grantee: RD BOND ENTERPRISES LLC
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MORRIS, DANIEL	Grantee: MORRIS, DANIEL
2 - MORRIS, HOWARD C (ESTATE)	
3 - MORRIS, DAVID	
4 - SCHULTES, TRACI	
5 - SCHULTES, CHARLES	
6 - MORRIS, HOWARD C	
Locations: Parcel #	Municipality
1 - 048.00-1,008.00,000.	LIBERTY TOWNSHIP
Information: HYDROCARBON CONVEYANCE	Consideration: \$50,000.00
Grantor: CAPWELL, JOSHUA S (BY COURT AGENT)	Grantee: PHIVE STARR PROPERTIES LP
Locations: Parcel #	Municipality
1 - 103.00-1,005.05,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FOSTER, JOHN L	Grantee: BENEDICT, HOLLY A
2 - FOSTER, CHARLES W	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FONTANA, CAROL	Grantee: HUGHES FONTANA LIVING TRUST
2 - HUGHES, JOHN	
Locations: Parcel #	Municipality
1 - 125.04-1,036.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$52,000.00
Grantor: SEFCU	Grantee: DOTY, ALEXANDER MATTHEW
Locations:	Parcel # Municipality
1 - 031.14-1,002.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$37,500.00
Grantor: HAYSTACK MINERALS LLC	Grantee: FRATICK, THOMAS P
2 - BRIDGE MINERALS LLC	
Locations: Parcel #	Municipality
1 - 136.00-2,017.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STROHL, JEFFREY R	Grantee: STROHL, JEFFREY R
2 - WILLIAMS, JOHN DAVID	2 - WILLIAMS, JOHN DAVID
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PUTERBAUGH, CONNIE	Grantee: PUTERBAUGH, CONNIE
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP

Information: OIL GAS MINERALS AND HYDROCARBONS Grantor: MAYNARD, JACK 2 - MAYNARD, PEGGY Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: MAYNARD, PEGGY Municipality FRANKLIN TOWNSHIP
Information: Grantor: BICKAR, JOSEPH ALEXANDER (ESTATE) Locations: Parcel # 1 - 046.13-1,029.00,000.	Consideration: \$1.00 Grantee: BICKAR, VINCENT THOMAS 2 - BICKAR, DANIEL R Municipality SILVER LAKE TOWNSHIP
Information: Grantor: BICKAR, JOSEPH ALEXANDER (ESTATE) Locations: Parcel # 1 - 046.13-1,029.01,000.	Consideration: \$1.00 Grantee: BICKAR, VINCENT THOMAS 2 - BICKAR, DANIEL R Municipality SILVER LAKE TOWNSHIP
Information: Grantor: FRIEDLAND FARMS LLC Locations: Parcel # 1 - 242.00-1,009.00,000.	Consideration: \$1.00 Grantee: FRIEDLAND FARMS LLC Municipality LENOX TOWNSHIP
Information: Grantor: HUNSINGER, BRIAN L 2 - HUNSINGER, LAURA J Locations: Parcel # 1 - 045.12-1,020.00,000.	Consideration: \$1.00 Grantee: HUNSINGER FAMILY TRUST Municipality SILVER LAKE TOWNSHIP
Information: Grantor: MCHALE, MICHELE L (NKA) 2 - SMITHKA, MICHELE L Locations: Parcel # 1 - N/A	Consideration: \$70,000.00 Grantee: FASSLER, ROBERT Municipality CHOCONUT TOWNSHIP
Information: Grantor: DOCKTOR, WILLARD S (ESTATE AKA) 2 - DOCKTOR, WILLARD STEPHEN (ESTATE) 3 - DOCKTOR, ALICE M (ESTATE AKA) 4 - DOCKTOR, ALICE MAE (ESTATE AKA) 5 - DOCKTOR, ALICE (ESTATE) 6 - DOCKTOR, DIRK 7 - WALSH, DENISE M Locations: Parcel # 1 - 195.00-2,013.00,000.	Consideration: \$33,000.00 Grantee: LICATA, DIANE M Municipality AUBURN TOWNSHIP
Information: Grantor: LAMBERT, MICHAEL PATRICK 2 - BARSHINGER-LAMBERT, ADRIEN MERCEDES (AKA) 3 - LAMBERT, ADRIEN MERCEDES BARSHINGER Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: LAMBERT, MICHAEL PATRICK 2 - BARSHINGER-LAMBERT, ADRIEN MERCEDES (AKA) 3 - LAMBERT, ADRIEN MERCEDES BARSHINGER Municipality HERRICK TOWNSHIP
Information: Grantor: CANFIELD, DOYAL J (ESTATE) Locations: Parcel # 1 - 188.00-1,015.00,000.	Consideration: \$1.00 Grantee: CANFIELD, KEVIN J 2 - WELCH, KERIN J Municipality GIBSON TOWNSHIP
Information: Grantor: DECKER, EDWARD J JR (ESTATE AKA) 2 - DECKER, EDWARD J (ESTATE) Locations: Parcel # 1 - 129.00-1,019.04,000.	Consideration: \$1.00 Grantee: DECKER, EDWARD JIII Municipality NEW MILFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HORNER, JO ANN L	Grantee: FARQUHARSON, BETH 2 - HORNER-HANLEY, AMY (AKA) 3 - HANLEY, AMY HORNER
Locations: Parcel # 1 - 209.00-1,008.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HORNER, JO ANN L	Grantee: FARQUHARSON, BETH 2 - HORNER-HANLEY, AMY (AKA) 3 - HANLEY, AMY HORNER
Locations: Parcel # 1 - 209.00-1,008.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: HARMONY COMPLEX LLC	Grantee: MELROSE ROAD PROPERTY MANAGEMENT LLC
Locations: Parcel # 1 - 056.00-1,032.01,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DECKER, EDWARD J JR (ESTATE AKA) 2 - DECKER, EDWARD J (ESTATE)	Grantee: DECKER, ROBIN LYNN 2 - DECKER, EDWARD JIII
Locations: Parcel # 1 - 129.00-1,019.04,000.	Municipality NEW MILFORD TOWNSHIP
Information: WARRANTY DEED	Consideration: \$1.00
Grantor: ZURN, JOHN C (AKA) 2 - ZURN, JOHN CHARLES (AKA) 3 - ZURN, JOHN 4 - ZURN, FRANCES E (AKA) 5 - ZURN, FRANCES ELIZABETH (AKA) 6 - ZURN, FRANCES	Grantee: ZURN FAMILY TRUST
Locations: Parcel # 1 - 259.00-1,051.01,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$600,000.00
Grantor: BOBINIS, JOSEPH S 2 - MILLUS-BOBINIS, PAMELA A (AKA) 3 - BOBINIS, PAMELA A MULLUS	Grantee: PRESTON, WILLIAM JAMES II 2 - PRESTON, EMMA LORRAINE
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: WARRANTY DEED	Consideration: \$1.00
Grantor: ZURN, JOHN C (AKA) 2 - ZURN, JOHN CHARLES (AKA) 3 - ZURN, JOHN 4 - ZURN, FRANCES E (AKA) 5 - ZURN, FRANCES ELIZABETH (AKA) 6 - ZURN, FRANCES	Grantee: ZURN FAMILY TRUST
Locations: Parcel # 1 - 259.00-1,052.00,000.	Municipality LATHROP TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: BOGER, BRIAN S 2 - BOGER, BARBARA L	Grantee: BOGER, BRIAN S 2 - REED-BOGER, BARBARA L (AKA) 3 - BOGER, BARBARA L REED
Locations: Parcel # 1 - 021.00-2,022.00,000.	Municipality APOLACON TOWNSHIP

Information: Grantor: MARCELLUS BROTHERS LLC	Consideration: \$31,900.00 Grantee: DOOLITTLE, ARTHUR C 2 - DOOLITTLE, LISA M
Locations: Parcel # 1 - 201.00-1,006.00,000.	Municipality DIMOCK TOWNSHIP
Information: Grantor: WINDY ACRES INVESTMENTS LLC	Consideration: \$136,040.00 Grantee: HAGEMEIER, MICHAEL H 2 - HAGEMEIER, TAMMY S
Locations: Parcel # 1 - 054.11-3,061.00,000. - -	Municipality SUSQUEHANNA
Information: OIL, GAS & MINERAL Grantor: RONDALE CORP INC	Consideration: \$190,219.00 Grantee: FAMILY LAND GROUP LLC
Locations: Parcel # 1 - 170.00-1,020.04,000. 2 - 170.00-2,006.00,000. 3 - 170.00-2,002.00,000.	Municipality GIBSON TOWNSHIP ARARAT TOWNSHIP ARARAT TOWNSHIP
Information: Grantor: LABONTE, MARSHA A (ESTATE NKA) 2 - MARTENS, MARSHA A (ESTATE)	Consideration: \$1.00 Grantee: MARTINS, LESLIE H
Locations: Parcel # 1 - 109.05-1,002.00,000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: PIERCE, COLTON JAMES (AKA) 2 - PIERCE, COLTON 3 - PIERCE, KAYLA RAE (AKA) 4 - PIERCE, KAYLA	Consideration: \$250,500.00 Grantee: HARTMAN, CONNOR L 2 - HARTMAN, ASHLEE P
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: Grantor: MALLOY, BEVERLY	Consideration: \$1.00 Grantee: CAREY, CAROLLEE
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: CURTIS, LEONARD J (ESTATE AKA) 2 - CURTIS, LEONARD JOHN (ESTATE)	Consideration: \$1.00 Grantee: WRONOWSKI, MELANIE 2 - CURTIS, JESSICA
Locations: Parcel # 1 - 268.11-1,003.00,000.	Municipality FOREST CITY
Information: Grantor: SMITH, TODD 2 - SMITH, DEBORAH	Consideration: \$175,000.00 Grantee: HOWEY, CATHERINE
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: FAIR HILL REAL ESTATE LLC 2 - PLENARY APPALACHIA LP 3 - BRAVEN HOLDINGS LLC	Consideration: \$80,000.00 Grantee: BOGGS, GEORGE 2 - BOGGS, LINDA
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: Grantor: MUNDA, MICHAEL W	Consideration: \$800,000.00 Grantee: SARF, LESLIE (TRUST)
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP



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