

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ March 28, 2025 ★ Montrose, PA ★ No. 1



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© 2025 Legal Journal of Susquehanna County



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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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 |

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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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Lance Benedict

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Wendy Zapolski

Coroner

Jessica Chiaramonte

Auditors

Robert DeLuca
Stephanie Sojka-Reisch
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 Virginia Romanick
AKA Virginia R. Romanick AKA
Virginia Roberta Romanick
Late of Choconut Township
EXECUTOR
Daniel Romanick
27175 SR 267
Friendsville, PA 18818
ATTORNEY
Erin E. Donnelly
50 Public Avenue
Montrose, PA 18801

3/28/2025 • 4/4/2025 • 4/11/2025

ESTATE NOTICE

Estate of Jeffrey Burns, late of Clifford, died February 20, 2025, Executrix Sarah Airgood; Danielle M. Mulcahey, attorney for the estate, Wright, Reihner & Mulcahey, 148 Adams Avenue, Scranton, PA 18503. Notice is hereby given that Letters Testamentary have been granted. All persons indebted to the said Estate are required to make

payment and those having claims or demands are to present the same without delay to the Executrix named.

3/21/2025 • 3/28/2025 • 4/4/2025

NOTICE OF GRANT OF LETTERS

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of Salvatore J. Armetta a/k/a Salvatore Joseph Armetta, late of New Milford Township, Susquehanna County (Died 12/28/2024), to Katherine Ralston Armetta,

Mark G. Tunis, Esquire, 709 N. State Street, Clarks Summit, PA 18411.

All persons indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executrix named above.

3/21/2025 • 3/28/2025 • 4/4/2025

ESTATE NOTICE

In the Estate of Elizabeth M. Grant, late of the Township of New Milford, 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:

Laurie Jean Grant, Co-Executrix
684 Tingley Lake Road
New Milford, PA 18834

OR

Elizabeth O'Neill, Co-Executrix
492 Main Street
Owego, NY 13827

OR

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

3/21/2025 • 3/28/2025 • 4/4/2025

ESTATE NOTICE

Estate of JoAnn Titus
Late of New Milford
EXECUTOR
Kent Titus
ATTORNEY
c/o Joseph Kosierowski, Esq.
400 Broad St.
Milford, PA 18337

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of MARY PATRICIA
WEBSTER, DECEASED, late of
398 LAKESIDE RD., HOP
BOTTOM, PA 18824, (Died
JANUARY 14, 2025) MICHAEL
W. GLOWACKI, Executor, Dante
A. Cancelli, 125 N. Washington
Ave., Suite 260 Scranton, PA,
18503, Attorney.

DANTE A. CANCELLI, ESQUIRE

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

In the Estate of Robert J. Nanius
a/k/a Robert Nanius, of Herrick
Township, Susquehanna County,
Pennsylvania.

Letters Testamentary in the
above estate have been granted to
Mark Anthony Nanius aka Mark
Nanius. 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:

Michael Briechle, Esquire
Briechle Law Offices, P.C.
1015 N Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

In the Estate of Harriette R. Potter
of Susquehanna, Susquehanna
County, Commonwealth of
Pennsylvania.

Letters Testamentary in the above
estate have been granted to Jessica
Burchell. 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

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

In the Estate of Dale L. Rockwell, Sr. a/k/a Dales L. Rockwell, late of the Township of Susquehanna, 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:

Kelly J. Rockwell, Executrix
158 Main Street
Susquehanna, PA 18847
or
Attorney for the Estate
Rachael Thomas, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

In the Estate of John F. Peterka of Clifford Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Elizabeth Peterka. 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

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

In the Estate of Patricia J Pratt deceased, late of Brooklyn Township, Susquehanna County, Pennsylvania who died intestate on February 3, 2025

Letters of Administration in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make immediate payment and all those having claims against the same are requested to present them without delay to:

Kelvin L Pratt - Administrator
10694 SR 167
Montrose, Pa. 18801

3/14/2025 • 3/21/2025 • 3/28/2025

OTHER NOTICES

NOTICE

On March 18, 2025, the Probable Cause Screening Committee of the Pennsylvania State Board of Nursing issued an Order temporarily suspending the license to practice as a practical nurse held by Pamela Jean Klecha, license no. PN276343 of Hop Bottom, Susquehanna County, pending a hearing, on the grounds that her continued practice within the Commonwealth presents a clear and immediate danger to the public health and safety.

3/28/2025

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 13, 2025 TO MARCH 19, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|---|---|
| Information: | Consideration: \$20,000.00 |
| Mortgagor: GUTHRIE, WESLEY | Mortgagee: SQUID HOLDINGS INC |
| Locations: Parcel # 1 - 054.14-3.006.00.000. | Municipality SUSQUEHANNA |
| Information: | Consideration: \$100,000.00 |
| Mortgagor: KUPST, JOSEPH J JR 2 - KUPST, JOANN M | Mortgagee: VISIONS FEDERAL CREDIT UNION |
| Locations: Parcel # 1 - 031.11-2.003.00.000. | Municipality GREAT BEND BOROUGH |
| Information: | Consideration: \$50,000.00 |
| Mortgagor: MONDAK, MARK J 2 - MONDAK, DANTE M | Mortgagee: VISIONS FEDERAL CREDIT UNION |
| Locations: Parcel # 1 - 069.00-2.052.00.000. | Municipality FRANKLIN TOWNSHIP |
| Information: | Consideration: \$179,450.00 |
| Mortgagor: LEONARD, EVAN | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP |
| Locations: Parcel # 1 - 024.02-1.013.00.000. | Municipality CHOCONUT TOWNSHIP |
| Information: | Consideration: \$140,000.00 |
| Mortgagor: METZGER, DALE E 2 - MARRAZZO, TIERNEY M | Mortgagee: JOURNEY BANK |
| Locations: Parcel # 1 - 209.00-1.053.01.000. | Municipality HERRICK TOWNSHIP |
| Information: | Consideration: \$123,232.00 |
| Mortgagor: HALL, JOSHUA W | Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 031.19-1.023.00.000. | Municipality HALLSTEAD BOROUGH |
| Information: | Consideration: \$8,418.01 |
| Mortgagor: PETRAK, GEORGE A | Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT |
| Locations: Parcel # 1 - 102.00-1.008.00.000. | Municipality FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$171,000.00 |
| Mortgagor: CARTER, JACOB S 2 - CARTER, LEXIS A | Mortgagee: YEOMANS, MARGUERITE |
| Locations: Parcel # 1 - N/A | Municipality LIBERTY TOWNSHIP |
| Information: | Consideration: \$30,000.00 |
| Mortgagor: KARPOV, ELIZABETH A | Mortgagee: NBT BANK |
| Locations: Parcel # 1 - 101.00-1.026.04.000. | Municipality FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$250,000.00 |
| Mortgagor: RICHARDS, NEWTON M 2 - RICHARDS, JOY H | Mortgagee: NBT BANK |
| Locations: Parcel # 1 - 042.00-2.004.00.000. | Municipality CHOCONUT TOWNSHIP |

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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|--|---|
| Information: | Consideration: \$240,562.00 |
| Mortgagor: ROZKUSZKA, JOLYNN NICOLE 2 - SWARTZ, WILLIAM | Mortgagee: NEIGHBORS BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 3 - SMITH, JESSICA | |
| Locations: Parcel # 1 - 167.00-2,016.00.000. | Municipality HARFORD TOWNSHIP |
| Information: | Consideration: \$267,676.00 |
| Mortgagor: ROTH, STEVEN 2 - FIDLER, LESIA | Mortgagee: KIND LENDING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 218.00-2,016.00.000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: | Consideration: \$237,650.00 |
| Mortgagor: ROOD, ERIC B | Mortgagee: NEIGHBORS BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 161.11-1,008.00.000. | Municipality BRIDGEWATER TOWNSHIP |

DEEDS

| | |
|---|---|
| Information: | Consideration: \$1.00 |
| Grantor: RYCHLEWSKI, MARGARET R 2 - GIEGER, AMANDA J | Grantee: RYCHLEWSKI, MARGARET R 2 - GIEGER, AMANDA J |
| Locations: Parcel # 1 - 094.00-1,064.00.000. | Municipality JACKSON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: PFAHL, MATTHEW | Grantee: PFAHL, SUSAN 2 - PFAHL, RICHARD K |
| Locations: Parcel # 1 - 263.00-1,015.00.000. | Municipality LENOX TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: LYMAN, RICHARD C 2 - LYMAN, SUSAN L | Grantee: ROBINSON, LISA LYMAN |
| Locations: Parcel # 1 - 236.00-1,050.00.000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: | Consideration: \$100.00 |
| Grantor: HEINAUER, LARRY | Grantee: BREMER HOF OWNERS INC |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: OIL&GAS | Consideration: \$64,745.94 |
| Grantor: STATEWIDE985 LLC (AKA) 2 - STATEWIDE 985 LLC | Grantee: C-4 PROPERTIES LLC |
| Locations: Parcel # 1 - 050.00-1,008.00.000. | Municipality LIBERTY TOWNSHIP |
| Information: OIL&GAS | Consideration: \$393,881.06 |
| Grantor: STATEWIDE985 LLC (AKA) 2 - STATEWIDE 985 LLC | Grantee: COLE, TODD J 2 - COLE, CHRISTINE M 3 - ETERNAL ENERGY LP |
| Locations: Parcel # 1 - 145.00-2,004.00.000. 2 - N/A | Municipality NEW MILFORD TOWNSHIP BROOKLYN TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: COSMELLO, SAMUEL J 2 - COSMELLO, CHRISTINA 3 - COSMELLO, DONNA | Grantee: COSMELLO, SAMUEL J III |
| Locations: Parcel # 1 - 108.00-1,070.00.000. | Municipality NEW MILFORD TOWNSHIP |

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

| | |
|--|---|
| Information: | Consideration: \$130,000.00 |
| Grantor: NATIONSTAR MORTGAGE LLC (BY ATTY) | Grantee: NEWMAKEOVER LLC |
| Locations: Parcel # | Municipality |
| 1 - 248.00-1,049.00,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: DECKER, MARY J | Grantee: DECKER, MARY J |
| Locations: Parcel # | Municipality |
| 1 - N/A | FRANKLIN TOWNSHIP |
| Information: SUBSURFACE | Consideration: \$24,000.00 |
| Grantor: SENIOR, BRIAN | Grantee: BLUE RIDGE PROPERTY MANAGERS LLC |
| Locations: Parcel # | Municipality |
| 1 - 050.00-2,006.01,000. | GREAT BEND TOWNSHIP |
| Information: | Consideration: \$185,000.00 |
| Grantor: LEONARD, MATTHEW W | Grantee: LEONARD, EVAN |
| 2 - LEONARD, ALEXIS A | Municipality |
| Locations: Parcel # | CHOCONUT TOWNSHIP |
| 1 - 024.02-1,013.00,000. | |
| Information: OIL GAS AND HYDROCARBON | Consideration: \$1.00 |
| Grantor: NARDONE, FRANK A | Grantee: ETERNAL ENERGY LP |
| 2 - NARDONE, SUSAN L | Municipality |
| Locations: Parcel # | LENOX TOWNSHIP |
| 1 - 222.00-3,041.00,000. | |
| Information: | Consideration: \$1.00 |
| Grantor: LONG, RONALD JR | Grantee: LONG, MILISSA |
| Locations: Parcel # | Municipality |
| 1 - N/A | LIBERTY TOWNSHIP |
| Information: | Consideration: \$120,000.00 |
| Grantor: JUSTESEN, KEVIN SCOTT | Grantee: HALL, JOSHUA W |
| Locations: Parcel # | Municipality |
| 1 - 031.19-1,023.00,000. | HALLSTEAD BOROUGH |
| Information: | Consideration: \$1.00 |
| Grantor: SAGER, SUSAN ANN | Grantee: SAGER, SUSAN ANN |
| 2 - ALEXANDER, DAVID H | Municipality |
| 3 - ALEXANDER, ROBERT F SR | NEW MILFORD TOWNSHIP |
| 4 - ALEXANDER, CHERYL L | |
| Locations: Parcel # | |
| 1 - N/A | |
| Information: | Consideration: \$1.00 |
| Grantor: SAGER, SUSAN ANN | Grantee: ALEXANDER, DAVID H |
| 2 - ALEXANDER, DAVID H | Municipality |
| 3 - ALEXANDER, ROBERT F SR | NEW MILFORD TOWNSHIP |
| 4 - ALEXANDER, CHERYL L | |
| Locations: Parcel # | |
| 1 - N/A | |
| Information: | Consideration: \$1.00 |
| Grantor: SAGER, SUSAN ANN | Grantee: ALEXANDER, ROBERT F SR |
| 2 - ALEXANDER, DAVID H | 2 - ALEXANDER, CHERYL L |
| 3 - ALEXANDER, ROBERT F SR | |
| 4 - ALEXANDER, CHERYL L | |
| Locations: Parcel # | |
| 1 - N/A | |
| Information: CORRECTIVE | Consideration: \$215,000.00 |
| Grantor: YEOMANS, MARGUERITE | Grantee: CARTER, JACOB S |
| Locations: Parcel # | Municipality |
| 1 - 009.00-1,011.00,000. | LIBERTY TOWNSHIP |

| | |
|--|---|
| Information: Grantor: CONKLIN, KEVIN L 2 - CONKLIN, MICHELE L | Consideration: \$30,000.00 Grantee: GELATT, EMILY |
| Locations: Parcel # 1 - N/A | Municipality GIBSON TOWNSHIP |
| Information: Grantor: MOLINARI, HELEN (ESTATE) Locations: Parcel # 1 - 266.01-1,016.00,000. | Consideration: \$110,000.00 Grantee: AXTELLS PAVEMENT SOLUTIONS LLC Municipality CLIFFORD TOWNSHIP |
| Information: Grantor: HARTMAN, MICHAEL J (AKA) 2 - HARTMAN, MICHAEL JOHN 3 - HARTMAN, JOHN M (ESTATE AKA) 4 - HARTMAN, JOHN (ESTATE) 5 - JUMPER, LISA MARIE 6 - HARTMAN, SHAWN EDWARD 7 - HARTMAN, MATTHEW MURRAY | Consideration: \$245,000.00 Grantee: ROZKUSZKA, JOLLYN NICOLE 2 - SWARTZ, WILLIAM 3 - SMITH, JESSICA |
| Locations: Parcel # 1 - 167.00-2,016.00,000. | Municipality HARFORD TOWNSHIP |
| Information: Grantor: DAVIS, ALICE M | Consideration: \$265,000.00 Grantee: ROTH, STEVEN 2 - FIDLER, LESIA |
| Locations: Parcel # 1 - 218.00-2,016.00,000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: Grantor: SKERRITT, G MICHAEL | Consideration: \$1,00 Grantee: ARARAT ASSOCIATES |
| Locations: Parcel # 1 - 133.00-3,069.00,000. | Municipality ARARAT TOWNSHIP |
| Information: Grantor: ARARAT ASSOCIATES | Consideration: \$100 Grantee: SKERRITT, JOHN T II |
| Locations: Parcel # 1 - 133.00-3,047.00,000. | Municipality ARARAT TOWNSHIP |
| Information: Grantor: PARRISH, GUY 2 - PARRISH, KAREN | Consideration: \$245,000.00 Grantee: ROOD, ERIC B |
| Locations: Parcel # 1 - 161.11-1,008.00,000. | Municipality BRIDGEWATER TOWNSHIP |



Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
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One (1) time insertion

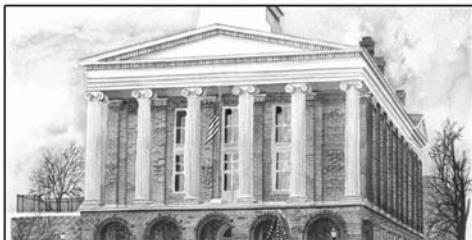
Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
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Subject to space availability

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The deadline for all advertising is 10 AM on

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Contact for Advertising Details:

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Fax: 570-647-0086

Email: baileyd@ptd.net

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| Full Page | \$100 | \$850 | \$1,300 | \$2,100 |
| Half Page | \$75 | \$525 | \$795 | \$1,265 |
| Quarter Page | \$50 | \$325 | \$475 | \$745 |
| Eighth Page | \$35 | \$195 | \$275 | \$435 |

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| | |
|-------------------------|----------------|
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| Mailed Copy | \$100 per year |
| Emailed Copy | \$50 per year |
| Mailed & Emailed Copies | \$125 per year |

Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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