

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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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.

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Per Year

Mailed Copy	\$100
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Mailed & Emailed	\$125

Individual copies available for \$5 each

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Prorated subscriptions available

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Kenneth W. Seamans, *Senior Judge*

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Richard Suraci
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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.

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

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

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

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 Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

2/5/2021 • 2/12/2021 • 2/19/2021

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.

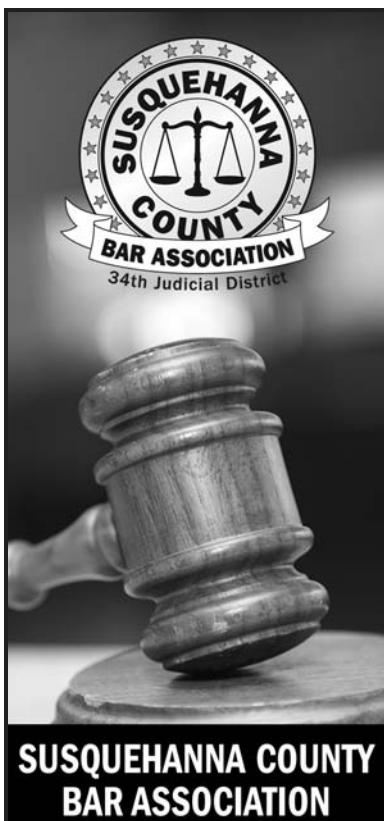
**Michael N. Krisa, Esquire
KRISA & KRISA, P.C.**

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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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:	Consideration: \$209,475.00
Mortgagor: SIEGFRIED, LUTHER B JR 2 - SIEGFRIED, LOIS J	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 140.00-1,074.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$192,775.00
Mortgagor: SEDOR, REBECCA L	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 025.03-1,025.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$477,756.00
Mortgagor: CAMPBELL, GREG L 2 - CAMPBELL, AMANDA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NP INC
Locations: Parcel # 1 - 193.00-2,009.01,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$88,275.00
Mortgagor: ELLIS, CODY MICHAELS	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 178.00-1,011.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$135,261.00
Mortgagor: CASTORINA, JAMES	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 207.00-2,023.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$148,000.00
Mortgagor: STERLING, JANET E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 161.00-1,003.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$48,000.00
Mortgagor: AHMIE, STEPHEN M 2 - AHMIE, SUZANNE T	Mortgagee: FREEDOM CREDIT UNION
Locations: Parcel # 1 - 121.00-1,031.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$260,200.00
Mortgagor: GROVE, STERLING KEITH 2 - GROVE, TARA	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 267.00-1,008.00,000.	Municipality CLIFFORD TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: BANK OF AMERICA	Grantee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 031.00-3,064.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WEAVER, ROBERT P	Grantee: WEAVER, ROBERT P 2 - WEAVER, TARA L
Locations: Parcel # 1 - 267.00-1,072.01.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: MAZZA, CHARLES 2 - MAZZA, LESLIE 3 - MAZZA, PHILLIP	Grantee: WODOCK, JAMES MICHAEL JR
Locations: Parcel # 1 - 266.01-1,049.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$53,682.00
Grantor: BUTLER, LYNN C	Grantee: INTERSTATE STORAGE LLC
Locations: Parcel # 1 - 167.00-1,055.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$188,000.00
Grantor: COOKE, JEANINE M	Grantee: ERIKSEN FAMILY TRUST
Locations: Parcel # 1 - 255.07-1,001.13.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: MOORE, JOSEPH	Grantee: BROSS, STANLEY
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: HOLLISTER, HAROLD RAYMOND JR 2 - HOLLISTER, DOROTHY A	Grantee: WATKINS, LYDIA ROSE 2 - ALDERSON, TAYLOR JANE 3 - WATKINS, HUNTER JACK
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARCONI, EUGENE J (ESTATE) 2 - MARCONI, ELIA J (ESTATE)	Grantee: MARCONI, EUGENE J
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$48,000.00
Grantor: VILLAGE CAPITAL & INVESTMENT	Grantee: WRIGHT, THELMA
Locations: Parcel # 1 - 268.07-1,076.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: SHERMAN, ELIZABETH A	Grantee: SHERMAN, ELIZABETH A (TRUST)
Locations: Parcel # 1 - 236.00-1,042.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: WARREN HALL ASSOCIATION INC	Grantee: RELIC 1854 LTD
Locations: Parcel # 1 - 124.17-3,005.00.000.	Municipality MONTROSE 2W

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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

Information:	Consideration: \$40,000.00
Grantor: CLARK, ROY SPENCER (ESTATE AKA) 2 - CLARK, R SPENCER (ESTATE)	Grantee: POPE, ROBERT JAMES 2 - POPE, CLAUDIA G
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: SMITH, CARL D 2 - SMITH, GERALDINE M	Grantee: MOYER, DREW G
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$163,500.00
Grantor: DAVIS, ALICE M 2 - DAVIS, RAYMOND C	Grantee: MOSER, GARRETT M 2 - MOSER, SARAH JO
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$265,000.00
Grantor: DOBITSCH, EDITH M 2 - MACHIESKY, ROBERT 3 - MACHIESKY, MARY FRANCES 4 - VIRBITSKY, DEBORAH 5 - VIRBITSKY, KENNETH	Grantee: GROVE, STERLING KEITH 2 - GROVE, TARA
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP



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

