

# 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.



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.*

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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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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**

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*IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**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.*

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**EXECUTRIX NOTICE**

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

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

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**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**

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**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**

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**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**

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## ESTATE NOTICE

In the Estate of Maureen F. Stiasny, 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**

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

**MORTGAGES**

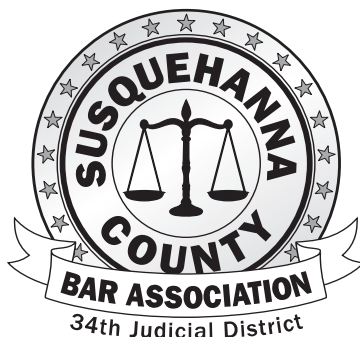
Information:	Consideration: \$117,866.00
Mortgagor: WELDON, DAVID J	Mortgagee: QUICKEN LOANS LLC
2 - WELDON, ERIN E	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 247.00-1,026.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: STANLEY,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

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 3 - VINCI, PAUL	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 205.00-2,007.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$44,000.00
Mortgagor: MANN, JORDAN MICAIAH 2 - MANN, BRIANNA ROSE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
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 2 - NEENAN, TIFFANY M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
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

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



Information:	Consideration: \$138,000.00
Mortgagor: JUSTESEN, MELISSA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 031.19-1,060.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$130,000.00
Mortgagor: CLARK COUNTRY LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 205.01-1,032.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$55,000.00
Mortgagor: LYNCH, MARISSA	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 249.18-1,012.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$95,000.00
Mortgagor: FLYNN, TRACY M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FLYNN, KATRINA D	
Locations: Parcel # 1 - 222.14-1,006.00,000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$70,000.00
Mortgagor: ARTLEY, TAMMY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - THOMAS, MATTHEW GLENN 3 - THOMAS, JUDY	
Locations: Parcel # 1 - 201.00-2,053.01,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$77,425.00
Mortgagor: SICKLER, DAVID N 2 - OVERHOLSER, RONNIE L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 259.00-1,067.00,000.	Municipality LATHROP TOWNSHIP





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