

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ May 5, 2017 ★ Montrose, PA ★ No. 5



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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.

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.

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
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Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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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.

EXECUTRIX NOTICE

Estate of Patricia A. Wood
Late of Bridgewater Township
EXECUTRIX
Darleen A. Wood
18500 SR 706
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/5/2017 • 5/12/2017 • 5/19/2017

ESTATE NOTICE

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted Letters Testamentary to the persons named. All persons having claims or demands against said estate are requested to make known the same, and all persons indebted to said estate are requested to make payment without delay to the or their attorney named below:

Estate of **Alton G. Arnold, a/k/a Alton Garfield Arnold**, Deceased,
late of Jessup Township,
Susquehanna County, Pennsylvania.

Co-Executrixes:

Jane Arnold

Cindy Frick

c/o Cordes Law LLC
27 South State Street
Newtown, PA 18940

Attorney:

Wayne N. Cordes, Esquire

Cordes Law LLC
27 South State Street
Newtown, PA 18940

5/5/2017 • 5/12/2017 • 5/19/2017

EXECUTRIX NOTICE

Estate of Ruth P. Wildenberger
AKA Ruth P. Meyers Wildenberger
Late of Susquehanna Borough
EXECUTRIX
Patsy L. Kirk
525 Winola Rd., Apt. B
Clarks Summit, PA 18411

5/5/2017 • 5/12/2017 • 5/19/2017

EXECUTOR NOTICE

Estate of Sheila V. Goff
Late of Harford Township
EXECUTOR
Charm K. Giangrieco
P.O. Box 126

Montrose, PA 18801
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

5/5/2017 • 5/12/2017 • 5/19/2017

ESTATE NOTICE

In the Estate of Frank H. Gardner,
late of Susquehanna County,
Pennsylvania:

Letters of Administration have
been granted in the above
captioned estate to the
undersigned. All persons indebted
to said estate are to make prompt
payment and all having claims
against said estate will present
them without delay to:

Mae Beth MacPherson,
Administratrix
5221 Route 414
Romulus, NY 14541

Marissa McAndrew, Esquire
Brieche Law Offices, PC
707 Main Street PO Box 157
Forest City, PA 18421
(570) 785-3232
Attorney for the Estate

5/5/2017 • 5/12/2017 • 5/19/2017

ESTATE NOTICE

In the Estate of Carol Weymar,
late of Susquehanna County,
Pennsylvania:

Letters of Administration have

been granted in the above
captioned estate to the
undersigned. All persons indebted
to said estate are to make prompt
payment and all having claims
against said estate will present
them without delay to:

Marissa McAndrew, Esquire
Brieche Law Offices, PC
707 Main Street PO Box 157
Forest City, PA 18421
(570) 785-3232
Attorney for the Estate

5/5/2017 • 5/12/2017 • 5/19/2017

ADMINISTRATRIX NOTICE

Estate of Matthew C. Marcy
Late of Liberty Township
ADMINISTRATRIX
Kristin M. Marcy
2504 Saddlebrook Drive
Vestal, NY 13850
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

4/28/2017 • 5/5/2017 • 5/12/2017

ADMINISTRATOR NOTICE

Estate of Gerald E. Case AKA
Gerald Case
Late of Auburn Township
ADMINISTRATOR
Justin J. Case
83 Walnut St. Apt. 70
Toms River, NJ 08753
ADMINISTRATRIX
Anastasia Case
1650 Clinton Ave.

Chambersburg, PA 17201
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

4/28/2017 • 5/5/2017 • 5/12/2017

EXECUTRIX NOTICE

Estate of Jay Edgar Molyneaux
Late of Ararat Township
EXECUTRIX
Cathy Molyneaux
5047 Fiddle Lake Rd.
Thompson, PA 18465

4/28/2017 • 5/5/2017 • 5/12/2017

OTHER NOTICES

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

ESTATE OF FRANCES R ELY,
deceased
Gerald E Ely, Executor

ESTATE OF
DORIS E BRAINARD AKA
DORIS BRAINARD, deceased
Connie Brainard, Executrix

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, May 16, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

5/5/2017 • 5/12/2017

NOTICE

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNSYLVANIA

CIVIL- DIVORCE

No. 2016-466 C.P.

ANDREA NELSON
Plaintiff

v.

EARL NELSON
Defendant

NOTICE BY PUBLICATION

This is a Complaint requesting a divorce, alleging that the marriage is irretrievably broken and the parties have lived separate and apart since April 19, 2015. An Affidavit of these allegations, required by section 3301(d) of the Divorce Code has been filed with the Prothonotary's Office in Susquehanna County.

You have been sued in Court. If you wish to defend against the

claims set forth in the following pages. You are warned that if you fail to do so, the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A judgment may be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property rights important to you, including custody or visitation of your children.

When the ground for Divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary at the following address:

SUSQUEHANNA COUNTY
PROTHONOTARY
SUSQUEHANNA COUNTY
COURTHOUSE
PO BOX 218
MONTROSE, PA 18801
570-278-4600

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OR PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE; GO TO OR

TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

SUSQUEHANNA COUNTY
PROTHONOTARY
SUSQUEHANNA COUNTY
COURTHOUSE
PO BOX 218
MONTROSE, PA 18801
570-278-4600

NORTH PENN LEGAL
SERVICES
213 Main St #1
Towanda, PA 18848
Phone: (570) 265-6127

AMERICANS WITH
DISABILITIES ACT OF 1990
The Court of Common Pleas of Susquehanna County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the court. You

must attend the scheduled
conference or hearing.

5/5/2017

**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
MAY 23, 2017**

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
5-23-2017 9:30 AM**

Writ of Execution No.:

2017-190 CP

PROPERTY ADDRESS: RR 1 Box
32 a/k/a 3235 - 3239 Owego

Turnpike

Kingsley, Pa 18826

LOCATION: Township of Lenox

Tax ID #: 205.03-1,045.00,000

IMPROVEMENTS: ONE -
DOUBLE WIDE

MANUFACTURED DWELLING
ONE - 16 X 32 INGROUND
POOL

ONE - 8 X 14 WOOD FRAMED
SHED

ONE - MOBILE HOME WITH
ADDITIONS CURRENTLY ON
THE PROPERTY 205.03-
1,045.00,001

DEFENDANTS: Mary Morrison,
Trustee Under the Morrison
Irrevocable Grantor Trust
ATTORNEY FOR PLAINTIFF:
Andrew Markowitz, Esq
(215) 790-1010

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:

[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

4/28/2017 • 5/5/2017 • 5/12/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 23, 2017**

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

5-23-2017 10:00 AM

Writ of Execution No.:

2017-218 CP

PROPERTY ADDRESS: 263

Washington Street a/k/a 514

Washington Street

Susquehanna, Pa 18847

LOCATION: Borough of

Susquehanna

Tax ID #: 054.14-3,052.00,000

IMPROVEMENTS: ONE – ONE

AND HALF STORY WOOD

FRAME DWELLING

ONE - 24 X 32 WOOD FRAMED

GARAGE

DEFENDANTS: Charles J.

Oettinger

ATTORNEY FOR PLAINTIFF:

Kimberly Bonner, Esq
(614) 220-5611

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
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accordance with that Schedule
unless exceptions are filed thereto
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4:30 p.m. or deed will not be
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individual Sheriff Sales please go
to:

[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

4/28/2017 • 5/5/2017 • 5/12/2017

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 20, 2017 TO APRIL 26, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

DEEDS

Information:	Consideration: \$1.00
Grantor: DOYLE, MARY ANNE C	Grantee: DOYLE, MARY ANNE C
Locations: Parcel #	Municipality
1 - 185.00-1,007.02,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GATES, DOROTHY	Grantee: GATES, DOROTHY
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$3,160.00
Grantor: BURMESTER, LEANN	Grantee: KUCHARIK, JOHN
Locations: Parcel #	Municipality
1 - 268.06-2,055.00,000.	FOREST CITY
Information: INTERVAL NO 40 WEEK OF UNIT NO 36	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: GORNICK, LEROY
	2 - GORNICK, BARBARA
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$700,000.00
Grantor: BURBIDGE, LARRY S	Grantee: ROBERTS, BARRIE L
2 - BURBIDGE, GEORGIA A	2 - MEREDITH, GLORIA E
Locations: Parcel #	Municipality
1 - 044.00-2,018.09,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: STEAD, JERI A (TRUSTEE)	Grantee: SODEN, AARON M
2 - BOERNER, JEFFERY P (TRUSTEE)	2 - LEET, JORDAN G
Locations: Parcel #	Municipality
1 - 054.00-1,002.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMLINSON, PAUL L	Grantee: TOMLINSON, PAUL L
2 - TOMLINSON, LINDA K	2 - TOMLINSON, JOSEPH W
3 - TOMLINSON, JOSEPH W	3 - TOMLINSON, DANIEL J
4 - TOMLINSON, DEBRA A	
5 - TOMLINSON, DANIEL J	
6 - TOMLINSON, BARBARA J	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$10,173.27 Tax
Grantor: CLAHASSEY, ROBERT A (BY SHERIFF AKA)	Grantee: REVERSE MORTGAGE SOLUTIONS INC
2 - CLAHASSEY, ROBERT (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 044.00-2,018.04,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BURNARD, JOHN W (ESTATE)	Grantee: WHITE, REBECCA
2 - WHITE, REBECCA	
Locations: Parcel #	Municipality
1 - 054.10-1,034.00,000.	OAKLAND BOROUGH

Information:	Consideration: \$27,500.00
Grantor: UP 4 SALE PROPERTY LLC	Grantee: BORNE, MATTHEW 2 - BORNE, JENNIFER
Locations: Parcel # 1 - 115.09-1,043.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: STRICKLAND, WILLIAM G 2 - STRICKLAND, MICHELE	Grantee: LOPATOFSKY, CLAUDIA 2 - STRICKLAND, BRADLEY
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ARMETTA, DIANE M 2 - WALSH, JAMES P	Grantee: ARMETTA, DIANE M 2 - AYRES, TARA
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: KOVALEFSKY, KEITH A 2 - KOVALEFSKY, THERESE (AKA) 3 - KOVALEFSKY, THERESE M	Grantee: KOVALEFSKY, KEITH A 2 - KOVALEFSKY, THERESE (AKA) 3 - KOVALEFSKY, THERESE M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$44,189.00
Grantor: OCWEN LOAN SERVICING LLC	Grantee: MAURIZI, JOSEPH 2 - MAURIZI, CHRISTINE V
Locations: Parcel # 1 - 222.00-3,027.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: ANDERSON, ANDREW 2 - RACHT, LYNN ANN	Grantee: JRBP LLC
Locations: Parcel # 1 - 268.07-3,058.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$0.00
Grantor: YEISLEY, HELEN R	Grantee: YEISLEY, HELEN R
Locations: Parcel # 1 - 153.00-1,032.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCKEON, FRANCIS R JR	Grantee: MCKEON, FRANCIS R JR
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: FIRST NATIONAL BANK OF PENNSYLVANIA	Grantee: ARNOLD, TINA D 2 - WILLIAMS, BETH A
Locations: Parcel # 1 - 167.13-1,002.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$10.00
Grantor: XPRESS NATURAL GAS LLC	Grantee: FOREST LAKE CNG CENTER LLC
Locations: Parcel # 1 - 084.00-1,030.02,000.	Municipality FOREST LAKE TOWNSHIP 2 - 084.00-1,030.00,000.
FOREST LAKE TOWNSHIP	
Information:	Consideration: \$0.00
Grantor: MNAHONCAK, CAROL (ESTATE)	Grantee: GRASSMAN, JEAN MARIE
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP

Information:	Consideration: \$128,000.00
Grantor: GOFF, SHEILA V (ESTATE)	Grantee: REUSS, KEVIN
2 - GOFF, DAVID K	2 - REUSS, DIANE M
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$19,900.00
Grantor: US BANK (TRUSTEE)	Grantee: HILAIRE, CHRISTINE ST
2 - PENNSYLVANIA HOUSING FINANCE AGENCY	
Locations: Parcel #	Municipality
1 - 268.07-1,011,00,000.	FOREST CITY 2W
Information:	Consideration: \$280,000.00
Grantor: HINES, IRIS T	Grantee: MAYERS, JAMES C
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
2 - N/A	CHOCONUT TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2017 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

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One (1) time insertion

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One (1) time insertion

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Fax: 570-647-0086

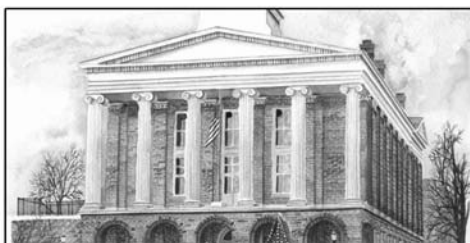
Email: baileyd@ptd.net

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2"W X 1 3/4"H



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ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:

Bailey Design and Advertising
c/o SCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net



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