

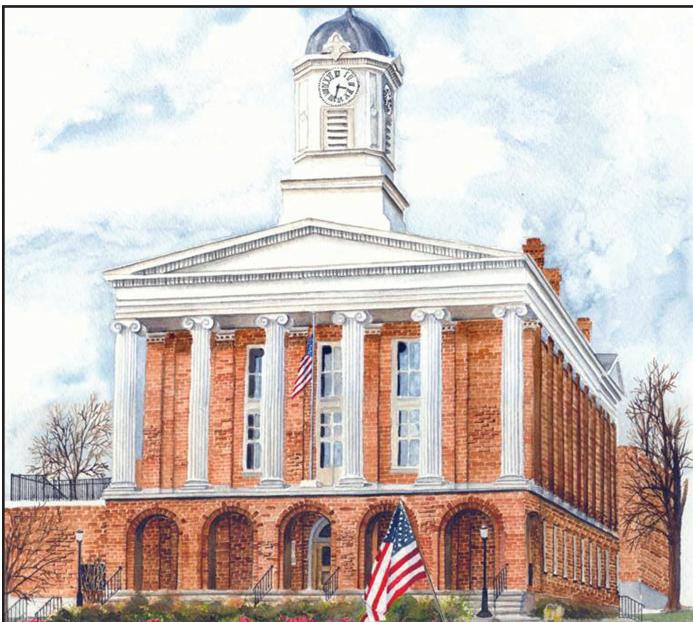
OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ December 13, 2024 ★ Montrose, PA ★ No. 38



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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.



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.

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 |

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

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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

James A. Franchak, Deceased. Late of Friendsville Borough, Susquehanna County, PA. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to David V. Bogden, Administrator, 2725 West Chester Pike, Broomall, PA 19008. Atty.: David V. Bogden, 2725 West Chester Pike, Broomall, PA 19008.

11/29/2024 • 12/6/2024 • 12/13/2024



OTHER NOTICES

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation Nonprofit were filed on 11/14/2024 with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Nonprofit of a proposed business corporation to be organized under the 1988 Pennsylvania Business Corporation Law of the Commonwealth of Pennsylvania. The name of the nonprofit corporation is CAMP KESSER SHENLA INC.. The registered office is at 1635 State Route 2036, Thompson, PA 18465-9100. The purpose of the corporation is: Summer Retreat for all children irrespective of their financial circumstances and all other lawful business in the Commonwealth of Pennsylvania and elsewhere for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

12/13/2024

MORTGAGES AND DEEDS

RECORDED FROM NOVEMBER 27, 2024 TO DECEMBER 4, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

| | |
|---|---|
| Information: | Consideration: \$281,819.00 |
| Mortgagor: CADY, HUNTER V 2 - CADY, JENNIFER | Mortgagee: PEOPLES SECURITY BANK & TRUST CO |
| Locations: Parcel # 1 - 145.00-1,010.01,000. | Municipality BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$210,000.00 |
| Mortgagor: RICCOBONI, PETER J 2 - RICCOBONI, CATHY M | Mortgagee: AMERICAN FINANCIAL NETWORK INC (DBA) 2 - ORION LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 205.00-2,061.00,000. | Municipality LENOX TOWNSHIP |
| Information: | Consideration: \$275,805.00 |
| Mortgagor: BRIENZA, MICHAEL A 2 - BRIENZA, RUTH E | Mortgagee: GOODLEAP LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 124.18-1,011.00,000. | Municipality MONTROSE |
| Information: | Consideration: \$158,000.00 |
| Mortgagor: HOUGHTON, ELMER F 2 - HOUGHTON, ANNE | Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 050.00-2,014.00,000. | Municipality GREAT BEND TOWNSHIP |
| Information: | Consideration: \$368,125.00 |
| Mortgagor: HENRIQUEZ, ERIK 2 - HENRIQUEZ, KATHERINE | Mortgagee: JPMORGAN CHASE BANK |
| Locations: Parcel # 1 - 248.00-1,054.00,000. | Municipality CLIFFORD TOWNSHIP |
| Information: | Consideration: \$162,400.00 |
| Mortgagor: RUSSELL, PATRICIA | Mortgagee: CITIZENS BANK |
| Locations: Parcel # 1 - 021.05-1,042.00,000. | Municipality LITTLE MEADOWS BOROUGH |
| Information: | Consideration: \$339,300.00 |
| Mortgagor: BLOW, DAVID R (AKA) 2 - BLOW, DAVID RONALD 3 - BLOW, KATHRYN E | Mortgagee: CITIZENS BANK |
| Locations: Parcel # 1 - 064.00-1,029.01,000. | Municipality SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$220,800.00 |
| Mortgagor: O'BRIEN, TRAVIS 2 - O'BRIEN, LINDSEY | Mortgagee: NOVUS HOME MORTGAGE 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 132.00-1,043.00,000. | Municipality JACKSON TOWNSHIP |
| Information: | Consideration: \$109,250.00 |
| Mortgagor: NEBZYDOSKI, BRIAN EDWARD | Mortgagee: NOVUS HOME MORTGAGE 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 268.06-2,022.00,000. | Municipality FOREST CITY |

| | |
|---|---|
| Information: Mortgagor: HART, JONATHAN | Consideration: \$187,500.00 Mortgagee: CMG MORTGAGE INC (DBA) 2 - CMG HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 179.00-1,026.00.000. | Municipality DIMOCK TOWNSHIP |
| Information: Mortgagor: LAMPHERE, WESTON ROBERT 2 - LAMPHERE, KATHERINE MAE | Consideration: \$136,000.00 Mortgagee: UNITED WHOLESAL MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |

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| Locations: Parcel # 1 - 161.08-2,006.00.000. | Municipality BRIDGEWATER TOWNSHIP |
|---|--------------------------------------|

DEEDS

| | |
|---|---|
| Information: Grantor: SHADDUCK, DAVID A | Consideration: \$1.00 Grantee: SHADDUCK, DAVID A |
| Locations: Parcel # 1 - 045.15-1,006.00.000. | Municipality SILVER LAKE TOWNSHIP |
| Information: Grantor: FINAL PHASE LLC | Consideration: \$7,500.00 Grantee: STELACIO, EDWARD M |
| Locations: Parcel # 1 - 156.00-1,059.00.000. | Municipality RUSH TOWNSHIP |
| Information: Grantor: ADAMS, JAMES M (ESTATE) | Consideration: \$1.00 Grantee: ADAMS, SANDRA HARMAN |
| Locations: Parcel # 1 - 166.00-1,048.00.000. | Municipality HARFORD TOWNSHIP |
| Information: Grantor: CARTER, HAROLD E | Consideration: \$1.00 Grantee: CARTER, HAROLD E (TRUST) |
| Locations: Parcel # 1 - 233.00-1,036.00.000. | Municipality AUBURN TOWNSHIP |
| Information: Grantor: JENSEN, ANNETTE | Consideration: \$387,500.00 Grantee: HENRIQUEZ, ERIK 2 - HENRIQUEZ, KATHERINE |
| Locations: Parcel # 1 - 248.00-1,054.00.000. | Municipality CLIFFORD TOWNSHIP |
| Information: Grantor: NARMA, NANCY LYNN (ESTATE AKA) 2 - NARMA, NANCY L (ESTATE AKA) 3 - GLASGOW, NANCY LYNN (ESTATE) 4 - NARMA, HEITI ALLAN (ESTATE AKA) 5 - NARMA, HEITI A (ESTATE AKA) 6 - NARMA, HEITI (ESTATE) | Consideration: \$30,000.00 Grantee: VITZAKOVITCH, STANLEY |
| Locations: Parcel # 1 - N/A | Municipality OAKLAND TOWNSHIP |
| Information: Grantor: SCARLATA, JOSEPH JR 2 - SCARLATA, LINDA J (BY ATTY) | Consideration: \$10,000.00 Grantee: LEWIS, ROBERT M 2 - LEWIS, SHERI L |
| Locations: Parcel # 1 - N/A | Municipality HALLSTEAD BOROUGH |
| Information: Grantor: RIOLA, JOHN J JR (ESTATE AKA) 2 - RIOLA, JOHN J (ESTATE) | Consideration: \$10,000.00 Grantee: GANCARZ, KAZIMIERZ M |
| Locations: Parcel # 1 - 029.00-2,014.00.000. | Municipality LIBERTY TOWNSHIP |

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

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| Information: Grantor: TIFFANY, JOYCE E | Consideration: \$1.00 Grantee: TIFFANY, JOYCE E 2 - TIFFANY, LEVI S |
| Locations: Parcel # 1 - 238.08-1,034.00.000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: Grantor: TIFFANY, JOYCE E | Consideration: \$1.00 Grantee: TIFFANY, JOYCE E 2 - TIFFANY, DONALD SCOTT |
| Locations: Parcel # 1 - 238.08-1,026.00.000. 2 - 238.08-1,046.00.000. | Municipality SPRINGVILLE TOWNSHIP SPRINGVILLE TOWNSHIP |
| Information: Grantor: NASSER, CAROLE A | Consideration: \$1.00 Grantee: NEWELL, SUSAN E |
| Locations: Parcel # 1 - N/A | Municipality BRIDGEWATER TOWNSHIP |
| Information: Grantor: TIFFANY, JOYCE E | Consideration: \$1.00 Grantee: TIFFANY, JOYCE E 2 - TIFFANY, AMY E |
| Locations: Parcel # 1 - 238.08-1,027.00.000. 2 - 238.08-1,026.01.000. | Municipality SPRINGVILLE TOWNSHIP SPRINGVILLE TOWNSHIP |
| Information: Grantor: TIFFANY, JOYCE E | Consideration: \$1.00 Grantee: TIFFANY, JOYCE E 2 - ATKINSON, JASON S |
| Locations: Parcel # 1 - 124.00-1,013.00.000. | Municipality BRIDGEWATER TOWNSHIP |
| Information: Grantor: TIFFANY, JOYCE E | Consideration: \$1.00 Grantee: TIFFANY, JOYCE E 2 - TIFFANY, DONALD SCOTT |
| Locations: Parcel # 1 - 238.00-1,046.00.000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: Grantor: R & J JENKINS PROPERTIES LLC 2 - JENKINS, RICHARD A 3 - JENKINS, JUDY C | Consideration: \$110,500.00 Grantee: SCOTT ADAMS LLC |
| Locations: Parcel # 1 - N/A | Municipality FRANKLIN TOWNSHIP |
| Information: Grantor: ROSATO, JULIUS A | Consideration: \$1.00 Grantee: ROSATO, JULIUS A 2 - KEOGH, LORETTA D 3 - ROSATO, JULIUS A JR |
| Locations: Parcel # 1 - 095.00-1,058.00.000. | Municipality THOMPSON TOWNSHIP |
| Information: Grantor: TIFFANY, JOYCE E | Consideration: \$1.00 Grantee: TIFFANY, JOYCE E 2 - ATKINSON, TRACY J |
| Locations: Parcel # 1 - 238.08-1,012.00.000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: Grantor: STRILEY, BARBARA A (ESTATE) | Consideration: \$1.00 Grantee: STRILEY, SETH A 2 - YARRINGTON, FEROL B 3 - STRILEY, HARRY E |
| Locations: Parcel # 1 - 023.00-2,007.00.000. | Municipality CHOCONUT TOWNSHIP |
| Information: Grantor: ESE EQUITY LLC | Consideration: \$111,229.74 Grantee: BABIARZ, JAMES A |
| Locations: Parcel # 1 - 124.17-1,005.00.000. | Municipality MONTROSE 2W |

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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|---|--|
| Information: Grantor: BURDICK, LLOYD J 2 - BURDICK, IRENE DAMIANO Locations: Parcel # 1 - N/A | Consideration: \$1.00 Grantee: BURDICK, LLOYD J 2 - BURDICK, IRENE DAMIANO Municipality GIBSON TOWNSHIP |
| Information: Grantor: DAVIS, DAWN L Locations: Parcel # 1 - 080.00-1,032.01.000. | Consideration: \$1.00 Grantee: DAVIS, JAVINA (TRUST) 2 - DAVIS, GREGORY (TRUST) Municipality MIDDLETOWN TOWNSHIP |
| Information: Grantor: BRAINARD, EVELYN A (ESTATE AKA) 2 - BRAINARD, EVELYN (ESTATE) Locations: Parcel # 1 - 132.00-1,043.00.000. | Consideration: \$220,800.00 Grantee: OBRIEN, TRAVIS 2 - OBRIEN, LINDSEY Municipality JACKSON TOWNSHIP |
| Information: Grantor: OBRIEN, TRAVIS 2 - OBRIEN, LINDSEY Locations: Parcel # 1 - 268.06-2,022.00.000. | Consideration: \$115,000.00 Grantee: NEBZYDOSKI, BRIAN EDWARD Municipality FOREST CITY |
| Information: Grantor: DAVIS, ALICE M Locations: Parcel # 1 - N/A | Consideration: \$202,500.00 Grantee: HART, JONATHAN Municipality DIMOCK TOWNSHIP |
| Information: Grantor: SODEN, ELWOOD 2 - SODEN, LINDA Locations: Parcel # 1 - N/A | Consideration: \$1.00 Grantee: NEU, NICOLE 2 - SODEN, BRADLEY 3 - SODEN, ERIC Municipality JACKSON TOWNSHIP |
| Information: Grantor: GULICK, FRANKLYN WALTER 2 - GULICK, ROBERTA ANNETTE Locations: Parcel # 1 - 107.00-2,018.00.000. | Consideration: \$1.00 Grantee: GULICK, FRANKLYN (TRUST) 2 - GULICK, ROBERTA (TRUST) Municipality NEW MILFORD TOWNSHIP |
| Information: Grantor: JOHNSON, AMANDA 2 - HENDRICKSON, AMANDA (AKA) Locations: Parcel # 1 - N/A | Consideration: \$10.00 Grantee: SCHELL, FRANCIS Municipality LANESBORO BOROUGH |
| Information: Grantor: BARTOK, ANTHONY W 2 - TRECOSKE, KAYLEAH T (NKA) 3 - BARTOK, KAYLEAH T Locations: Parcel # 1 - 161.08-2,006.00.000. | Consideration: \$295,000.00 Grantee: LAMPERE, WESTON ROBERT 2 - LAMPERE, KATHERINE MAE Municipality BRIDGEWATER TOWNSHIP |

Susquehanna County LEGAL JOURNAL

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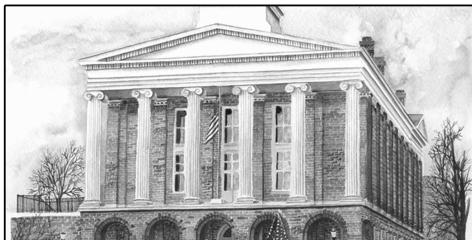
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