

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



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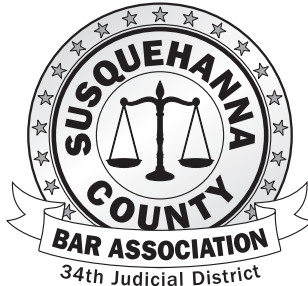
Court of Common Pleas
34th Judicial District:

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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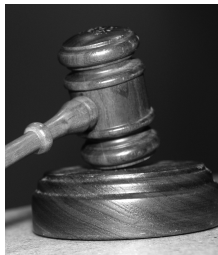
The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

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.

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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: Mortgagor: CADY, HUNTER V 2 - CADY, JENNIFER Locations: Parcel # 1 - 145.00-1,010.01,000.	Consideration: \$281,819.00 Mortgagee: PEOPLES SECURITY BANK & TRUST CO Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: RICCOBONI, PETER J 2 - RICCOBONI, CATHY M Locations: Parcel # 1 - 205.00-2,061.00,000.	Consideration: \$210,000.00 Mortgagee: AMERICAN FINANCIAL NETWORK INC (DBA) 2 - ORION LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality LENOX TOWNSHIP
Information: Mortgagor: BRIENZA, MICHAEL A 2 - BRIENZA, RUTH E Locations: Parcel # 1 - 124.18-1,011.00,000.	Consideration: \$275,805.00 Mortgagee: GOODLEAP LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality MONTROSE
Information: Mortgagor: HOUGHTON, ELMER F 2 - HOUGHTON, ANNE Locations: Parcel # 1 - 050.00-2,014.00,000.	Consideration: \$158,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: HENRIQUEZ, ERIK 2 - HENRIQUEZ, KATHERINE Locations: Parcel # 1 - 248.00-1,054.00,000.	Consideration: \$368,125.00 Mortgagee: JPMORGAN CHASE BANK Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: RUSSELL, PATRICIA Locations: Parcel # 1 - 021.05-1,042.00,000.	Consideration: \$162,400.00 Mortgagee: CITIZENS BANK Municipality LITTLE MEADOWS BOROUGH
Information: Mortgagor: BLOW, DAVID R (AKA) 2 - BLOW, DAVID RONALD 3 - BLOW, KATHRYN E Locations: Parcel # 1 - 064.00-1,029.01,000.	Consideration: \$339,300.00 Mortgagee: CITIZENS BANK Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: OBRIEN, TRAVIS 2 - OBRIEN, LINDSEY Locations: Parcel # 1 - 132.00-1,043.00,000.	Consideration: \$220,800.00 Mortgagee: NOVUS HOME MORTGAGE 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality JACKSON TOWNSHIP
Information: Mortgagor: NEBZYDOSKI, BRIAN EDWARD Locations: Parcel # 1 - 268.06-2,022.00,000.	Consideration: \$109,250.00 Mortgagee: NOVUS HOME MORTGAGE 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 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 WHOLESALE MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 161.08-2,006.00,000.	Municipality BRIDGEWATER TOWNSHIP

DEEDS

Information: Grantor: SHADDUCK, DAVID A Locations: Parcel # 1 - 045.15-1,006.00,000.	Consideration: \$1.00 Grantee: SHADDUCK, DAVID A Municipality SILVER LAKE TOWNSHIP
Information: Grantor: FINAL PHASE LLC Locations: Parcel # 1 - 156.00-1,059.00,000.	Consideration: \$7,500.00 Grantee: STELACIO, EDWARD M Municipality RUSH TOWNSHIP
Information: Grantor: ADAMS, JAMES M (ESTATE) Locations: Parcel # 1 - 166.00-1,048.00,000.	Consideration: \$1.00 Grantee: ADAMS, SANDRA HARMAN Municipality HARFORD TOWNSHIP
Information: Grantor: CARTER, HAROLD E Locations: Parcel # 1 - 233.00-1,036.00,000.	Consideration: \$1.00 Grantee: CARTER, HAROLD E (TRUST) Municipality AUBURN TOWNSHIP
Information: Grantor: JENSEN, ANNETTE Locations: Parcel # 1 - 248.00-1,054.00,000.	Consideration: \$387,500.00 Grantee: HENRIQUEZ, ERIK 2 - HENRIQUEZ, KATHERINE 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) Locations: Parcel # 1 - N/A	Consideration: \$30,000.00 Grantee: VITZAKOVITCH, STANLEY Municipality OAKLAND TOWNSHIP
Information: Grantor: SCARLATA, JOSEPH JR 2 - SCARLATA, LINDA J (BY ATTY) Locations: Parcel # 1 - N/A	Consideration: \$10,000.00 Grantee: LEWIS, ROBERT M 2 - LEWIS, SHERI L Municipality HALLSTEAD BOROUGH
Information: Grantor: RIOLA, JOHN J JR (ESTATE AKA) 2 - RIOLA, JOHN J (ESTATE) Locations: Parcel # 1 - 029.00-2,014.00,000.	Consideration: \$10,000.00 Grantee: GANCARZ, KAZIMIERZ M Municipality LIBERTY TOWNSHIP

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

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: LAMPHERE, WESTON ROBERT 2 - LAMPHERE, KATHERINE MAE Municipality BRIDGEWATER TOWNSHIP

Susquehanna County LEGAL JOURNAL

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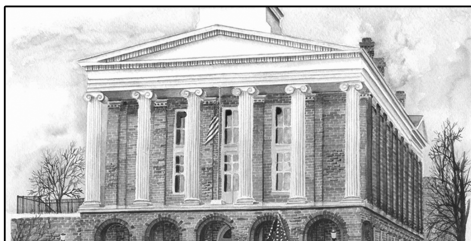
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