

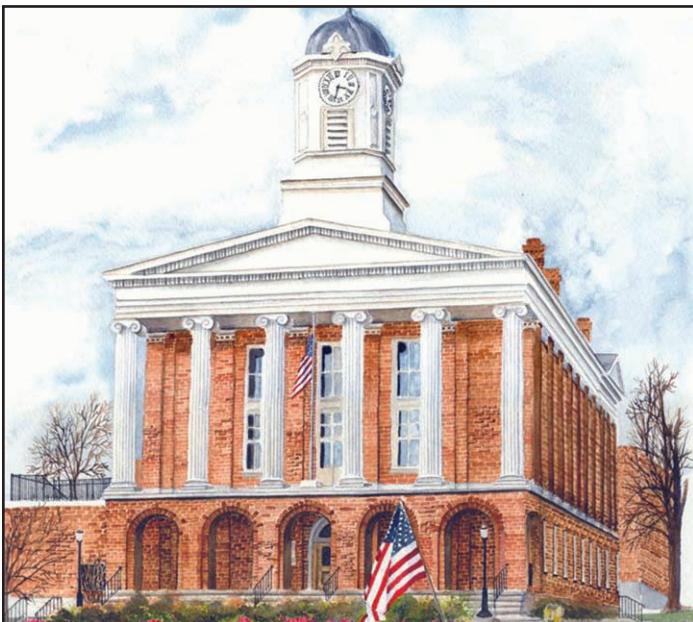
OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ December 31, 2021 ★ Montrose, PA ★ No. 40



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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

Michael Briechle, Esq., Editor
mike@briechlelaw.com

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P: 570-251-1512
F: 570-647-0086
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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.

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordiner, Esq.
Suzanne Brainard

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Cathy Hawley

Sheriff

Lance Benedict

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Clerk of The Orphan’s Court
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.

EXECUTOR NOTICE

Estate of Joan Louise Scott Benson
AKA Joan S. Benson
Late of Township of Jackson
CO-EXECUTRIX
Ellen B. Holdredge
336 Tiffany Road
Kingsley, PA 18826
CO-EXECUTOR
R. Scott Benson
P.O. Box 464
Waymart, PA 18472
ATTORNEY
Rachael Thomas
1220 Main Street
Susquehanna, PA 18847

12/31/2021 • 1/7/2022 • 1/14/2022

NOTICE

In the Estate of ERNEST W. BENJAMIN, III, deceased, late of Hallstead Borough, Susquehanna County, Pennsylvania.

Letters of Administration in the

above estate having been issued to Margo E. Benjamin, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Administratrix for the Estate:
Margo E. Benjamin
4514 Dubois Street
Hallstead, PA 18822

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

12/31/2021 • 1/7/2022 • 1/14/2022

ESTATE NOTICE

ESTATE OF NANCY SMITH
A/K/A NANCY J. SMITH, late of 15325 Strickland Hill Road, Springville, Susquehanna County, Pennsylvania (died June 27, 2021). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mark Fenton, Administrator, 105 Henry Holod Road, Factoryville, Pennsylvania 18419 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney

for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

12/31/2021 • 1/7/2022 • 1/14/2022

ESTATE NOTICE

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below.

ESTATE OF: Janet E. Mosser Tompkins
Also Known As: Janet Mosser Tompkins a/k/a Janet Tompkins
Late of: Hallstead Borough
EXECUTRIX
Julie Ann Holleran
c/o 310 E. Drinker St., P.O. Box 175
Dunmore, PA 18512-0175

Attorney for the Estate
Jeffrey B. Jones
310 E. Drinker St.
P.O. Box 175
Dunmore, PA 18512-0175

12/24/2021 • 12/31/2021 • 1/7/2022

ESTATE NOTICE

ESTATE OF DIANNE BILLIG,
late of the Borough of Little
Meadows, Susquehanna County,
Pennsylvania (died July 13, 2021).

Letters Testamentary have been granted, all persons having claims or demands against the estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Sam W. Lewis, Executor, of 224 South Scott Road, Montrose, Pennsylvania 18801 or to John M. Price of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

12/24/2021 • 12/31/2021 • 1/7/2022

ADMINISTRATOR NOTICE

Estate of Dorothy B. Franko
Late of Lathrop Township
ADMINISTRATOR
Matthew Cokely
15154 Strickland Hill Road
Springville, PA 18844
ATTORNEY
Catherine J. Garbus
24 E. Tioga St.
Tunkhannock, PA 18657

12/24/2021 • 12/31/2021 • 1/7/2022

NOTICE

In the Estate of ALLAN L. HINCHCLIFFE, deceased, late of Liberty Township, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate having been issued to Michael A. Hinchcliffe and Brian Hinchcliffe, all persons indebted to the said estate are requested to make payment; those having

claims to present the same without delay to:

Administrators for the Estate:
Michael A. Hinchcliffe
2293 Franklin Hill Road
Hallstead, PA 18822
and
Brian Hinchcliffe
27322 State Route 267
Friendsville, PA 18818

OR
Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

12/24/2021 • 12/31/2021 • 1/7/2022

ESTATE NOTICE

In the Estate of William F. Yachymiak, of Brooklyn Township, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate have been granted to George L. Yachymiak. 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, PC
1015 N. Main Street, PO Box 157
Forest City, PA 18421
Attorney for Estate

12/24/2021 • 12/31/2021 • 1/7/2022

EXECUTOR NOTICE

Estate of Rena L. Orchard
Late of Lenox Township
EXECUTOR
Donald Joseph Orchard
P.O. Box 98225
Des Moines, WA 98198
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, PO Box 244
Susquehanna, PA 18847

12/17/2021 • 12/24/2021 • 12/31/2021

EXECUTRIX NOTICE

Estate of Alta Mae Hessert
Late of Dimock Township
EXECUTRIX
Lynne M. Sanders
1571 Hunsunger Rd.
Springville, PA 18844

12/17/2021 • 12/24/2021 • 12/31/2021

EXECUTRIX NOTICE

Estate of Stanley K. Lindow
Late of Lanesboro Borough
EXECUTRIX
Dawn Gerdus
195 Springsteen Road
Windsor, NY 13865
ATTORNEY
Rachael Thomas
1220 Main Street
Susquehanna, PA 18847

12/17/2021 • 12/24/2021 • 12/31/2021

OTHER NOTICES

ORDINANCE NOTICE

The following Ordinance has been proposed by the Borough of Hallstead and will be acted on at a meeting to be held on Wednesday, February 16, 2022, at 7:00 p.m. at the Hallstead Borough Municipal Building, 127 Franklin Hill Road, Hallstead, Pennsylvania:

An Ordinance Regulating Property
Maintenance
In the Borough of Hallstead
Ordinance No. 02-16-2022

An Ordinance of the Borough of Hallstead adopting a portion of the 2012 edition of the International Property Maintenance Code, regulation and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplies, utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Borough of Hallstead; providing for the issuance of permits and collection of fees therefore; repealing all other ordinances or parts of laws in conflict therewith.

A full copy of the Ordinance may be examined at the Hallstead Borough Building or the office of Giangrieco Law, PC, 60 Public

Avenue, Montrose, PA 18801.

Giangrieco Law, PC
By: Michael J. Giangrieco, Esquire
Solicitor

12/24/2021 • 12/31/2021

NOTICE

IN THE COURT OF COMMON
PLEAS
SUSQUEHANNA COUNTY,
PENNSYLVANIA

NO. Adopt-003- 2021- O.C.

IN RE:
Adoption of D. L. B.

ADOPTION

.....

CITATION

IMPORTANT NOTICE

TO: KURTIS MITCHELL
ACKER:

A Petition has been filed asking the Court to put an end to all rights you have to your child, D. L. B. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Susquehanna County Court House, Montrose, Pennsylvania in Court Room #1 on the **18th day of January, 2022 at 1.00 p.m.**

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a

lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Susquehanna County Court House
Public Ave.
Montrose, PA 18801
(570) 278-4600

Jason J. Legg, P.J.

1/7/2022

NOTICE

IN THE COURT OF COMMON
PLEAS OF
SUSQUEHANNA COUNTY,
PENNSYLVANIA

NO. Adopt-004 - 2021- Q.C.

IN RE:
Adoption of J. M. A.

ADOPTION
.....
CITATION

IMPORTANT NOTICE

TO: Kurtis Mitchell Acker:

A Petition has been filed asking the Court to put an end to all rights you have to your child, J. M. A. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Susquehanna County Court House, Montrose, Pennsylvania in Court Room # 1 on the **18 th day**

of January, 2022 at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Susquehanna County Court House
Public Ave.
Montrose, PA 18801
(570) 278-4600

Jason J. Legg, P.J.

12/31/2021

**NOTICE OF FILING OF
SHERIFF'S SALES**

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

**SHERIFF'S SALE
MONEY JUDGEMENT
FEBRUARY 22, 2022**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, upon Judgment entered
therein, there will be exposed to
public sale and outcry in the
Sheriff's Office, Susquehanna
County Courthouse Montrose,

Pennsylvania, the following described real estate, to wit:

SALE DATE AND TIME

02/22/2022 9:00 AM

Writ of Execution No.:

2018-30024

PROPERTY ADDRESS: 269 High School Road, Montrose, PA 18801

LOCATION: Bridgewater

Township

Tax ID #: 124.16-1,001.00,000.

IMPROVEMENTS: ONE – 1 story wood framed dwelling

ONE – 30 x 12 wood framed shed

DEFENDANTS: Patrick L. Burke

and Catherine D. Burke

ATTORNEY FOR PLAINTIFF:

Robert P. Daday, Esq.

(866) 720-9748

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause

whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/31/2021 • 1/7/2022 • 1/14/2022



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