

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ February 12, 2021 ★ Montrose, PA ★ No. 46



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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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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.*

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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

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **District Attorney**

Marion O'Malley, Esq.

#### **Prothonotary, Clerk of The Court**

Jan Krupinski

#### **Chief Public Defender**

Linda LaBarbara, Esq.

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Alan M. Hall — Vice-Chair

Judith Herschel

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Jason D. Miller

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#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

Robert DeLuca

Richard Suraci

Rick Ainey

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**

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*IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**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.*

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**EXECUTRIX NOTICE**

Estate of Janet M. Crockett  
Late of Lenox Township  
EXECUTRIX  
Jeanne Karp  
1050 State Route 2016  
Nicholson, PA 18446

**2/12/2021 • 2/19/2021 • 2/26/2021**

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**EXECUTRIX NOTICE**

Estate of Geneva Eleanor Neal  
AKA B. Eleanor Neal AKA  
Geneva E. Neal  
Late of Jackson Township  
EXECUTRIX  
Geneva Barber  
153 Baker Rd.  
Windsor, NY 13865

**2/12/2021 • 2/19/2021 • 2/26/2021**

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**EXECUTOR NOTICE**

Estate of Pasquale J. Amendolia  
Late of Montrose Borough  
EXECUTOR  
Joseph Amendolia  
200 Old Town Rd.  
E. Setauket, NY 11733

**2/12/2021 • 2/19/2021 • 2/26/2021**

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**EXECUTRIX NOTICE**

Estate of Robert Merle Weber  
Late of New Milford Borough  
EXECUTRIX  
Linda Marie Weber  
1103 Main Street  
New Milford, PA 18834  
ATTORNEY  
Michael Briechele, Esq.  
4 Chestnut Street  
Montrose, PA 18801

**2/5/2021 • 2/12/2021 • 2/19/2021**

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**ESTATE NOTICE**

Estate of Donald John Richards,  
Sr., deceased, of 2527 Ararat Road,  
Thompson, Susquehanna County,  
Pennsylvania, who died August 1,  
2020.

Letters Testamentary have been granted to Donald Richards, Jr., Executor, who requests 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:

Donald Richards, Jr.  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
(570) 879-2534

2/5/2021 • 2/12/2021 • 2/19/2021

### NOTICE OF DECEDENT'S ESTATE

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the Estate of Clare E. Rounds, Deceased, late of 725 Rice Road, New Milford, Susquehanna County, Pennsylvania 18834, who died on November 5, 2020. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, William R. Rounds, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

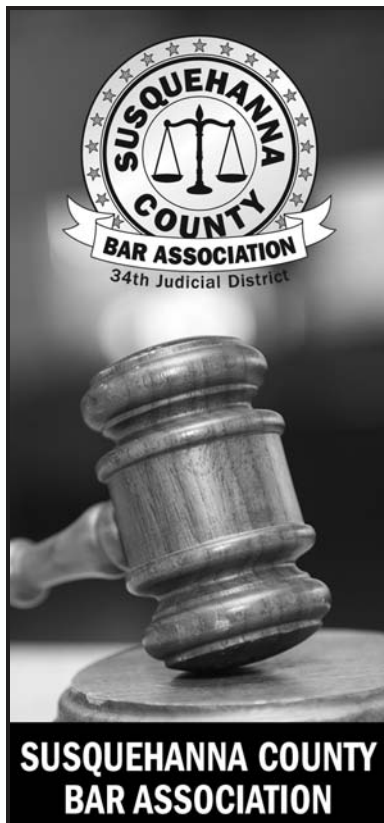
**Michael N. Krisa, Esquire**  
**KRISA & KRISA, P.C.**

1/29/2021 • 2/5/2021 • 2/12/2021

### ADMINISTRATRIX NOTICE

Estate of Betty Grace Shay  
Kegelman AKA Betty G. Kegelman  
Late of New Milford  
ADMINISTRATRIX  
Karen J. Gudykunst  
364 Harford Road  
New Milford, PA 18834  
ATTORNEY  
Michael Briechle, Esq.  
4 Chestnut Street  
Montrose, PA 18801

1/29/2021 • 2/5/2021 • 2/12/2021



**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 28, 2021 TO FEBRUARY 3, 2021  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$79,540.00
Mortgagor: TURANO, MICHAEL C 2 - LEGG, ANNALISA	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.06-1,018.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$35,000.00
Mortgagor: RYAN, TIMOTHY 2 - RYAN, MARY ELLEN 3 - ZGAVEC, JEFFREY	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-1,094.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$141,942.75
Mortgagor: SIMON, RICHARD S 2 - SIMON, BROOKE B	Mortgagee: CAREY, TIMOTHY
Locations: Parcel # 1 - 024.00-1,007.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$170,253.00
Mortgagor: GUYETTE, CHRISTOPHER PAUL  2 - GUYETTE, LEIGH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE NOW INC
Locations: Parcel # 1 - 026.00-1,054.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$232,000.00
Mortgagor: WEAVER, ROBERT P 2 - WEAVER, TARA L	Mortgagee: PHILADELPHIA MORTGAGE ADVISORS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 267.00-1,072.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$83,250.00
Mortgagor: PICHETTE, MATTHEW C	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 157.00-1,072.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$86,000.00
Mortgagor: ARCHIE, JOHNATHAN J	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 042.15-1,003.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$85,174.00
Mortgagor: PHELPS, DOUGLAS A 2 - PHELPS, BONNIE J	Mortgagee: PEOPLES SECURITY BANK AND TRUST CO
Locations: Parcel # 1 - 147.00-2,059.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$210,800.00
Mortgagor: WODOCK, JAMES MICHAEL JR	Mortgagee: DIME BANK
Locations: Parcel # 1 - 266.01-1,049.00,000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$255,000.00
Mortgagor: CALLAHAN, JOSEPH R 2 - CALLAHAN, JULIE	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 111.10-1,020.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$128,000.00
Mortgagor: MILLS, TRAVIS E 2 - MILLS, KIM C	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 207.00-1,038.00,000.	Municipality GIBSON TOWNSHIP 2 - 207.00-1,038.02,000. GIBSON
TOWNSHIP	
Information:	Consideration: \$84,249.00
Mortgagor: BROSS, STANLEY	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 090.18-2,049.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$18,000.00
Mortgagor: BENIO, GAIL	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$14,938.00
Mortgagor: VANNOSTRAND, DILLAN	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$18,000.00
Mortgagor: PENAMBERE, LAURA	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$50,000.00
Mortgagor: DAVIS, CHARLES JR 2 - DAVIS, NANCY	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 120.00-2,004.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$237,077.00
Mortgagor: STROHL, TIFFANY E 2 - STROHL, PAUL A	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 124.17-1,083.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$111,000.00
Mortgagor: STETSON, MICHELLE M  2 - STETSON, JESSICA L 3 - STETSON, MORGAN (AKA) 4 - STETSON, MORGAN M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PHH MORTGAGE CORPORATION
Locations: Parcel # 1 - 021.05-1,030.00,000.	Municipality LITTLE MEADOWS BOROUGH

Information:  
Mortgagor: SIEGFRIED, LUTHER B JR  
2 - SIEGFRIED, LOIS J

Locations: Parcel #  
1 - 140.00-1,074.00,000.

Information:  
Mortgagor: SEDOR, REBECCA L

Locations: Parcel #  
1 - 025.03-1,025.00,000.

Information:  
Mortgagor: CAMPBELL, GREG L

2 - CAMPBELL, AMANDA M  
Locations: Parcel #  
1 - 193.00-2,009.01,000.

Information:  
Mortgagor: ELLIS, CODY MICHAELS  
Locations: Parcel #  
1 - 178.00-1,011.00,000.

Information:  
Mortgagor: CASTORINA, JAMES

Locations: Parcel #  
1 - 207.00-2,023.00,000.

Information:  
Mortgagor: STERLING, JANET E

Locations: Parcel #  
1 - 161.00-1,003.00,000.

Information:  
Mortgagor: AHMIE, STEPHEN M  
2 - AHMIE, SUZANNE T

Locations: Parcel #  
1 - 121.00-1,031.00,000.

Information:  
Mortgagor: GROVE, STERLING KEITH  
2 - GROVE, TARA

Locations: Parcel #  
1 - 267.00-1,008.00,000.

Consideration: \$209,475.00  
Mortgagee: QUICKEN LOANS LLC  
2 - MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC

Municipality  
JESSUP TOWNSHIP

Consideration: \$192,775.00  
Mortgagee: QUICKEN LOANS LLC  
2 - MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC

Municipality  
SILVER LAKE TOWNSHIP

Consideration: \$477,756.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - NP INC

Municipality  
AUBURN TOWNSHIP

Consideration: \$88,275.00  
Mortgagee: WELLS FARGO BANK  
Municipality  
RUSH TOWNSHIP

Consideration: \$135,261.00  
Mortgagee: FREEDOM MORTGAGE CORPORATION  
2 - MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC

Municipality  
CLIFFORD TOWNSHIP

Consideration: \$148,000.00  
Mortgagee: PEOPLES SECURITY BANK AND  
TRUST COMPANY

Municipality  
BRIDGEWATER TOWNSHIP

Consideration: \$48,000.00  
Mortgagee: FREEDOM CREDIT UNION

Municipality  
FOREST LAKE TOWNSHIP

Consideration: \$260,200.00  
Mortgagee: QUICKEN LOANS LLC  
2 - MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC

Municipality  
CLIFFORD TOWNSHIP



**DEEDS**

Information:	Consideration: \$1.00
Grantor: BANK OF AMERICA	Grantee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 031.00-3,064.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WEAVER, ROBERT P	Grantee: WEAVER, ROBERT P 2 - WEAVER, TARA L
Locations: Parcel #	Municipality
1 - 267.00-1,072.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: MAZZA, CHARLES	Grantee: WODOCK, JAMES MICHAEL JR
2 - MAZZA, LESLIE	
3 - MAZZA, PHILLIP	
Locations: Parcel #	Municipality
1 - 266.01-1,049.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$53,682.00
Grantor: BUTLER, LYNN C	Grantee: INTERSTATE STORAGE LLC
Locations: Parcel #	Municipality
1 - 167.00-1,055.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$188,000.00
Grantor: COOKE, JEANINE M	Grantee: ERIKSEN FAMILY TRUST
Locations: Parcel #	Municipality
1 - 255.07-1,001.13,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: MOORE, JOSEPH	Grantee: BROSS, STANLEY
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: HOLLISTER, HAROLD RAYMOND JR	Grantee: WATKINS, LYDIA ROSE 2 - ALDERSON, TAYLOR JANE 3 - WATKINS, HUNTER JACK
2 - HOLLISTER, DOROTHY A	
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARCONI, EUGENE J (ESTATE)	Grantee: MARCONI, EUGENE J
2 - MARCONI, ELIA J (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$48,000.00
Grantor: VILLAGE CAPITAL & INVESTMENT	Grantee: WRIGHT, THELMA
Locations: Parcel #	Municipality
1 - 268.07-1,076.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: SHERMAN, ELIZABETH A	Grantee: SHERMAN, ELIZABETH A (TRUST)
Locations: Parcel #	Municipality
1 - 236.00-1,042.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: WARREN HALL ASSOCIATION INC	Grantee: RELIC 1854 LTD
Locations: Parcel #	Municipality
1 - 124.17-3,005.00,000.	MONTROSE 2W

Information:	Consideration: \$1.00
Grantor: BAKER, GEORGE M II	Grantee: BAKER, KEVIN MATTHEW
2 - BAKER, NANCY	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TESTA, JAMES E	Grantee: TESTA, JAMES E
Locations: Parcel #	Municipality
1 - 054.12-3,023.00,000.	SUSQUEHANNA
2 - 054.12-3,023.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: PRESLEY, ROBERT S (AKA)	Grantee: PRESLEY, BARBRA A
2 - PRESELY, ROBERT S	
3 - PRESLEY, BARBRA A	
Locations: Parcel #	Municipality
1 - 054.10-2,072.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: PRESLEY, BARBRA A	Grantee: PRESLEY, BARBRA A
	2 - BENTZ, CAROL
Locations: Parcel #	Municipality
1 - 054.10-2,072.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$200,000.00
Grantor: MONTEFORTE, IRENO	Grantee: BD LANDHOLDINGS LLC
2 - MONTEFORTE, MARY JOAN	
Locations: Parcel #	Municipality
1 - 129.00-1,062.04,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$54,000.00
Grantor: WERNER, GERTRUDE A (ESTATE)	Grantee: FINAN, FRANK M
	2 - FINAN, KELLY E
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$96,000.00
Grantor: BRENNAN, DENISE	Grantee: BRENNAN, DARRAN
2 - BRENNAN, DARRAN	2 - BONNES, PETER
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$91,500.00
Grantor: SMITH, DARRIN	Grantee: ELLIS, CODY MICHAELS
2 - SMITH, BRITTANY	
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information: SPECIAL WARRANTY	Consideration: \$640,966.31
Grantor: TREGAN ENERGY PARTNERS LP	Grantee: FREEHOLD ROYALTIES USA INC
Locations: Parcel #	Municipality
1 - 163.00-1,003.00,000.	BRIDGEWATER TOWNSHIP
2 - 163.00-1,005.00,000.	BRIDGEWATER TOWNSHIP
3 - 163.00-1,006.00,000.	BRIDGEWATER TOWNSHIP
4 - 224.00-1,022.00,000.	LENOX TOWNSHIP
5 - 206.00-2,041.00,000.	GIBSON TOWNSHIP
6 - 205.00-2,043.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REYNOLDS, ELIZABETH M (ESTATE)	Grantee: REYNOLDS, JOSEPH B
	2 - REYNOLDS, RANDALL E
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP

Information:  
 Grantor: CLARK, ROY SPENCER (ESTATE AKA)  
 2 - CLARK, R SPENCER (ESTATE)  
 Locations: Parcel #  
 1 - N/A

Information:  
 Grantor: SMITH, CARL D  
 2 - SMITH, GERALDINE M  
 Locations: Parcel #  
 1 - N/A

Information:  
 Grantor: DAVIS, ALICE M  
 2 - DAVIS, RAYMOND C  
 Locations: Parcel #  
 1 - N/A

Information:  
 Grantor: DOBITSCH, EDITH M  
 2 - MACHIESKY, ROBERT  
 3 - MACHIESKY, MARY FRANCES  
 4 - VIRBITSKY, DEBORAH  
 5 - VIRBITSKY, KENNETH  
 Locations: Parcel #  
 1 - N/A

Consideration: \$40,000.00  
 Grantee: POPE, ROBERT JAMES  
 2 - POPE, CLAUDIA G

Municipality  
 AUBURN TOWNSHIP

Consideration: \$75,000.00  
 Grantee: MOYER, DREW G

Municipality  
 SILVER LAKE TOWNSHIP

Consideration: \$163,500.00  
 Grantee: MOSER, GARRETT M  
 2 - MOSER, SARAH JO

Municipality  
 RUSH TOWNSHIP

Consideration: \$265,000.00  
 Grantee: GROVE, STERLING KEITH  
 2 - GROVE, TARA

Municipality  
 CLIFFORD TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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