

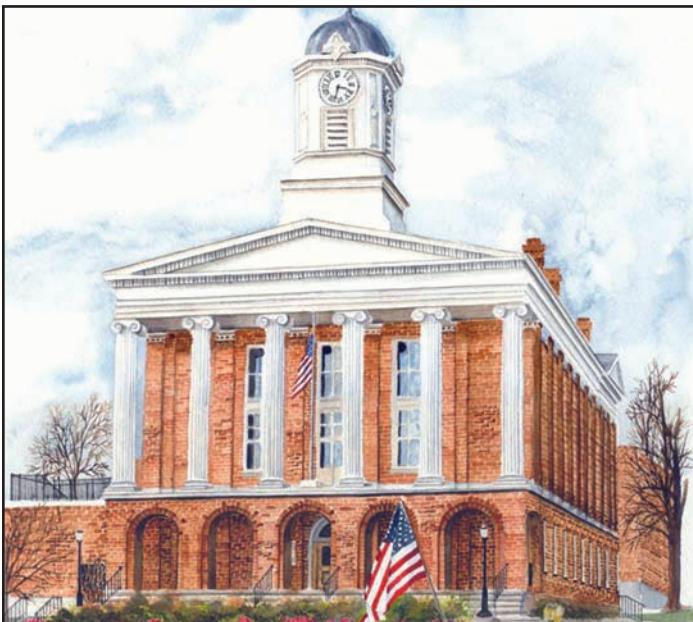
OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ January 24, 2025 ★ Montrose, PA ★ No. 44



IN THIS ISSUE

LEGAL NOTICES 4

MORTGAGES & DEEDS 6



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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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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

*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.*

Subscription Rates

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Mailed Copy	\$100
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Rick Ainey

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

ARTICLES OF INCORPORATION- NONPROFIT

Notice is hereby given that Articles of Incorporation-Nonprofit were filed on December 9, 2024 with the Department of State of the Commonwealth of Pennsylvania, in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988 for the incorporation of QUIGG FAMILY FOUNDATION.

OLIVER, PRICE & RHODES
By: Travis M. Eckersley, Esq.

1/24/2025

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

IN THE COURT OF COMMON
PLEAS
SUSQUEHANNA COUNTY, PA
NO. 2024-1034 CP

IN RE: CHANGE OF NAME OF
JASON T. SHEVLIN

ORDER

NOW, this 24th day of December, 2024; upon consideration of Petition for Name Change, it is Ordered that hearing on the Petition for Name Change is scheduled for February 3, 2025 at 2:30 PM, Courtroom 1,

Susquehanna County Courthouse,
Montrose, Pennsylvania.

The Petitioner is directed to give notice of the filing of the petition and of the date of the hearing by publication in one (1) newspaper of general circulation in this County as well as the Susquehanna County Legal Journal.

BY THE COURT,
JASON J. LEGG, President Judge

1/24/2025

ORPHAN'S COURT DIVISION

ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

The Estate of Philip Grieco,
deceased
Michael J. Gathany, Esq., Executor
67 Main Street, PO Box 953
Hallstead PA 18822

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, February 11, 2025, and if no objections have been filed thereto the account will be confirmed final.

WENDY ZAPOLSKI
CLERK OF ORPHANS' COURT

1/17/2025 • 1/24/2025

MORTGAGES AND DEEDS

RECORDED FROM JANUARY 9, 2025 TO JANUARY 15, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$372,000.00
Mortagor: ZARZACA, JOSEPH P JR 2 - ZARZACA, SUSAN M	Mortgagee: PRIMARY RESIDENTIAL MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 246.00-1,038.01.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$90,000.00
Mortagor: KOVALESKI, NICHOLAS S	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 249.18-1,013.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$100,000.00
Mortagor: HARDING, KELLY L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 090.00-1,008.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$350,000.00
Mortagor: HIMKA, STEPHEN M	Mortgagee: PNC BANK NATIONAL ASSOCIATION
Locations: Parcel # 1 - 258.00-2,009.03.000.	Municipality LATHROP TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: VANOSTRAND, ADAM EVERETT 2 - VANOSTRAND, KATHERINE	Grantee: BROWN, CHARLES R
Locations: Parcel # 1 - 071.00-1,021.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$62,000.00
Grantor: COLLIS, DONALD S JR (TRUST BY TRUSTEES) 2 - COLLIS, CAROLEE (TRUST BY TRUSTEES)	Grantee: KILMER, ANNA D 2 - SULLIVAN, MATTHEW C
Locations: Parcel # 1 - 115.00-2,064.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REESE, VICKI G	Grantee: REESE, RONALD J JR
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOD, EVELYN 2 - WOOD, FLOYD (TRUST BY TRUSTEE) 3 - WOOD, FLOYD (ESTATE)	Grantee: WOOD, EVELYN
Locations: Parcel # 1 - 045.08-1,018.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$0.00
Grantor: OLECHNA, GENE P 2 - OLECHNA, LYNN M	Grantee: GOLO LIVING TRUST (TRUST)
Locations: Parcel # 1 - 149.05-1,003.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DOLAN, DEAN MICHAEL	Grantee: DOLAN, DEAN MICHAEL (TRUST)
Locations: Parcel # 1 - 265.00-1,012.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: BYRD, CHRISTINE M	Grantee: KOVALESKI, NICHOLAS S
Locations: Parcel # 1 - 249.18-1,013.00.000.	Municipality FOREST CITY 2W

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: LEBERZAMMER, ERNST Locations: Parcel # 1 - 108.00-1,039.00.000. 2 - 089.00-2,040.00.000.	Consideration: \$170,000.00 Grantee: AI LLC Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information: Grantor: KEITH, BERTRAM (TRUST BY TRUSTEE) 2 - KEITH, OLIVE J (TRUST BY TRUSTEE) Locations: Parcel # 1 - N/A	Consideration: \$43,500.00 Grantee: FLYNN, DANIEL J Municipality HARFORD TOWNSHIP
Information: Grantor: MARK, VALERIO 2 - MARK, CAROL Locations: Parcel # 1 - N/A	Consideration: \$170,000.00 Grantee: RAMPSON, KEITH 2 - RAMPSON, PATRICIA Municipality SILVER LAKE TOWNSHIP
Information: CORRECTION Grantor: ORUSKA, CYNTHIA (AKA) 2 - ORUSKA, CYNTHIA D 3 - ORUSKA, JOSEPH A Locations: Parcel # 1 - 182.00-1,005.00.000. 2 - 182.00-1,002.01.000.	Consideration: \$1.00 Grantee: ORUSKA, CYNTHA D 2 - ORUSKA, JOSEPH A Municipality DIMOCK TOWNSHIP DIMOCK TOWNSHIP
Information: Grantor: ORUSKA, CYNTHIA D 2 - ORUSKA, JOSEPH A Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ORUSKA, JOSEPH Municipality DIMOCK TOWNSHIP
Information: Grantor: PROCTOR, TIMOTHY G 2 - BINZ, PAUL Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: PROCTOR, TIMOTHY 2 - BINZ, RACHAEL Municipality CLIFFORD TOWNSHIP
Information: Grantor: LEE, ROBERT E JR Locations: Parcel # 1 - N/A	Consideration: \$166,300.00 Grantee: HARDING, KELLY L Municipality NEW MILFORD TOWNSHIP
Information: Grantor: TIFFT, DALE C 2 - TIFFT, MARLAINA M Locations: Parcel # 1 - 026.16-1,008.00.000.	Consideration: \$1.00 Grantee: TIFFT, GREGORY C 2 - TIFFT, CHRISTOPHER H 3 - CODY, DANIEL C 4 - CODY, ERIC K Municipality SILVER LAKE TOWNSHIP
Information: Grantor: SHILLING, DONALD M Locations: Parcel # 1 - 247.00-1,019.02.000.	Consideration: \$270,000.00 Grantee: CIANFLONE, ANTHONY 2 - CIANFLONE, JANICE Municipality CLIFFORD TOWNSHIP
Information: Grantor: SHILLING, DONALD M JR Locations: Parcel # 1 - 247.00-1,068.00.000.	Consideration: \$70,000.00 Grantee: CIANFLONE, ANTHONY 2 - CIANFLONE, JANICE Municipality CLIFFORD TOWNSHIP
Information: Grantor: SCHAKE, THOMAS E 2 - SCHAKE, JOSEPHINE G Locations: Parcel # 1 - 127.00-1,053.00.000.	Consideration: \$36,000.00 Grantee: BLUE RIDGE PROPERTY MANAGERS LLC Municipality NEW MILFORD TOWNSHIP
Information: Grantor: WHITE, MARGARET MILLER 2 - BAILEY, LESLIE MILLER Locations: Parcel # 1 - N/A	Consideration: \$635,000.00 Grantee: TBK PARTNERSHIP Municipality RUSH TOWNSHIP



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