

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ November 1, 2024 ★ Montrose, PA ★ No. 32



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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.



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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.

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*

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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 Edgar E. Holbrook
Late of Bridgewater Township
CO-EXECUTOR
Sandra R. Cavanaugh
116 Tocco Road
Montrose, PA 18801
CO-EXECUTOR
Judd E. Holbrook
155 Cruiser Street
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

11/1/2024 • 11/8/2024 • 11/15/2024

NOTICE

In the Estate of Nancy A. Marr
a/k/a Nancy Marr, deceased, late of
Harford Township, Susquehanna
County, Pennsylvania.

Letters Testamentary in the
above estate having been issued to

Rebecca A. Seidel, all persons
indebted to the said estate are
requested to make payment; those
having claims to present the same
without delay to:

Rebecca A. Seidel
10 Jerseytown Road
Bloomsburg, PA 17815

OR

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

11/1/2024 • 11/8/2024 • 11/15/2024

ESTATE NOTICE

Estate of Thomas J. Caines, Sr.
Late of Springville Township
EXECUTOR
Victor Caines
147 Welles Street
Meshoppen, PA 18630
ATTORNEY
Aaron D. Hovan
154 Warren Street
Tunkhannock, PA 18657

10/25/2024 • 11/1/2024 • 11/8/2024

ESTATE NOTICE

In re: **ESTATE OF** William Galik,
late of Susquehanna, Susquehanna
County, Pennsylvania, (died
September 13, 2021). Letters of
Administration in the above Estate

having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Theresa Kirchner, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

Joseph S. Toczydlowski, Jr.
Attorney for the Estate

10/25/2024 • 11/1/2024 • 11/8/2024

ESTATE NOTICE

Estate of Teresa K. Shea
Late of Liberty Township
EXECUTOR
Joseph McAulliffe
1118 SR 92 N
Tunkhannock, PA 18657

10/18/2024 • 10/25/2024 • 11/1/2024

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY GIVEN that **Letters Testamentary** have been granted in the Estate of Carol Ann Yankovich aka Carol Yankovich, late of Clifford Township, Susquehanna County, Pennsylvania (died July 31, 2024). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor,

Stephen P. Yankovich, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**JOHN J. LAWLER, JR.,
ESQUIRE**

10/18/2024 • 10/25/2024 • 11/1/2024

ESTATE NOTICE

Notice is hereby given that Letters of Administration c.t.a. have been granted in the Estate of Mary Ann Pietrowski, deceased, late of the Borough of Forest City, Susquehanna County, Pennsylvania (died June 20, 2022) to Jonathan L. Pietrowski, Administrator. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to Jonathan L. Pietrowski, 323 Bridge Street, Old Forge, PA 18518

10/18/2024 • 10/25/2024 • 11/1/2024

ESTATE NOTICE

In the Estate of Paul Vincent DeSera, a/k/a Paul V. DeSera of Montrose, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Suzanne Maxey, a/k/a Suzi Maxey. 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

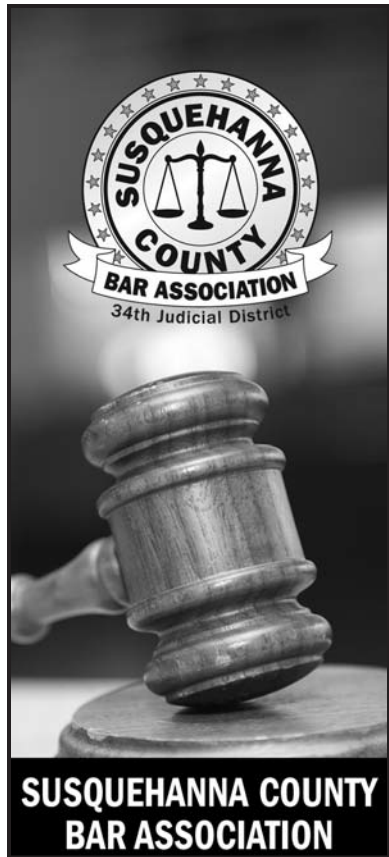
10/18/2024 • 10/25/2024 • 11/1/2024

OTHER NOTICES

PUBLICATION NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Susquehanna County, Pennsylvania, seeking to change the name of (1) Theresa Marie Farley to (6) Nathan Farley. A hearing on the Petition will be held on (8) November 5th, 2024 at 1:00 o'clock p.m. in Courtroom No. 1 at the Susquehanna County Courthouse, Montrose, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

11/1/2024



MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 17, 2024 TO OCTOBER 23, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: VULLO, CHARLES Locations: Parcel # 1 - 195.00-1,015.00,000.	Consideration: \$384,000.00 Mortgagee: NBT BANK Municipality RUSH TOWNSHIP
Information: Mortgagor: CONIGLIARO, PETER R Locations: Parcel # 1 - 109.10-1,016.00,000.	Consideration: \$127,425.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality NEW MILFORD BOROUGH
Information: Mortgagor: WILBER, ADAM 2 - WILBER, LINDSEY Locations: Parcel # 1 - 069.00-2,016.00,000.	Consideration: \$400,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: HALL, TRENTIN Locations: Parcel # 1 - 261.00-1,028.02,000.	Consideration: \$123,000.00 Mortgagee: NBT BANK Municipality LENOX TOWNSHIP
Information: Mortgagor: MACNAMEE, SHAUN 2 - MACNAMEE, CHRISTINE Locations: Parcel # 1 - 084.00-1,030.00,000.	Consideration: \$384,600.00 Mortgagee: CITIZENS & NORTHERN BANK Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: SRT 2012 LLC Locations: Parcel # 1 - 246.00-1,020.06,000.	Consideration: \$402,500.00 Mortgagee: STORMFIELD CAPITAL FUNDING I LLC Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: MATARESE, MICHAEL JAMES 2 - MATARESE, JOANN Locations: Parcel # 1 - 268.06-1,066.00,000. 2 - 268.06-1,065.00,000. 3 - 268.06-1,067.00,000.	Consideration: \$25,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality FOREST CITY 2W FOREST CITY 2W FOREST CITY 2W
Information: Mortgagor: GREGORY, JOSHUA 2 - GREGORY, ADRIAN Locations: Parcel # 1 - 063.02-1,016.00,000.	Consideration: \$8,878.19 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT Municipality CHOCONUT TOWNSHIP
Information: Mortgagor: MANZ, ELEANOR M Locations: Parcel # 1 - 163.03-1,011.00,000.	Consideration: \$48,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: BAKER, LUCAS Locations: Parcel # 1 - 219.00-1,017.00,000.	Consideration: \$28,938.57 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT Municipality SPRINGVILLE TOWNSHIP

Information: Mortgagor: SWEIGART, KIRAN 2 - SWEIGART, SHANE	Consideration: \$881,000.00 Mortgagee: NOVUS HOME MORTGAGE 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 126.06-1,026.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: POTTER, KORYNN A	Consideration: \$240,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PRIORITY MORTGAGE INC
Locations: Parcel # 1 - 026.00-1,035.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: GODSHALL, TIMOTHY J Locations: Parcel # 1 - 251.00-1,001.00,000.	Consideration: \$17,000.00 Mortgagee: PS BANK Municipality AUBURN TOWNSHIP
Information: Mortgagor: BURRIDGE, CONNIE J	Consideration: \$137,620.00 Mortgagee: MORTGAGE RESEARCH CENTER LLC (DBA) 2 - VETERANS UNITED HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 177.00-1,042.00,000.	Municipality RUSH TOWNSHIP
Information: Mortgagor: DAVAILUS, LAURIE D	Consideration: \$30,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 132.00-1,065.00,000.	Municipality JACKSON TOWNSHIP
Information: Mortgagor: KRIEG, HENRY STANLEY	Consideration: \$80,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC
Locations: Parcel # 1 - 191.00-1,009.00,000.	Municipality HERRICK TOWNSHIP
Information: Mortgagor: MCGEHEE, JEFFREY R 2 - MCGEHEE, VANESSA M	Consideration: \$337,500.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - EVERETT FINANCIAL INC (DBA) 3 - SUPREME LENDING
Locations: Parcel # 1 - 020.00-2,003.01,000.	Municipality APOLACON TOWNSHIP
Information: Mortgagor: HUGHES, DENNIS 2 - HUGHES, ZUZANNE	Consideration: \$275,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 161.08-1,047.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: LISIEWICZ, SHAWN A	Consideration: \$4,085.27 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 166.00-1,044.00,000.	Municipality HARFORD TOWNSHIP

DEEDS

Information: Grantor: COHEN, ROBERT	Consideration: \$1.00 Grantee: COHEN, ROBERT 2 - FLUBACHER-COHEN, MARION (AKA) 3 - COHEN, MARION
Locations: Parcel # 1 - 093.16-1,043.00,000.	Municipality JACKSON TOWNSHIP
Information: Grantor: KELLY, WILLIAM S 2 - KELLY, JOANNE E (TRUST BY TRUSTEE) 3 - KELLY, JOHN H JR 4 - GORDON, THOMAS M 5 - GORDON, JEANE ANNE (ESTATE)	Consideration: \$169,900.00 Grantee: CONIGLIARO, PETER R
Locations: Parcel # 1 - 109.10-1,016.00,000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: A WILBER STONE INC	Consideration: \$330,000.00 Grantee: WILBER, ADAM 2 - WILBER, LINDSEY
Locations: Parcel # 1 - 069.00-2,016.00,000.	Municipality FRANKLIN TOWNSHIP
Information: Grantor: LEWIS, TINA M 2 - FEKETTE, TINA M 3 - FEKETTE, DEAN C	Consideration: \$1.00 Grantee: FEKETTE, TINA M 2 - FEKETTE, DEAN C
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information: Grantor: SCHUMACHER, ROBERT W 2 - SCHUMACHER, DORIS A	Consideration: \$1.00 Grantee: SCHUMACHER, ROBERT W (TRUST) 2 - SCHUMACHER, DORIS A (TRUST)
Locations: Parcel # 1 - 159.00-1,045.00,000. 2 - 143.07-1,005.09,000.	Municipality JESSUP TOWNSHIP BRIDGEWATER TOWNSHIP
Information: Grantor: DEPEW, DAVID E	Consideration: \$126,000.00 Grantee: HALL, TRENTIN
Locations: Parcel # 1 - 261.00-1,028.02,000.	Municipality LENOX TOWNSHIP
Information: Grantor: BURNS, MARY A (BY ATTY)	Consideration: \$7,000.00 Grantee: EGER, CHRISTY 2 - EGER, JOSEPH
Locations: Parcel # 1 - 054.00-5,008.00,000.	Municipality OAKLAND BOROUGH
Information: Grantor: SRT 374 LLC	Consideration: \$329,000.00 Grantee: SRT 2012 LLC
Locations: Parcel # 1 - 246.00-1,020.06,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: BALL, TRACY K	Consideration: \$1.00 Grantee: BALL, JOHN R
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information: Grantor: ALBERTSON, MARCIA P 2 - ALBERTSON, JAMES	Consideration: \$1.00 Grantee: ALBERTSON, MARCIA (TRUST) 2 - ALBERTSON, JAMES (TRUST)
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information: OIL AND GAS Grantor: ALBERTSON, MARCIA P	Consideration: \$1.00 Grantee: ALBERTSON, MARCIA (TRUST) 2 - ALBERTSON, JAMES (TRUST)
Locations: Parcel # 1 - 240.00-1,018.00,000. 2 - 240.00-1,032.00,000.	Municipality LATHROP TOWNSHIP LATHROP TOWNSHIP

Information: Grantor: REESE, BRIAN M Locations: Parcel # 1 - 127.00-1,029.00,000.	Consideration: \$20,000.00 Grantee: BLUE RIDGE PROPERTY MANAGERS LLC Municipality NEW MILFORD TOWNSHIP
Information: Grantor: LARSEN, EDWARD J JR 2 - LARSEN, EDWARD J SR Locations: Parcel # 1 - 076.00-1,017.00,000.	Consideration: \$239,000.00 Grantee: RUTT, CLAYTON 2 - RUTT, ELAINE Municipality HARMONY TOWNSHIP
Information: CORRECTIVE Grantor: DAVIS, KIMBERLY R Locations: Parcel # 1 - 159.00-1,031.00,000.	Consideration: \$1.00 Grantee: DAVIS, KIMBERLY R (TRUST) Municipality JESSUP TOWNSHIP
Information: Grantor: WEAVER, CHAD A 2 - WEAVER, RACHEL R Locations: Parcel # 1 - N/A	Consideration: \$275,000.00 Grantee: HUGHES, DENNIS 2 - HUGHES, ZUZANNA Municipality BRIDGEWATER TOWNSHIP
Information: INTERVAL 3 UNIT 26 Grantor: BARTON, LOIS B 2 - BARTON, TRUDI A Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 12 UNIT 440 Grantor: BALAGOT, EDGAR Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 5 WEEK 45 Grantor: BALAGOT, EDGAR Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 06/33 UNIT 27/36 Grantor: HANJARAS, MARION Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: TND BEVERAGE LLC Locations: Parcel # 1 - 264.02-1,003.00,000.	Consideration: \$400,000.00 Grantee: CLIFFORD SHAYONA REAL ESTATE LLC Municipality CLIFFORD TOWNSHIP
Information: Grantor: AHEARN, ROBERT J 2 - AHEARN, MARILYN P Locations: Parcel # 1 - 027.13-1,002.00,000.	Consideration: \$1,100,000.00 Grantee: WOLF, CHRISTOPHER F 2 - WOLF, MARY K Municipality SILVER LAKE TOWNSHIP
Information: Grantor: WENTWORTH, JOHN IV 2 - WENTWORTH, SHERI RENEE Locations: Parcel # 1 - 026.00-1,035.00,000.	Consideration: \$240,000.00 Grantee: POTTER, KORYNN A Municipality SILVER LAKE TOWNSHIP
Information: Grantor: AIKEN, ROBERT 2 - AIKEN, PATRICIA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: AIKEN, ROBERT 2 - AIKEN, PATRICIA Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: AIKEN, ROBERT 2 - AIKEN, PATRICIA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: AIKEN, ROBERT 2 - AIKEN, PATRICIA Municipality BRIDGEWATER TOWNSHIP

Information: Grantor: COAKLEY, CHRISTOPHER Locations: Parcel # 1 - 191.00-1,009.00,000.	Consideration: \$299,000.00 Grantee: KRIEG, HENRY STANLEY Municipality HERRICK TOWNSHIP
Information: Grantor: DITTRICH, ANTONIA Locations: Parcel # 1 - 042.19-1,028.00,000.	Consideration: \$1.00 Grantee: DITTRICH, DEBORAH L Municipality CHOCONUT TOWNSHIP
Information: CORRECTIVE Grantor: NABER, JOHN F (ESTATE) Locations: Parcel # 1 - 215.00-1,101.00,000.	Consideration: \$1.00 Grantee: NABER, JOHN F JR 2 - OGDEN, DINA 3 - NABER, CHARLES S 4 - NABER, MARK C Municipality AUBURN TOWNSHIP
Information: CORRECTIVE Grantor: NABER, JOHN F (ESTATE) Locations: Parcel # 1 - 215.00-1,102.00,000.	Consideration: \$1.00 Grantee: NABER, JOHN F JR 2 - OGDEN, DINA 3 - NABER, CHARLES S 4 - NABER, MARK C Municipality AUBURN TOWNSHIP
Information: CORRECTIVE Grantor: NABER, JOHN F (ESTATE) Locations: Parcel # 1 - 215.00-1,081.02,000.	Consideration: \$1.00 Grantee: NABER, JOHN F JR 2 - OGDEN, DINA 3 - NABER, CHARLES S 4 - NABER, MARK C Municipality AUBURN TOWNSHIP
Information: MINERAL Grantor: NABER, JOHN F (ESTATE) Locations: Parcel # 1 - 215.00-1,081.02,000. 2 - 215.00-1,101.00,000. 3 - 215.00-1,102.00,000.	Consideration: \$1.00 Grantee: NABER, JOHN F JR 2 - OGDEN, DINA 3 - NABER, CHARLES S 4 - NABER, MARK C 5 - NABER, JOSEPH M 6 - MATTSON, MICHELLE 7 - DUMOND, ELIZABETH A Municipality AUBURN TOWNSHIP AUBURN TOWNSHIP AUBURN TOWNSHIP
Information: Grantor: PITCHER, DENISE E Locations: Parcel # 1 - N/A	Consideration: \$375,000.00 Grantee: MCGEHEE, JEFFREY R 2 - MCGEHEE, VANESSA M Municipality APOLACON TOWNSHIP
Information: Grantor: COMBS, JACQUELINE M Locations: Parcel # 1 - 210.15-2,019.00,000.	Consideration: \$1.00 Grantee: COMBS, PIERRE F Municipality UNIONDALE BOROUGH
Information: Grantor: WILKINSON, JEAN (ESTATE AKA) 2 - WILKINSON, JEAN ROWE (ESTATE AKA) 3 - WILKINSON, JEAN R (ESTATE) Locations: Parcel # 1 - 183.00-1,089.00,000.	Consideration: \$1.00 Grantee: WILKINSON, DEBORA A 2 - MORIN, DENISE Municipality BROOKLYN TOWNSHIP



Legal Journal of Susquehanna County
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