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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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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.

### 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**

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

### SUSQUEHANNA COUNTY OFFICIALS

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#### **Coroner**

Anthony J. Conarton

#### **Auditors**

Robert DeLuca

Richard Suraci

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 George Young Scott, Jr.  
AKA George Y. Scott, Jr. AKA  
George Y. Scott, AKA George Scott  
Late of Auburn Township  
EXECUTRIX  
Maribeth M. Teel  
721 Shady Lane Road  
Mehoopany, PA 18629  
ATTORNEY  
Judd B. Fitze  
7 Marion Street  
Tunkhannock, PA 18657

1/13/2023 • 1/20/2023 • 1/27/2023

**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF DAVID JOE MALOOF a/k/a DAVID MALOOF** late of 703 Heart Lake Road, Montrose, Susquehanna County, Pennsylvania (died February 17, 2022), to Peggy Maloof, as Executrix. All

persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

1/6/2023 • 1/13/2023 • 1/20/2023

**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  
MORTGAGE FORECLOSURE**

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  
02/28/2023 09:00 AM**

Writ of Execution No.:

2022-552 CP

PROPERTY ADDRESS: 324

Susquehanna Street, Forest City,

PA 18421

LOCATION: Forest City Borough

Tax ID #: 268.10-1,010.00,000.

IMPROVEMENTS: ONE – 2 story  
wood and brick dwelling

DEFENDANTS: Jeffrey B.

Zukosky and Amy Zukosky

ATTORNEY FOR PLAINTIFF:

Katherine M. Wolf, Esq.

(614) 220-5611

### 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](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

**1/6/2023 • 1/13/2023 • 1/20/2023**

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## MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 3, 2022 TO JANUARY 4, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### MORTGAGES

Information:	Consideration: \$56,000.00
Mortgagor: APRICITY PROPERTY MANAGEMENT LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 268.07-1,041.00,000.	FOREST CITY 2W
Information:	Consideration: \$144,444.00
Mortgagor: KLEIN, EARL SEBASTIAN	Mortgagee: SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 021.05-1,011.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$7,150.00
Mortgagor: KLEIN, EARL SEBASTIAN	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel #	Municipality
1 - 021.05-1,011.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$129,292.00
Mortgagor: BUTTS, MICHAEL T	Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - BUTTS, KATIE E	
Locations: Parcel #	Municipality
1 - 054.16-2,018.00,000.	SUSQUEHANNA
Information:	Consideration: \$105,000.00
Mortgagor: SWINGLE, FREDRICK	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WHITNEY, FAYE	2 - LOANDEPOT.COM LLC
Locations: Parcel #	Municipality
1 - 101.00-1,015.00,000.	FOREST LAKE TOWNSHIP

### DEEDS

Information:	Consideration: \$1.00
Grantor: BALDWIN, KAYLA	Grantee: BALDWIN, KAYLA
Locations: Parcel #	Municipality
1 - 148.00-1,012.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: CASINI, GALE G	Grantee: APRICITY PROPERTY MANAGEMENT LLC
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$160,000.00
Grantor: SKLANKA, ANTOINETTE M (ESTATE AKA)	Grantee: VERGARI, CHRISTOPHER
2 - SKLANKA, ANTOINETTE MARY (ESTATE AKA)	
3 - SKLANKA, ANTOINETTE (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$177,000.00
Grantor: SPROUT, CORY M	Grantee: JACOBY, SUSAN
2 - SPROUT, JAMIE L	
Locations: Parcel #	Municipality
1 - 124.10-2,012.00,000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: SMITH, ROBERT A	Grantee: STEIN, HANNAH
2 - SMITH, ELIZABETH A	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE

Information: Grantor: SMITH, ROBERT A (AKA) 2 - SMITH, ROBERT 3 - SMITH, ELIZABETH A (AKA) 4 - SMITH, ELIZABETH A	Consideration: \$1.00 Grantee: STEIN, HANNAH
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: Grantor: MOORE, ROBERT J JR Locations: Parcel # 1 - 021.05-1,011.00,000.	Consideration: \$143,000.00 Grantee: KLEIN, EARL SEBASTIAN Municipality LITTLE MEADOWS BOROUGH
Information: Grantor: GARRISON, KIMBERLY	Consideration: \$128,000.00 Grantee: BUTTS, MICHAEL T 2 - BUTTS, KATIE E
Locations: Parcel # 1 - 054.16-2,018.00,000.	Municipality SUSQUEHANNA
Information: Grantor: SWINGLE, FREDRICK	Consideration: \$1.00 Grantee: SWINGLE, FREDRICK 2 - WHITNEY, FAYE
Locations: Parcel # 1 - 101.00-1,015.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: BOGGS, GEORGE 2 - BOGGS, LINDA	Consideration: \$139,900.00 Grantee: PIUS, CHRISTOPHER (TRUST) 2 - PIUS, CHRISTINA (TRUST)
Locations: Parcel # 1 - 054.11-5,047.00,000.	Municipality SUSQUEHANNA
Information: Grantor: CICCO, EUGENE 2 - CIANNI, CANDACE MARIE	Consideration: \$1.00 Grantee: CICCO, EUGENE 2 - CIANNI, CANDACE MARIE
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information: Grantor: WALSTON, DONALD 2 - WALSTON, SHELIA	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: FRUEHAN, TIMOTHY	Consideration: \$15,000.00 Grantee: MARTY, MARIA
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Grantor: TARBOX, DAVID 2 - TARBOX, CHERYL	Consideration: \$1.00 Grantee: JUDKINS, ZACKARY 2 - JUDKINS, NICOLE
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH
Information: Grantor: TARBOX, DAVID 2 - TARBOX, CHERYL	Consideration: \$1.00 Grantee: TARBOX, DAVID 2 - TARBOX, CHERYL
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH
Information: Grantor: CONGDON, MARY ANN (ESTATE)	Consideration: \$1.00 Grantee: CONGDON, EUGENIA
Locations: Parcel # 1 - 266.01-1,045.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: O'DONNELL, DENNIS W 2 - O'DONNELL, BRIAN J 3 - O'DONNELL, THERESA	Consideration: \$1.00 Grantee: O'DONNELL, BRIAN J
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP



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