

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ May 30, 2025 ★ Montrose, PA ★ No. 10



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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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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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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 Raymond L. Fallon, a/k/a Raymond Leo Fallon, of Lenox Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Elizabeth Holden. 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

5/30/2025 • 6/6/2025 • 6/13/2025

ESTATE NOTICE

Estate of Elaine J. Powers
AKA Elaine Powers
Late of Susquehanna Borough
EXECUTOR
Randy D. Powers, Jr.
124 Pierson Road
Meshoppen, PA 18630
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Judith Frazier
AKA Judith A. Frazier AKA Judith
Ann Frazier AKA Judith Ann
Crowley AKA Judith Crowley
AKA Judith A. Crowley AKA
Judith A. Benscoter AKA Judith
Ann Benscoter AKA Judith Seiple
AKA Judith A. Seiple AKA Judith
Ann Seiple
Late of Cascade, Kent County,
Michigan
ADMINISTRATOR
Robert J. Seiple
1765 Friendsville Hill Road
Friendsville, PA 18818
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of John Bonavita Sr.
Late of Auburn Township
EXECUTOR
Cindy Bonavita (Estate of John
Bonavita Sr.)
PO Box 73
South Montrose, PA 18843

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Jacqueline A. Castle
Late of New Milford Township
EXECUTOR
Michele Welles
540 Browntown Road
Wyalusing, PA 18853
ATTORNEY
Mark W. Smith
427 Main Street
Towanda, PA 18848

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

ESTATE OF ANITA M. SWETTER, late of Springville, Pennsylvania (died March 14, 2025). Letters of Administration have been issued to Pauline Wooster, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Patrick Walsh, Esquire, Attorney for the Estate, 261 E. Grove Street, Clarks Green, PA 18411.

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

ESTATE NOTICE In the Estate of Cindy L. Monroe, late of the township of Oakland, who died on April 16th, 2025, letters of Administration have been granted to the undersigned. All individuals indebted to or having claims against said estate are requested to present them promptly to:

**Andrea J. Buer, Administratrix
551 Lake Kilby Rd.
Suffolk, VA 23434**

5/16/2025 • 5/23/2025 • 5/30/2025

MORTGAGES AND DEEDS

*RECORDED FROM MAY 15, 2025 TO MAY 21, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$7,591.49
Mortgagor: POST, MATTHEW PHILIP	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
locations: Parcel # 1 - 031.11-2.052.00.000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$109,900.00
Mortgagor: DERODRIGUEZ, MAITE RAMOS (AKA) 2 - RAMOS DERODRIGUEZ, MAITE	Mortgagee: FAIRWAY ASSET CORPORATION
locations: Parcel # 1 - 130.00-1.028.01.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$44,800.00
Mortgagor: CICILIONI PROPERTIES IIC	Mortgagee: HONESDALE NATIONAL BANK
locations: Parcel # 1 - 268.07-5.025.00.000.	Municipality FOREST CITY
Information:	Consideration: \$180,000.00
Mortgagor: HOLBROOK, JUDD E 2 - HOLBROOK, DEBORAH J	Mortgagee: VISIONS FEDERAL CREDIT UNION
locations: Parcel # 1 - 124.10-2.007.00.000.	Municipality MONTROSE
Information:	Consideration: \$140,000.00
Mortgagor: FOLLERT, THOMAS GREGORY (AKA) 2 - FOLLERT, THOMAS G 3 - FOLLERT, KRISTEN NICOLE (AKA) 4 - FOLLERT, KRISTEN N	Mortgagee: VISIONS FEDERAL CREDIT UNION
locations: Parcel # 1 - 124.14-1.024.00.000.	Municipality MONTROSE
Information:	Consideration: \$56,000.00
Mortgagor: ROWAN, JOSEPH P JR 2 - ROWAN, GERI SANDERSON	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 083.00-2.006.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$345,000.00
Mortgagor: SLOCUM, CHRISTOPHER D 2 - SLOCUM, ARIANNA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 147.00-1.003.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$180,000.00
Mortgagor: KAPACS, JOHN EDWARD	Mortgagee: KIND LENDING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.00-3.029.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: MADRID, JHARED GABRIEL	Mortgagee: ROCKET MORTGAGE LLC
Locations: Parcel # 1 - 211.00-2.013.01.000.	Municipality UNIONDALE BOROUGH

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$20,000,000.00
Mortgagor: EXCALIBUR ROYALTY LLC	Mortgagee: AMERICAN MOMENTUM BANK (BY TRUSTEE)
2 - ARNONE J 01H	
3 - ARNONE J 2	
4 - ARNONE J3H	
5 - ARNONE J 04H	
6 - ARNONE J 05H	
7 - ARNONE J 06H	
8 - ARNONE J 08H	
9 - ARNONE J 09H	
10 - ARNONE J 10H	
11 - HUSTON J 1	
12 - HUSTON J 2	
13 - HUSTON J 3H	
14 - HUSTON J 4H	
15 - HUSTON J 8	
16 - SQUIER R 2	
17 - SQUIER R 3	
18 - SQUIER R 1	
19 - SQUIER R 10	
20 - SQUIER R 4	
21 - SQUIER R 5	
22 - SQUIER R 6	
23 - SQUIER R 7	
24 - SQUIER R 8	
25 - YACHYMIAK, EDWARD F	
Locations: Parcel #	Municipality
1 - 145.00-3,018.03.000.	BROOKLYN TOWNSHIP
2 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: NAUROTH, PATRICIA A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 260.00-1,046.00.000.	LENOX TOWNSHIP
Information:	Consideration: \$297,335.65
Mortgagor: MCDONALD, HELEN M (BY ATTY AKA)	Mortgagee: PHOEBE DEVITT HOMES
2 - MCDONALD, HELEN MARILYN (BY ATTY)	
Locations: Parcel #	Municipality
1 - 130.00-1,042.00.000.	NEW MILFORD TOWNSHIP
2 - 130.00-1,036.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: SPARKS, LEWIS	Mortgagee: WAYNE BANK
2 - CHURCH, CASSIDY	
Locations: Parcel #	Municipality
1 - 012.00-1,004.02.000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$126,400.00
Mortgagor: TRAILCO LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 268.06-2,058.00.000.	FOREST CITY
Information:	Consideration: \$75,000.00
Mortgagor: SILFEE, LEON	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 208.00-2,001.00.000.	HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: WHITE, JESSIE LEE	Mortgagee: HONESDALE NATIONAL BANK
2 - WHITE, JOHN II	
3 - BURNETT-WHITE, KAREN (AKA)	
4 - WHITE, KAREN BURNETT	
Locations: Parcel #	Municipality
1 - 266.00-1,087.02.000.	CLIFFORD TOWNSHIP

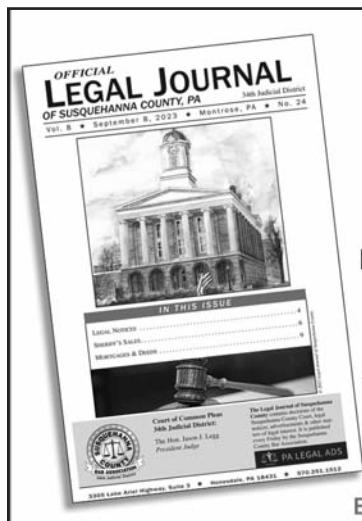
DEEDS

Information:	Consideration: \$1.00
Grantor: HESTER, MICHAEL L 2 - HESTER, TINA J	Grantee: HESTER, JOSEPH M 2 - HESTER, MICHAEL L
Locations: Parcel # 1 - 026.00-2,037.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$8,000.00
Grantor: YANNONE, PHILIP J 2 - YANNONE, JENNIFER	Grantee: DEVLIN, KYLE 2 - DEVLIN, STEPHANIE
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$157,000.00
Grantor: BENDAK, BETTY (ESTATE AKA) 2 - BENDAK, BETTY J (ESTATE) 3 - BENDAK, KAREN	Grantee: DERODRIGUEZ, MAITE RAMOS (AKA) 2 - RAMOS DERODRIGUEZ, MAITE
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1,000
Grantor: WOMELSDORF, LORRAINE	Grantee: RIDZON, RENEE
Locations: Parcel # 1 - 146.00-2,010.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: CRAMER, CHRIS C 2 - CRAMER, PATRICIA A	Grantee: BLUE RIDGE PROPERTY MANAGERS LLC
Locations: Parcel # 1 - 127.19-1,005.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1,000
Grantor: SHADDUCK, JAMES B 2 - SHADDUCK, MISTY MAY	Grantee: SHADDUCK, HANNAH A
Locations: Parcel # 1 - 083.00-1,072.03.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$48,000.00
Grantor: HANLEY, JOSEPH	Grantee: STRYCHARZ, MARK
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$350,000.00
Grantor: KINNEY, PERINA P (ESTATE AKA) 2 - KINNEY, PERINA (ESTATE)	Grantee: BEGLIOMINI, RICHARD E 2 - BEGLIOMINI, RICHARD M
Locations: Parcel # 1 - 183.00-1,013.00.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1,000
Grantor: BRUCKNO, DAVID G SR 2 - BRUCKNO, KAREN M	Grantee: BRUCKNO, DAVID G SR 2 - BRUCKNO, KAREN M
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$340,000.00
Grantor: LEVIN, BEN 2 - LEVIN, CAROLYN MELINDA	Grantee: DESKIEWICZ, MICHAEL W 2 - DESKIEWICZ, ROBIN
Locations: Parcel # 1 - 176.00-1,039.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1,000
Grantor: PEIRCE, HARRY J 2 - PEIRCE, WANDA	Grantee: PEIRCE, WANDA
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: STEPHENS, ARTHUR C 2 - STEPHENS, MELISSA F	Consideration: \$1.00 Grantee: A&M STEPHENS LLC
Locations: Parcel # 1 - 253.00-1,030.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: ASHTON, JON PAUL 2 - ASHTON, RUTH ANN	Consideration: \$180,000.00 Grantee: KAPACS, JOHN EDWARD
Locations: Parcel # 1 - 031.00-3,029.00.000.	Municipality GREAT BEND TOWNSHIP
Information: INTERVAL 47 UNIT 26 Grantor: GANGEMI, ANTHONY J JR Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 46 UNIT 27 Grantor: DRAPER, LORING 2 - DRAPER, BRENDA Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: NOWALK, MARY ANN Locations: Parcel # 1 - 198.00-1,043.01.000. 2 - 198.00-1,044.00.000.	Consideration: \$1.00 Grantee: NOWALK, MARK 2 - DELUCA, JENNIE Municipality DIMOCK TOWNSHIP DIMOCK TOWNSHIP
Information: Grantor: HALEY, MARY E 2 - HALEY, JOHN J Locations: Parcel # 1 - 027.09-1,036.00.000.	Consideration: \$55,000.00 Grantee: SMITH, KEVIN M 2 - SMITH, TERESA Municipality SILVER LAKE TOWNSHIP
Information: Grantor: DUNEGAN, DENNIS 2 - DUNEGAN, ASHLEY Locations: Parcel # 1 - 209.10-1,007.00.000.	Consideration: \$1.00 Grantee: DUNEGAN, DENNIS Municipality HERRICK TOWNSHIP
Information: Grantor: WHITE, SANDRA K 2 - MITCHELL, HEIDI E 3 - MITCHELL, DAVID R 4 - GOFF, PETER W 5 - GOFF, CLISTA Locations: Parcel # 1 - 106.04-1,009.02.000.	Consideration: \$1.00 Grantee: GOFF, PETER W 2 - GOFF, CLISTA Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: BUTRON, JACQUELINE Locations: Parcel # 1 - 268.06-1,031.00.000.	Consideration: \$55,000.00 Grantee: HOUSES2HOUSES LLC Municipality FOREST CITY 2W
Information: Grantor: KILMER, ELSIE M (ESTATE AKA) 2 - KILMER, ELSIE (ESTATE) 3 - KILMER, KENNETH Locations: Parcel # 1 - 215.00-1,058.01.000.	Consideration: \$275,000.00 Grantee: WLR FAMILY LIMITED PARTNERSHIP Municipality AUBURN TOWNSHIP
Information: Grantor: HOSKINS, JENNIFER M Locations: Parcel # 1 - 214.00-1,029.00.000.	Consideration: \$75,900.00 Grantee: KIPAR, PATRICK K 2 - KIPAR, KURT P Municipality AUBURN TOWNSHIP

Information: Grantor: SPARKS, BRANDEA	Consideration: \$160,000.00 Grantee: SPARKS, LEWIS 2 - CHURCH, CASSIDY
Locations: Parcel # 1 - 012.00-1,004.02.000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: HARVATINE, PAUL D 2 - HARVATINE, SUSAN K	Consideration: \$1.00 Grantee: HARVATINE, JOSHUA PAUL 2 - HARVATINE, WILL FOSTER 3 - HARVATINE, KEVIN JOHN
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: PERTISKY, MARTIN M 2 - LEE PERTISKY, BEE LUAN (AKA) 3 - PERTISKY, BEE LUAN LEE	Consideration: \$158,000.00 Grantee: TRAILCO LLC
Locations: Parcel # 1 - N/A	Municipality FORFST T.TY
Information: Grantor: SIEFERT, DIANE I	Consideration: \$75,000.00 Grantee: WURTH, MARK 2 - WALKER, GABRIELE
Locations: Parcel # 1 - 045.08-1,025.00.000. 2 - 045.08-1,011.01.000.	Municipality SILVER LAKE TOWNSHIP SILVER LAKE TOWNSHIP



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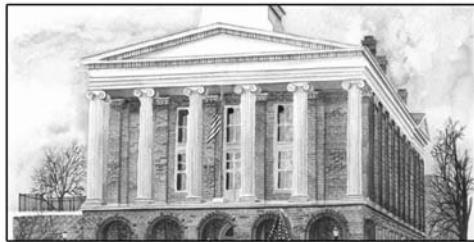
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