

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ April 10, 2020 ★ Montrose, PA ★ No. 2



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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.

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
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Mailed & Emailed	\$125

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Subscription Year: March–February

Prorated subscriptions available

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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

*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 Helen Dorothy Grick
AKA Helen Grick
Late of Montrose Borough
CO-EXECUTRIX
Cynthia Renee Grick Schneider
1047 State Route 2024
Montrose, PA 18801
CO-EXECUTRIX
Debra Denise Grick Kloda
990 Petty Road
Montrose, PA 18801
ATTORNEY
Robert J. Hollister, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

4/10/2020 • 4/17/2020 • 4/24/2020

ESTATE NOTICE

**RE: ESTATE OF RUTH L.
KOWALEWSKI A/K/A RUTH
LOUISE KOWALEWSKI**

NOTICE IS HEREBY GIVEN that
Letters Testamentary in the Estate of

**RUTH L. KOWALEWSKI, A/K/A
RUTH LOUISE KOWALEWSKI,**
late of the Borough of Hallstead,
Susquehanna County, Pennsylvania,
have been granted to the undersigned.
All persons indebted to said estate are
required to make immediate payment
and those having claims shall present
them for settlement to:

SANDRA L. TREMBLAY,
EXECUTRIX
KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18507

Date of Death: October 2, 2019

3/27/2020 • 4/3/2020 • 4/10/2020

**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 12, 2020**

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

05/12/2020 09:00 AM

Writ of Execution No.:

2019-1148 CP

PROPERTY ADDRESS: 135 Red
Abbot Road, Union Dale, PA
18470

LOCATION: Clifford Township

Tax ID #: 226.00-2,038.00,000.

IMPROVEMENTS: ONE – 1 1/3
story wood framed dwelling

PROPERTY ADDRESS: 4180
State Route 374, Lenoxville, PA
18441

LOCATION: Lenox Township

Tax ID #: 263.00-1,018.00,000.

DEFENDANTS: Holton, Inc., and
Michael Andzulis et. al.

ATTORNEY FOR PLAINTIFF:

Jillian Nolan Snider, Esq.
(412) 566-1212

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/27/2020 • 4/3/2020 • 4/10/2020

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 12, 2020**

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

05/12/2020 09:30 AM

Writ of Execution No.:

2019-1234 CP

PROPERTY ADDRESS: 289
Chase Avenue, Hallstead, PA 18822

LOCATION: Hallstead Borough

Tax ID #: 031.19-1,006.00,000.

IMPROVEMENTS: ONE – 2 story
wood framed dwelling

ONE – 18 x 30 wood framed garage

DEFENDANTS: Orson A. Corey

A/K/A Orson Corey

ATTORNEY FOR PLAINTIFF:

Harry B. Reese, Esq.
(215) 942-2090

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/27/2020 • 4/3/2020 • 4/10/2020

SHERIFF'S SALE MORTGAGE FORECLOSURE MAY 12, 2020

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

05/12/2020 10:00 AM

Writ of Execution No.:

2019-1171 CP

PROPERTY ADDRESS: 4574
Westwoods Road, Brackney, PA
18812-8336

LOCATION: Choconut Township
Tax ID #: 024.00-1,012.00,000.
IMPROVEMENTS: ONE – 1 story
wood framed dwelling
ONE – 26 x 36 wood framed barn
DEFENDANTS: Richard J. Oboyle
a/k/a Richard J. O'Boyle
ATTORNEY FOR PLAINTIFF:
Peter Wapner, Esq.
(215) 563-7000

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/27/2020 • 4/3/2020 • 4/10/2020

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 26, 2020**

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
05/26/2020 09:00 AM**

Writ of Execution No.:
2017-1034 CP

PROPERTY ADDRESS: 2526
Franklin Hill Road, Hallstead, PA
18822

LOCATION: Liberty Township
Tax ID #: 068.00-1,026.00,000.

IMPROVEMENTS: ONE – 1 story
manufactured dwelling

ONE – 16 x 16 wood framed
garage

DEFENDANTS: Carl Gelatt and
Leslie A. Snyder

ATTORNEY FOR PLAINTIFF:
Alyk L. Oflazian, 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: www.susqco.com, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

4/3/2020 • 4/10/2020 • 4/17/2020

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 26, 2020 TO APRIL 1, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$15,000.00
Mortgagor: BRUNO, PENNY A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 050.07-1,025.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$60,000.00
Mortgagor: PARR, LEWIS S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 215.00-1,043.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$993,750.00
Mortgagor: HELM INVESTMENTS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 124.16-1,016.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$993,750.00
Mortgagor: HELM INVESTMENTS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 109.00-1,018.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$91,000.00
Mortgagor: LORENZO, FRANK	Mortgagee: RUOFF MORTGAGE COMPANY INC ISAOA
2 - LORENZO, FRANK III	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 126.05-1,005.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: BRADLEY, TIMOTHY JAMESON	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 222.10-1,002.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$283,765.00
Mortgagor: JENSON, BRAD M	Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - JENSON, ROXANNE M	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 066.00-1,009.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$382,500.00
Mortgagor: SAMER, ROBERT G	Mortgagee: AMERICAN ADVISORS GROUP
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 253.00-1,001.02,000.	AUBURN TOWNSHIP
Information:	Consideration: \$382,500.00
Mortgagor: SAMER, ROBERT G	Mortgagee: COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 253.00-1,001.02,000.	AUBURN TOWNSHIP

Information:	Consideration: \$126,400.00
Mortgagor: COLE, ROY JR	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - COLE, FAYE	
Locations: Parcel #	Municipality
1 - 049.00-1,022.06,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$86,000.00
Mortgagor: RECKLITIS, ANTHONY T	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 054.11-3,058.00,000.	SUSQUEHANNA
2 - 054.11-3,058.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$259,500.00
Mortgagor: RICHTER, PATRICIA M	Mortgagee: REVERSE MORTGAGE FUNDING LLC
2 - RICHTER, STEPHEN W	
Locations: Parcel #	Municipality
1 - 054.11-2,047.00,000.	SUSQUEHANNA
Information:	Consideration: \$259,500.00
Mortgagor: RICHTER, PATRICIA M	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - RICHTER, STEPHEN W	
Locations: Parcel #	Municipality
1 - 054.11-2,047.00,000.	SUSQUEHANNA

DEEDS

Information: SHERIFF'S DEED	Consideration: \$1,858.20
Grantor: BUTTON, MARIO (AKA BY SHERIFF)	Grantee: AMOS FINANCIAL LLC
2 - BUTTON, MARIO A (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 054.10-1,049.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1,249.87
Grantor: TAYLOR, SAMANTHA A (BY SHERIFF)	Grantee: FREEDOM MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 141.00-1,045.02,000.	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCDONALD, NANCY	Grantee: MCDONALD, NANCY (TRUST)
Locations: Parcel #	Municipality
1 - 135.05-1,031.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: CIOFFI, WILLIAM J SR	Grantee: CIOFFI, WILLIAM J JR
Locations: Parcel #	Municipality
1 - 153.00-1,026.01,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEAMANS, SANDRA JEAN (ESTATE)	Grantee: SEAMANS, CLYDE
Locations: Parcel #	Municipality
1 - 228.00-2,046.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$0.00
Grantor: LORENZO, FRANK (AKA)	Grantee: LORENZO, FRANK
2 - LORENZO, FRANK J JR	2 - LORENZO, FRANK III
Locations: Parcel #	Municipality
1 - 126.05-1,005.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: ZICK, GERALD E (ESTATE AKA)	Grantee: ZICK, CHRISTOPHER L
2 - ZICK, GERALD EDWARD (AKA)	2 - ZICK, BRAD E
3 - ZICK, GERALD (AKA)	
4 - ZICK, JERRY	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: BRADLEY, JAY S	Grantee: BRADLEY, TIMOTHY JAMESON
2 - BRADLEY, VERONICA L	
Locations: Parcel #	Municipality
1 - N/A	HOP BOTTOM BOROUGH
Information:	Consideration: \$289,000.00
Grantor: AMENDOLIA, PASQUALE J (ESTATE)	Grantee: JENSON, BRAD M
	2 - JENSON, ROXANNE M
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$18,000.00
Grantor: NBT BANK	Grantee: HENRY, LEO CHARLES II
Locations: Parcel #	Municipality
1 - 054.12-2,040.00,000.	SUSQUEHANNA
2 - 054.12-2,040.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$167,000.00
Grantor: KURUS, RONALD M II	Grantee: PENLEY, GAYLE
2 - WILLNER, BETHANIE	2 - PENLEY, JERRY E
Locations: Parcel #	Municipality
1 - 268.00-1,004.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$79,900.00
Grantor: RECKLITIS, ANTHONY T	Grantee: WDD REAL ESTATE LLC
Locations: Parcel #	Municipality
1 - 054.11-3,058.00,000.	SUSQUEHANNA
2 - 054.11-3,058.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$150,000.00
Grantor: GROVER, GREGORY S	Grantee: THATCHER, ASHLEY
Locations: Parcel #	Municipality
1 - 090.18-1,040.00,000.	NEW MILFORD BOROUGH



Susquehanna County LEGAL JOURNAL

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Subject to space availability

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Eighth Page	\$35	\$195	\$275	\$435

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Subscription Rates

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Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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3305 Lake Ariel Highway, Suite 3
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