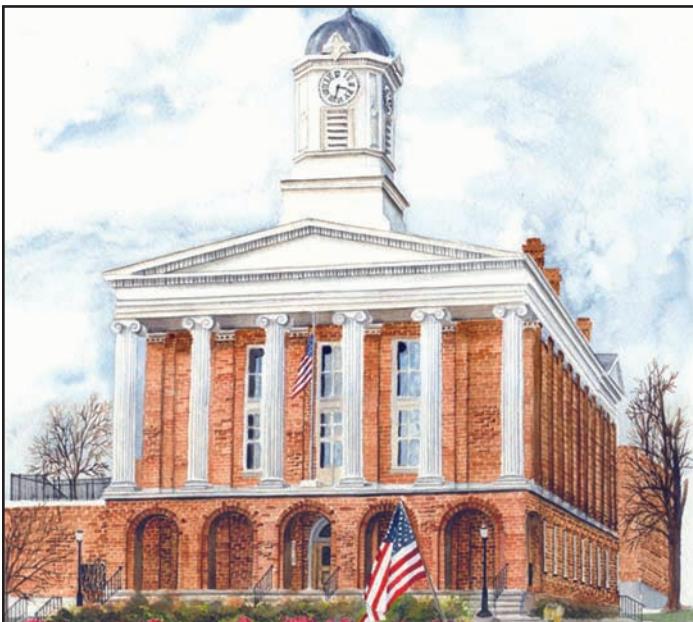


OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ January 26, 2018 ★ Montrose, PA ★ No. 43



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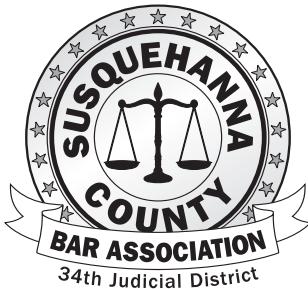
**Court of Common Pleas
34th Judicial District:**

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.

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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.

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

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*
Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister
Jodi L. Cordner, Esq.
Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Robert Klein, Esq.

Prothonotary, Clerk of The Court

Susan F. Eddleston

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall
Elizabeth M. Arnold
MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court
Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec
Susan Jennings

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.

NOTICE

IN THE ESTATE OF STEPHEN K. KRAGER, late of the Borough of Little Meadows, County of Susquehanna, Pennsylvania, Letters of Administration 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:

**Matthew S. Krager,
Administrator
792 Bowbridge Road
Little Meadows, PA 18830**

OR

**Davis Law, P.C.
Raymond C. Davis, Esquire**
Attorney for the Estate
181 Maple Street
Montrose, PA 18801

1/26/2018 • 2/2/2018 • 2/9/2018

NOTICE

IN THE ESTATE OF HELEN PATRICIA BARNES A/K/A H. PATRICIA BARNES, late of the Borough of Susquehanna, County of Susquehanna, Pennsylvania, Letters of Administration 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:

**Kim Burdick, Co-Administrator
1448 Melrose Road
Susquehanna, PA 18847**

OR

**Stephen M. Barnes, Co-Administrator
4321 Reservoir Hill Road
Macungie, PA 18062**

OR

**Davis Law, P.C.
Raymond C. Davis, Esquire**
Attorney for the Estate
181 Maple Street
Montrose, PA 18801

1/26/2018 • 2/2/2018 • 2/9/2018

ADMINISTRATOR NOTICE

Estate of Regina Dragwa AKA
Regina Marie Dragwa
Late of Forest City Borough
ADMINISTRATOR

Richard C. Dragwa
80 Depot Street
Forest City, PA 18421
ATTORNEY
John J. Lawler
25 North Main Street
Carbondale, PA 18407

1/26/2018 • 2/2/2018 • 2/9/2018

EXECUTOR NOTICE

Estate of Mary B. Ahearn AKA
Mary Ahearn
Late of Susquehanna
EXECUTOR
Gerald F. Walker
33 Universal Terrace
Susquehanna, PA 18847

1/19/2018 • 1/26/2018 • 2/2/2018

EXECUTOR NOTICE

Estate of Robert William Hubal
Late of Thompson Township
EXECUTOR
Lori L. Hubal
196 Brown Hill Road
Thompson, PA 18465
ATTORNEY
Rachel Thomas
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/19/2018 • 1/26/2018 • 2/2/2018

EXECUTOR NOTICE

Estate of Dorothy Feduchak AKA
Dorothy M. Feduchak
Late of Kingsley
EXECUTOR
Greg Feduchak
5560 SR 92

Kingsley, PA 18826
EXECUTRIX
Arlene O'Malley
1634 Scott Road
Blakley, PA 18447
ATTORNEY
Patrick A. Walsh
715 N. State St.
Clarks Summit, PA 18411

1/12/2018 • 1/19/2018 • 1/26/2018

EXECUTRIX NOTICE

Estate of Ralph E. Johnson Jr.
AKA Ralph Johnson
Late of Gibson Township
EXECUTRIX
Wendy Keklar
521 Foote Road
New Milford, PA 18834
ATTORNEY
Myron B. DeWitt
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/12/2018 • 1/19/2018 • 1/26/2018

EXECUTOR NOTICE

Estate of Mary Lou Butts
Late of Borough of Susquehanna
EXECUTOR
Daniel Butts
639 Churchill Lake Road
Thompson, PA 18465
ATTORNEY
Myron B. DeWitt, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/12/2018 • 1/19/2018 • 1/26/2018

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 FEBRUARY 13, 2018

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

2-13-2018 9:00 AM

Writ of Execution No.:

2017-1156 CP

PROPERTY ADDRESS: 480

Carter Road

Montrose, Pa 18801

LOCATION: Township of Dimock

Tax ID #: 200.00-1,004.00,000

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAME

DWELLING

ONE – 16 X 24 CLOSED SHED

ONE – 30 X 40 METAL

GARAGE

DEFENDANTS: Martin Farnelli and Patricia Farnelli

ATTORNEY FOR PLAINTIFF:

Patrick Wesner, Esq
(856) 810-5815

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:

For details on individual Sheriff Sales please go to:

<http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings.

Lance M. Benedict,
Susquehanna County Sheriff

1/19/2018 • 1/26/2018 • 2/2/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 13, 2018

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

2-13-2018 9:30 AM

Writ of Execution No.:

2017-1189 CP

PROPERTY ADDRESS: 139 East Church Street

Susquehanna, Pa 18847

LOCATION: Borough of Susquehanna Depot

Tax ID #: 054.11-2,018.00,000

IMPROVEMENTS: ONE - ONE STORY WOOD FRAME

DWELLING

ONE - 13 X 23 CARPORT

FRAME

DEFENDANTS: Bonnie Wolf

ATTORNEY FOR PLAINTIFF:

Matthew Fissle, Esq

(215) 627-1322

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:

For details on individual Sheriff Sales please go to:

<http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings.

Lance M. Benedict,
Susquehanna County Sheriff

1/19/2018 • 1/26/2018 • 2/2/2018

MORTGAGES AND DEEDS

RECORDED FROM JANUARY 11, 2018 TO JANUARY 17, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$15,000.00
Mortgagor: BENJAMIN, ERNEST III 2 - BENJAMIN, MARGO E	Mortgagee: HORIZONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.18-2,001.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$30,000.00
Mortgagor: KEMP, CHARLENE V	Mortgagee: NBT BANK
Locations: Parcel # 1 - 064.00-2,010.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: TIFFANY, RUSSELL A 2 - TIFFANY, YUNG SOOK	Mortgagee: NBT
Locations: Parcel # 1 - 031.00-2,037.00.000.	Municipality GREAT BEND TOWNSHIP
Information: OPEN-END MTG	Consideration: \$10,000.00
Mortgagor: GUARNOTTA, LARRY G 2 - GUARNOTTA, CYNTHIA L	Mortgagee: NBT BANK
Locations: Parcel # 1 - 149.00-3,012.00.000.	Municipality GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$195,000.00
Mortgagor: CHICHURA, ANDREW 2 - CHICHURA, ELAINE MARIE	Mortgagee: NBT BANK
Locations: Parcel # 1 - 205.00-2,046.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$55,000.00
Mortgagor: ROBA, ALLEN H 2 - ROBA, CYNTHIA T	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 227.00-1,015.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$351,000.00
Mortgagor: CONSIDINE, MICHAEL J 2 - CONSIDINE, HEATHER L	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel # 1 - 143.00-1,005.03.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: SHASKAS, JOHN R	Mortgagee: LUZERNE BANK
Locations: Parcel # 1 - 122.00-3,008.00.000. 2 - 141.00-1,029.00.000.	Municipality JESSUP TOWNSHIP JESSUP TOWNSHIP
Information:	Consideration: \$255,600.00
Mortgagor: WORMUTH, DARRYL R 2 - WORMUTH, CAROLINA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 187.00-2,016.03.000.	Municipality GIBSON TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

Information:	Consideration: \$157,500.00
Mortgagor: CARPENTER, JON D 2 - CARPENTER, ABBEY M	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 092.00-1,022.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$55,555.00
Mortgagor: SHERIFF, KELLY L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 054.00-5,012.00.000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$81,926.00
Mortgagor: STONE, GAFSTON R	Mortgagee: NBT BANK
Locations: Parcel # 1 - 268.11-1,041.00.000. 2 - 268.11-1,060.00.000. 3 - 268.11-1,059.02.000.	Municipality FOREST CITY FOREST CITY FOREST CITY
Information:	Consideration: \$67,750.00
Mortgagor: BIRCHARD, VINCENT T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M-T BANK
Locations: Parcel # 1 - 124.17-1,042.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$100,000.00
Mortgagor: CURLEY, BENJAMIN J 2 - CURLEY, AMY M	Mortgagee: KEYBANK NATIONAL ASSOCIATION
Locations: Parcel # 1 - 124.17-1,036.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$670,000.00
Mortgagor: MORALES, BARTON A 2 - MORALES, DOUGLAS M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 205.00-1,002.01.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: MORALES, BARTON A 2 - MORALES, DOUGLAS M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 205.00-1,002.01.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$7,000.00
Mortgagor: BURNS, ERIC S (AKA) 2 - BURNS, ERIC 3 - BURNS, KELLY A	Mortgagee: PSECU
Locations: Parcel # 1 - 268.11-1,065.00.000.	Municipality FOREST CITY
Information:	Consideration: \$68,000.00
Mortgagor: CBH INVESTMENTS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 164.00-1,015.00.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$280,000.00
Mortgagor: MIKELS, BRUCE D 2 - MIKELS, CYNTHIA H	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 025.00-2,028.00.000.	Municipality SILVER LAKE TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: PALISAK, JOHN F 2 - PALISAK, BONITA	Grantee: PALISAK, JOHN F 2 - PALISAK, BONITA
Locations: Parcel # 1 - 031.19-1.003.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: KNOWLTON, DENNIS A 2 - KNOWLTON, SHERRY	Grantee: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
Locations: Parcel # 1 - 264.00-2.030.00,000. 2 - 264.00-2.029.04,000. 3 - 264.00-2.029.05,000.	Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MUDGE, SHAWN	Grantee: PENNSYLVANIA COMMONWEALTH OF - DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 228.00-2.045.03,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GROISS, ELSIE (ESTATE)	Grantee: PENNSYLVANIA COMMONWEALTH OF - DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 179.00-1.024.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRIFFIS, JERROLD A 2 - GRIFFIS, CAROL A	Grantee: GRIFFIS, JERROLD A (TRUST) 2 - GRIFFIS, CAROL A (TRUST)
Locations: Parcel # 1 - 073.00-1,013.01,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: VANHORN, CARL	Grantee: GREENE, EDWARD B III 2 - GREENE, PENELOPE K
Locations: Parcel # 1 - 035.00-1,024.02,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WINTERGRASS, STEVEN S 2 - WINTERGRASS, LINDA L	Grantee: WINTERGRASS, STEVEN S
Locations: Parcel # 1 - 234.00-1,061.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILSON, WILLIAM J JR	Grantee: WILSON, WILLIAM J III 2 - WILSON, KYLE E
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$284,000.00
Grantor: SELENSKI, LAWRENCE JR 2 - SELENSKI, MELISSA	Grantee: WORMUTH, DARRYL R 2 - WORMUTH, CAROLINA
Locations: Parcel # 1 - 187.00-2,016.03,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: HOLGATE, RICHARD B 2 - HOLGATE, GERALDINE J	Grantee: CARPENTER, JON D 2 - CARPENTER, ABBEY M
Locations: Parcel # 1 - 092.00-1,022.00,000.	Municipality NEW MILFORD TOWNSHIP

Information:	Consideration: \$180,000.00
Grantor: MEADE, JOAN A (ESTATE)	Grantee: PRESTYS, MICHAEL III
2 - MIHALICK, JAMES M (ESTATE AKA)	2 - PRESTYS, KAREN
3 - MIHALICK, JAMES (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: DOC'S HOME SERVICES INC	Grantee: SHERIFF, KELLY L
Locations: Parcel #	Municipality
1 - 054.00-5.012.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$84,460.00
Grantor: KASE, PETER J	Grantee: STONE, GAFSTON R
2 - MESZLER, RENEE (NBM)	
3 - KASE, RENEE	
Locations: Parcel #	Municipality
1 - 268.11-1.041.00,000.	FOREST CITY
2 - 268.11-1.060.00,000.	FOREST CITY
3 - 268.11-1.059.02,000.	FOREST CITY
Information:	Consideration: \$69,000.00
Grantor: GARRISON, MARGARET ANNE	Grantee: BIRCHARD, VINCENT T
	2 - BIRCHARD, MICHELLE L
Locations: Parcel #	Municipality
1 - 124.17-1.042.00,000.	MONTROSE 2W
Information:	Consideration: \$52,000.00
Grantor: BELL, DEBRA I (ESTATE)	Grantee: APEX 1 LLC
2 - BELL, EDWARD D (ESTATE)	
Locations: Parcel #	Municipality
1 - 161.00-1,016.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: ORD, WILLIAM T JR	Grantee: CBH INVESTMENTS LLC
2 - ORD, AUDREY K	
Locations: Parcel #	Municipality
1 - 164.00-1,015.00,000.	BROOKLYN TOWNSHIP

Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

