

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ October 23, 2020 ★ Montrose, PA ★ No. 30



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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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Publisher:
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3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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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.

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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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.

ESTATE NOTICE

In the Estate of JOAN HELLER of Union Dale Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been granted to the undersigned. 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:

JAMES HELLER
SUSAN CALABRO
C/O Briechle Law Office

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

10/23/2020 • 10/30/2020 • 11/6/2020

ESTATE NOTICE

In the Estate of LAURA PENAMBERE of Forest City Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been granted to the undersigned. 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:

BONNIE BRYNES
C/O Briechle Law Office

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

10/23/2020 • 10/30/2020 • 11/6/2020

ESTATE NOTICE

Estate of Barbara P. Doran, deceased, of 392 Church Street, Borough of New Milford, Susquehanna County, Pennsylvania, who died September 23, 2020.

Letters Testamentary have been granted to Jeffrey E. Doran, Co-Executor, and John J. Kauchis, Co-Executor, who request all persons having claims against the estate of

the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Jeffrey E. Doran and
John J. Kauchis
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
(570) 879-2534

10/23/2020 • 10/30/2020 • 11/6/2020

NOTICE

In the Estate of Claire E. MacRae, deceased, late of Hallstead Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Beverly MacRae, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Beverly MacRae
109 Roquell Way
South Abington Township, PA 18411

OR

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

10/23/2020 • 10/30/2020 • 11/6/2020

EXECUTOR NOTICE

Estate of Andrew Bradford
Gardner AKA Andrew Gardner
Late of Thompson Borough
EXECUTOR

Trebbe G. Johnson
153 Jefferson Avenue
Thompson, PA 18465
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

10/23/2020 • 10/30/2020 • 11/6/2020

EXECUTRIX NOTICE

Estate of Margaret A. Shevchuk
AKA Margaret Shevchuk
Late of Hop Bottom Borough
EXECUTRIX
Romaine Henry
41 Inver Road
Tunkhannock, PA 18657
ATTORNEY
Judd B. Fitze
7 Marion Street
Tunkhannock, PA 18657

10/16/2020 • 10/23/2020 • 10/30/2020

ESTATE NOTICE

ESTATE NOTICE Re: Douglas Osgood, late of the Borough of Hop Bottom, Susquehanna County, Pennsylvania, who died August 8, 2020. Grant of Letters of Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Robert Brown, Executor, Pro Se, P.O. Box 58, Hop Bottom, Pennsylvania.

10/16/2020 • 10/23/2020 • 10/30/2020

EXECUTOR NOTICE

Estate of Cheryl Ann Runco
Late of Township of Lathrop
EXECUTOR

Robert Ropoch
223 Riverside Dr.
Eynon, PA 18403

ATTORNEY

Theresa J. Malski-Pezak, Esq.
907 Church St.
Jessup, PA 18434

10/9/2020 • 10/16/2020 • 10/23/2020

ADMINISTRATRIX NOTICE

Estate of Margaret Flaherty
Late of Choconut Township
ADMINISTRATRIX

Katherine I. Ford
180 Quinn Rd.
Friendsville, PA 18818
ATTORNEY

Laurence M. Kelly
65 Public Avenue
Montrose, PA 18801

10/9/2020 • 10/16/2020 • 10/23/2020



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 Mikayla Renee Smith to Mika Smith. A hearing on the Petition will be held on November 3, 2020 at 3:00 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.

10/23/2020

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 Christine Kay Smith to Kristine Kay Smith. A hearing on the Petition will be held on November 3, 2020 at 3:30 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.

10/23/2020

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 8, 2020 TO OCTOBER 14, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$191,200.00
Mortgagor: MAYES, ALISON L	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 044.00-2,070.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$230,705.00
Mortgagor: BEMBAS, RICHARD JOHN JR	Mortgagee: FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - 247.00-1,005.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$222,200.00
Mortgagor: WAYMAN, JASON SETH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Locations: Parcel # 1 - 062.01-1,003.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: MAHOLICK, STEPHANIE	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 056.00-1,032.05,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$138,700.00
Mortgagor: SHAW, ASHLEY	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 244.00-1,033.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: STEELE, WILLIAM P	Mortgagee: PS BANK
2 - STEELE, DAWN M	
Locations: Parcel # 1 - 244.00-1,029.07,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: UPTON, MARC A	Mortgagee: CERMINARO, MARY JANE 2 - CERMINARO, JOSEPH
Locations: Parcel # 1 - 261.00-1,005.01,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$19,500.00
Mortgagor: WINTERS, ANNA	Mortgagee: PALMA, PATRICK 2 - PALMA, DONNA
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$101,010.00
Mortgagor: MORRISON, KATRINA LYN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 032.00-1,021.00,000.	Municipality GREAT BEND TOWNSHIP

Information:	Consideration: \$96,000.00
Mortgagor: KEYES, JEFFREY T	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KEYES, ROBERT	
Locations: Parcel #	Municipality
1 - 054.11-3,044.00,000.	SUSQUEHANNA
Information:	Consideration: \$130,561.00
Mortgagor: MORGENROTH, NATALIE L	Mortgagee: HOMETOWN LENDERS INC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 050.07-1,042.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$20,000.00
Mortgagor: LACROIX, RANDOLPH (AKA)	Mortgagee: HONESDALE NATIONAL BANK
2 - LACROIX, RANDOLPH E	
3 - LACROIX, EVELYN (AKA)	
4 - LACROIX, EVELYN C	
No Municipality Information	
Information:	Consideration: \$20,000.00
Mortgagor: SPICKERMAN, KEVIN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SPICKERMAN, MADIURY S	
Locations: Parcel #	Municipality
1 - 124.17-4,023.00,000.	MONTROSE 2W
Information:	Consideration: \$60,000.00
Mortgagor: DIBBLE, MICHAEL S	Mortgagee: HOWELL, GEORGE DALE
2 - DIBBLE, DANIELLE E	
Locations: Parcel #	Municipality
1 - 054.11-3,045.00,000.	SUSQUEHANNA
2 - 054.11-3,045.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$175,000.00
Mortgagor: JENNINGS, BART C	Mortgagee: P&G MEHOOPANY EMPLOYEES FCU
2 - JENNINGS, WENDY L	
Locations: Parcel #	Municipality
1 - 061.00-1,025.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$125,000.00
Mortgagor: SMITH, STEVEN C	Mortgagee: AGCHOICE FARM CREDIT
2 - SMITH, MARIE E	
Locations: Parcel #	Municipality
1 - 195.00-2,035.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$172,000.00
Mortgagor: PETERSON, ANDREW D	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - PETERSON, AMBER	
Locations: Parcel #	Municipality
1 - 046.00-1,019.00,000.	SILVER LAKE TOWNSHIP

DEEDS

Information: HYDROCARBON CONVEYANCE	Consideration: \$38,000.00
Grantor: EHMP LLC	Grantee: RAY ELLISON GRANDCHILDREN TRUST
Locations: Parcel #	Municipality
1 - 221.00-1,004.07,000.	LATHROP TOWNSHIP
2 - 165.00-2,016.01,000.	HARFORD TOWNSHIP
3 - 237.00-1,051.00,000.	SPRINGVILLE TOWNSHIP
4 - 207.00-1,021.00,000.	GIBSON TOWNSHIP
5 - 219.00-1,001.00,000.	SPRINGVILLE TOWNSHIP
6 - 218.00-2,022.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$64,000.00
Grantor: KOOPMANN, UWE HEINZ	Grantee: MORSE, GEOFFREY L
2 - KOOPMANN, KATHLEEN	
Locations: Parcel #	Municipality
1 - 194.00-2,009.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: RIPPEY, GEORGE	Grantee: MAHOLICK, STEPHANIE
2 - RIPPEY, KYRA	
Locations: Parcel #	Municipality
1 - 056.00-1,032.05,000.	HARMONY TOWNSHIP
Information:	Consideration: \$10.00
Grantor: ROGERS, JOSHUA	Grantee: SHAW, ASHLEY
2 - SHAW, ASHLEY	
Locations: Parcel #	Municipality
1 - 244.00-1,033.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$107,500.00
Grantor: CONGDON, GREGORY	Grantee: ANGELIDES, JASON
2 - CONGDON, KIMBERLY A	2 - ANGELIDES, JILL
Locations: Parcel #	Municipality
1 - 190.00-1,017.02,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TRAYER, SHARON M	Grantee: ODELL, AMY
	2 - DOLAN, PENNY M
	3 - TRAYER, HERBERT F JR
Locations: Parcel #	Municipality
1 - 042.04-1,003.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TRAYER, SHARON M	Grantee: ODELL, AMY
	2 - DOLAN, PENNY M
	3 - TRAYER, HERBERT F JR
Locations: Parcel #	Municipality
1 - 043.04-1,002.01,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: CERMINARO, MARY JANE	Grantee: UPTON, MARC A
2 - CERMINARO, JOSEPH	
Locations: Parcel #	Municipality
1 - 261.00-1,005.01,000.	LENOX TOWNSHIP
Information:	Consideration: \$151,500.00
Grantor: MEISWINKEL, VICTORIA	Grantee: TERSMETTE, ANTHONY
2 - MEISWINKEL, JUSTIN	
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH

Information:	Consideration: \$55,000.00
Grantor: PALMA, DONNA 2 - PALMA, PATRICK	Grantee: WINTERS, ANNA
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information: OIL GAS ROYALTY AND MINERA	Consideration: \$494,188.00
Grantor: MILTON OIL CORPORATION	Grantee: CAVALLO MINERAL PARTNERS LLC 2 - BRIDGE MINERALS LLC
Locations: Parcel # 1 - 180.00-1,002.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: RICHARDSON, BRADLEY C	Grantee: MORRISON, KATRINA LYN
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FERGUSON, LISA A F (CKA) 2 - FERGUSON, LISA A 3 - FERGUSON, JOHN D 4 - FARINA, ALEXANDER J JR 5 - FARINA, MARK E 6 - FARINA, MAUREEN C 7 - SMOOKE, JEAN M F (NKA) 8 - FARINA, JEAN M	Grantee: ELK LAMJ LLC
Locations: Parcel # 1 - 190.04-1,010.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$132,970.00
Grantor: MACRAE, BEVERLY 2 - MACRAE, CLAIR (ESTATE)	Grantee: MORGENROTH, NATALIE L
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$32,500.00
Grantor: MURSCH, PHILLIP T (ESTATE)	Grantee: MIRCH, KENNETH 2 - MIRCH, SUSAN
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$18,000.00
Grantor: DONNELLY, KEVIN 2 - TRESLAR, LISA M (NBM) 3 - DONNELLY, LISA M	Grantee: LOCKWOOD, ERIC P
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: BAISCH, ADAM J 2 - BAISCH, NANCY A	Grantee: DALE HOWELL ENTERPRISES INC
Locations: Parcel # 1 - 219.00-1,003.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$33,000.00
Grantor: STANFORD, MARTHA R	Grantee: HOWELL, GEORGE DALE
Locations: Parcel # 1 - 054.11-3,045.00,000. 2 - 054.11-3,045.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W

Information:	Consideration: \$48,000.00
Grantor: HOWELL, GEORGE DALE	Grantee: DIBBLE, MICHAEL S 2 - DIBBLE, DANIELLE E
Locations: Parcel # 1 - 054.11-3,045.00,000. 2 - 054.11-3,045.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: KULP, ROBERT A 2 - KULP, DIANNE L	Grantee: KULP, JUSTIN R
Locations: Parcel # 1 - 114.00-1,041.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$190,051.00
Grantor: COMMUNITY BANK	Grantee: MILES, LAVERN 2 - MILES, CHRISTINE
Locations: Parcel # 1 - 062.03-1,014.03,000.	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$140,000.00
Grantor: TAGLIEBER, LARRY G 2 - TAGLIEBER, SANDRA A (AKA) 3 - TAGLIEBER, SANDRA ANN	Grantee: BARNES, JOSHUA 2 - BARNES, KARIN
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: SWAVOLA, SUSAN I 2 - SWAVOLA, JOHN M	Grantee: LEPKOWSKI, MARK 2 - MILLER, DENISE
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: BROTZMAN, LOUIS D 2 - BROTZMAN, ISABELLA	Grantee: HASTINGS, JAMES 2 - HASTINGS, ANITA
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BROTZMAN, LOUIS D 2 - BROTZMAN, ISABELLA	Grantee: BROTZMAN, LOUIS D 2 - BROTZMAN, ISABELLA
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEVENS, CHARLES D 2 - STEVENS, MARIA A	Grantee: STEVENS FAMILY TRUST
Locations: Parcel # 1 - 231.00-1,015.00,000.	Municipality AUBURN TOWNSHIP



Legal Journal of Susquehanna County
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