

OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 5 ★ October 16, 2020 ★ Montrose, PA ★ No. 29



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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.



***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.*

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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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#### *One time Insertions*

Incorporation Notices	\$45
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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

Robert DeLuca  
Richard Suraci  
Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, 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.*

#### EXECUTRIX NOTICE

Estate of Margaret A. Shevchuk  
AKA Margaret Shevchuk  
Late of Hop Bottom Borough  
EXECUTRIX  
Romayne Henry  
41 Inver Road  
Tunkhannock, PA 18657  
ATTORNEY  
Judd B. Fitz  
7 Marion Street  
Tunkhannock, PA 18657

**10/16/2020 • 10/23/2020 • 10/30/2020**

#### ESTATE NOTICE

**ESTATE NOTICE Re: Douglas Osgood**, late of the Borough of Hop Bottom, Susquehanna County, Pennsylvania, who died August 8, 2020. Grant of Letters of Testamentary in the above Estate having been granted, all persons having claims or demands against

the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Robert Brown, Executor, Pro Se, P.O. Box 58, Hop Bottom, Pennsylvania.

**10/16/2020 • 10/23/2020 • 10/30/2020**

#### EXECUTOR NOTICE

Estate of Cheryl Ann Runco  
Late of Township of Lathrop  
EXECUTOR  
Robert Ropoch  
223 Riverside Dr.  
Eynon, PA 18403  
ATTORNEY  
Theresa J. Malski-Pezak, Esq.  
907 Church St.  
Jessup, PA 18434

**10/9/2020 • 10/16/2020 • 10/23/2020**

#### ADMINISTRATRIX NOTICE

Estate of Margaret Flaherty  
Late of Choconut Township  
ADMINISTRATRIX  
Katherine I. Ford  
180 Quinn Rd.  
Friendsville, PA 18818  
ATTORNEY  
Laurence M. Kelly  
65 Public Avenue  
Montrose, PA 18801

**10/9/2020 • 10/16/2020 • 10/23/2020**

## ESTATE NOTICE

In the Estate of Maureen F. Stiastny, late of the Township of Harford, 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:

Elizabeth A. Montalvo  
1262 Tyler Lake Road  
Harford, PA 18823

or

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

**10/2/2020 • 10/9/2020 • 10/16/2020**

## ESTATE NOTICE

NOTICE IS HEREBY GIVEN  
THAT LETTERS  
TESTAMENTARY have been  
granted to J Robert Nelson in the  
Estate of Hazel Ruth Nelson AKA  
Hazel Nelson, Deceased, late of  
Walnut Creek, CA, who died on

May 3, 2016. All persons indebted to  
said Estate are required to make  
payment and those having claims or  
demands are to present same without  
delay to J Robert Nelson, in care of:

Jeffrey A. Yelen, Esq.  
8 West Market Street, Suite 320  
Wilkes-Barre, PA 18701

**10/2/2020 • 10/9/2020 • 10/16/2020**

## OTHER NOTICES

### NOTICE

On September 30, 2020, the  
Susquehanna County Tax Claim  
Bureau did present to the Court of  
Common Pleas of Susquehanna  
County the return of Susquehanna  
County Tax Claim Bureau's sale of  
land for delinquent taxes held on  
September 14, 2020 and said Court  
on September 30, 2020 did confirm  
"Nisi" said return filed to No.  
2020-858 C.P., and notice is given  
that exceptions may be filed within  
thirty (30) days after the date of the  
return, otherwise said return will be  
confirmed absolutely.

Jason D. Miller, Director  
Susquehanna County Tax Claim  
Bureau

**10/16/2020**



**MORTGAGES AND DEEDS**

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**RECORDED FROM OCTOBER 1, 2020 TO OCTOBER 7, 2020**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

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**MORTGAGES**

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Information:	Consideration: \$117,866.00
Mortgagor: WELDON, DAVID J 2 - WELDON, ERIN E	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 247.00-1,026.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: STANLEY, JUSTIN L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 102.00-1,047.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$56,671.00
Mortgagor: PARKER, GARY A 2 - PARKER, THERESA M	Mortgagee: P&G MEHOOPANY EMPLOYEES FCU
Locations: Parcel # 1 - 180.00-2,048.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$153,000.00
Mortgagor: STEARNS LENDING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Mortgagee: KIPAR, ALEX P
Locations: Parcel # 1 - 215.00-1,031.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$4,125.07
Mortgagor: SNYDER, DONALD 2 - SNYDER, BONNY	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 264.00-2,037.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$342,795.00
Mortgagor: DS HOLDING LLC (AKA) 2 - SCARPETTA , DAVID F	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 205.00-2,033.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$342,795.00
Mortgagor: DS HOLDING LLC (AKA) 2 - SCARPETTA , DAVID F	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 205.00-2,033.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$156,000.00
Mortgagor: VANHOESEN, PIETER D 2 - VANHOESEN, NANCY J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 177.00-1,034.01,000.	Municipality RUSH TOWNSHIP

**★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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Information:	Consideration: \$725,000.00
Mortgagor: MILLARD, KEVIN M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 121.00-2,009.00.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$133,500.00
Mortgagor: HANYON, MICHAEL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 157.00-1,045.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: STONE, ERICK M 2 - STONE, KELLY L	Mortgagee: FLEWELLING, WELDON C 2 - FLEWELLING, RUTHANN
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$123,000.00
Mortgagor: VINCI, MICHELE L (FKA) 2 - KENOPENSKY, MICHELE L	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
3 - VINCI, PAUL	
Locations: Parcel # 1 - 205.00-2,007.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$44,000.00
Mortgagor: MANN, JORDAN MICAIAH	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MANN, BRIANNA ROSE	
Locations: Parcel # 1 - 109.00-1,091.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: OBRIEN, PATRICIA M 2 - OBRIEN, THOMAS J	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 126.07-1,011.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$19,000.00
Mortgagor: FERREL, MATTHEW	Mortgagee: DISKIN, DANIEL E
Locations: Parcel # 1 - 172.00-1,026.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$166,608.00
Mortgagor: NEENAN, MATTHEW D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - NEENAN, TIFFANY M	
Locations: Parcel # 1 - 199.00-1,013.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: WAYMAN, SHARON J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.11-2,037.00.000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$152,000.00
Mortgagor: GRAHAM, LAURETTA (AKA) 2 - ZANTOWSKY, LAURETTA	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel # 1 - 189.00-1,043.00.000.	Municipality GIBSON TOWNSHIP

**★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★**

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Information:	Consideration: \$1,945,000.00
Mortgagor: HOLLENBECK, DEVIN R	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 144.00-1,026.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: KIEFER, KENNETH E 2 - KIEFER, LINDSEY MARIE (AKA) 3 - KIEFER, LINDSEY M	Mortgagee: FIRST CITIZENS COMMUNITY BANK
Locations: Parcel # 1 - 177.00-1,045.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$176,594.00
Mortgagor: QUADLIN, BILLIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - OCEANSIDE MORTGAGE COMPANY
Locations: Parcel # 1 - 151.00-1,055.00,000.	Municipality GIBSON TOWNSHIP
Information: PARTIAL CLAIM	Consideration: \$4,820.90
Mortgagor: CONRAD, FREDERICK C 2 - CONRAD, ASHLEY C	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 225.00-1,035.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$253,175.00
Mortgagor: VANETTEN, IRENA M E 2 - VANETTEN, BRENDON S	Mortgagee: HOMESTEAD FUNDING CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 225.00-1,033.04,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: PUORRO, DAWN M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 227.00-1,050.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$40,400.00
Mortgagor: PHILLIPS, GARY L 2 - PHILLIPS, WENDY R	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 167.00-2,042.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$139,191.00
Mortgagor: SALMINI, PAUL E III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 193.00-2,007.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$91,010.00
Mortgagor: STUEBER, JOHN A JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 090.18-2,035.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$279,000.00
Mortgagor: BLACHEK, RICHARD D 2 - BLACHEK, ELIZABETH	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 222.00-3,007.00,000.	Municipality LENOX TOWNSHIP

Information:	Consideration: \$138,000.00
Mortgagor: JUSTESEN, MELISSA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.19-1,060.00.000.	2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Information:	Municipality
Mortgagor: CLARK COUNTRY LLC	HALLSTEAD BOROUGH
Locations: Parcel # 1 - 205.01-1,032.00.000.	Consideration: \$130,000.00
Information:	Mortgagee: HONESDALE NATIONAL BANK
Mortgagor: LYNCH, MARISSA	Municipality
Locations: Parcel # 1 - 249.18-1,012.00.000.	LENOX TOWNSHIP
Information:	Consideration: \$55,000.00
Mortgagor: FLYNN, TRACY M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 222.14-1,006.00.000.	Municipality
Information:	FOREST CITY 2W
Mortgagor: ARTLEY, TAMMY	Consideration: \$95,000.00
Locations: Parcel # 1 - 201.00-2,053.01.000.	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Information:	Municipality
Mortgagor: SICKLER, DAVID N	HOP BOTTOM BOROUGH
Locations: Parcel # 1 - 259.00-1,067.00.000.	Consideration: \$70,000.00
Information:	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Mortgagor: OVERHOLSER, RONNIE L	Municipality
Locations: Parcel # 1 - 259.00-1,067.00.000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$77,425.00
Mortgagor: LATHROP, RONNIE L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 259.00-1,067.00.000.	Municipality
Information:	LATHROP TOWNSHIP





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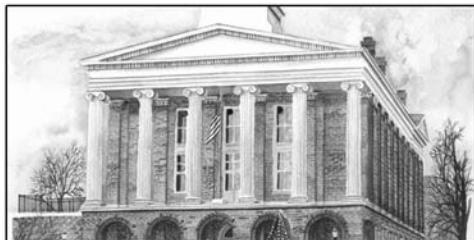
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