

OFFICIAL
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OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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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.



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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: Mortgagor: POST, MATTHEW PHILIP	Consideration: \$7,591.49 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
locations: Parcel # 1 - 031.11-2,052.00,000.	Municipality GREAT BEND BOROUGH
Information: Mortgagor: DERODRIGUEZ, MAITE RAMOS (AKA) 2 - RAMOS DERODRIGUEZ, MAITE	Consideration: \$109,900.00 Mortgagee: FAIRWAY ASSET CORPORATION
locations: Parcel # 1 - 130.00-1,028.01,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: CICILIONI PROPERTIES IIC locations: Parcel # 1 - 268.07-5,025.00,000.	Consideration: \$44,800.00 Mortgagee: HONESDALE NATIONAL BANK Municipality FOREST CITY
Information: Mortgagor: HOLBROOK, JUDD E 2 - HOLBROOK, DEBORAH J	Consideration: \$180,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
locations: Parcel # 1 - 124.10-2,007.00,000.	Municipality MONTROSE
Information: Mortgagor: FOLLERT, THOMAS GREGORY (AKA) 2 - FOLLERT, THOMAS G 3 - FOLLERT, KRISTEN NICOLE (AKA) 4 - FOLLERT, KRISTEN N	Consideration: \$140,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
locations: Parcel # 1 - 124.14-1,024.00,000.	Municipality MONTROSE
Information: Mortgagor: ROWAN, JOSEPH P JR 2 - ROWAN, GERI SANDERSON	Consideration: \$56,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 083.00-2,006.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: SLOCUM, CHRISTOPHER D 2 - SLOCUM, ARIANNA	Consideration: \$345,000.00 Mortgagee: NBT BANK
Locations: Parcel # 1 - 147.00-1,003.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: KAPACS, JOHN EDWARD	Consideration: \$180,000.00 Mortgagee: KIND LENDING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.00-3,029.00,000.	Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: MADRID, JHARED GABRIEL Locations: Parcel # 1 - 211.00-2,013.01,000.	Consideration: \$50,000.00 Mortgagee: ROCKET MORTGAGE LLC Municipality UNIONDALE BOROUGH

Information: Mortgagor: EXCALIBUR ROYALTY LLC 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	Consideration: \$20,000,000.00 Mortgagee: AMERICAN MOMENTUM BANK (BY TRUSTEE)
Locations: Parcel # 1 - 145.00-3,018.03,000. 2 - N/A	Municipality BROOKLYN TOWNSHIP HARFORD TOWNSHIP
Information: Mortgagor: NAUROTH, PATRICIA A Locations: Parcel # 1 - 260.00-1,046.00,000.	Consideration: \$50,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality LENOX TOWNSHIP
Information: Mortgagor: MCDONALD, HELEN M (BY ATTY AKA) 2 - MCDONALD, HELEN MARILYN (BY ATTY) Locations: Parcel # 1 - 130.00-1,042.00,000. 2 - 130.00-1,036.00,000.	Consideration: \$297,335.65 Mortgagee: PHOEBE DEVITT HOMES Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information: Mortgagor: SPARKS, LEWIS 2 - CHURCH, CASSIDY Locations: Parcel # 1 - 012.00-1,004.02,000.	Consideration: \$160,000.00 Mortgagee: WAYNE BANK Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: TRAILCO LLC Locations: Parcel # 1 - 268.06-2,058.00,000.	Consideration: \$126,400.00 Mortgagee: HONESDALE NATIONAL BANK Municipality FOREST CITY
Information: Mortgagor: SILFEE, LEON Locations: Parcel # 1 - 208.00-2,001.00,000.	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HERRICK TOWNSHIP
Information: Mortgagor: WHITE, JESSIE LEE 2 - WHITE, JOHN II 3 - BURNETT-WHITE, KAREN (AKA) 4 - WHITE, KAREN BURNETT Locations: Parcel # 1 - 266.00-1,087.02,000.	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CLIFFORD TOWNSHIP

DEEDS

Information: Grantor: HESTER, MICHAEL L 2 - HESTER, TINA J Locations: Parcel # 1 - 026.00-2,037.00,000.	Consideration: \$1.00 Grantee: HESTER, JOSEPH M 2 - HESTER, MICHAEL L Municipality SILVER LAKE TOWNSHIP
Information: Grantor: YANNONE, PHILIP J 2 - YANNONE, JENNIFER Locations: Parcel # 1 - N/A	Consideration: \$8,000.00 Grantee: DEVLIN, KYLE 2 - DEVLIN, STEPHANIE Municipality SUSQUEHANNA
Information: Grantor: BENDAK, BETTY (ESTATE AKA) 2 - BENDAK, BETTY J (ESTATE) 3 - BENDAK, KAREN Locations: Parcel # 1 - N/A	Consideration: \$157,000.00 Grantee: DERODRIGUEZ, MAITE RAMOS (AKA) 2 - RAMOS DERODRIGUEZ, MAITE Municipality NEW MILFORD TOWNSHIP
Information: Grantor: WOMELSDORF, LORRAINE Locations: Parcel # 1 - 146.00-2,010.00,000.	Consideration: \$1.00 Grantee: RIDZON, RENEE Municipality HARFORD TOWNSHIP
Information: Grantor: CRAMER, CHRIS C 2 - CRAMER, PATRICIA A Locations: Parcel # 1 - 127.19-1,005.00,000.	Consideration: \$85,000.00 Grantee: BLUE RIDGE PROPERTY MANAGERS LLC Municipality NEW MILFORD TOWNSHIP
Information: Grantor: SHADDUCK, JAMES B 2 - SHADDUCK, MISTY MAY Locations: Parcel # 1 - 083.00-1,072.03,000.	Consideration: \$1.00 Grantee: SHADDUCK, HANNAH A Municipality FOREST LAKE TOWNSHIP
Information: Grantor: HANLEY, JOSEPH Locations: Parcel # 1 - N/A	Consideration: \$48,000.00 Grantee: STRYCHARZ, MARK Municipality FRANKLIN TOWNSHIP
Information: Grantor: KINNEY, PERINA P (ESTATE AKA) 2 - KINNEY, PERINA (ESTATE) Locations: Parcel # 1 - 183.00-1,013.00,000.	Consideration: \$350,000.00 Grantee: BEGLIOMINI, RICHARD E 2 - BEGLIOMINI, RICHARD M Municipality BROOKLYN TOWNSHIP
Information: Grantor: BRUCKNO, DAVID G SR 2 - BRUCKNO, KAREN M Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: BRUCKNO, DAVID G SR 2 - BRUCKNO, KAREN M Municipality RUSH TOWNSHIP
Information: Grantor: LEVIN, BEN 2 - LEVIN, CAROLYN MELINDA Locations: Parcel # 1 - 176.00-1,039.00,000.	Consideration: \$340,000.00 Grantee: DESKIEWICZ, MICHAEL W 2 - DESKIEWICZ, ROBIN Municipality RUSH TOWNSHIP
Information: Grantor: PEIRCE, HARRY J 2 - PEIRCE, WANDA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: PEIRCE, WANDA Municipality LIBERTY TOWNSHIP

Information: Grantor: STEPHENS, ARTHUR C 2 - STEPHENS, MELISSA F Locations: Parcel # 1 - 253.00-1,030.00,000.	Consideration: \$1.00 Grantee: A&M STEPHENS LLC Municipality AUBURN TOWNSHIP
Information: Grantor: ASHTON, JON PAUL 2 - ASHTON, RUTH ANN Locations: Parcel # 1 - 031.00-3,029.00,000.	Consideration: \$180,000.00 Grantee: KAPACS, JOHN EDWARD 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
Municipality
GREAT BEND TOWNSHIP

Locations: Parcel #
1 - 012.00-1,004.02,000.

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 r.TTY

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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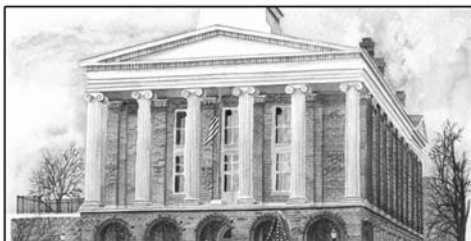
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