

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.



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

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Incorporation Notices	\$45
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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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Kenneth W. Seamans, *Senior Judge*

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Anthony J. Conarton

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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.

NOTICE

IN THE ESTATE OF HELEN L. TITUS, a/k/a HELEN L. GAREY TITUS, a/k/a HELEN LYDIA TITUS, a/k/a HELEN TITUS, late of the Township of Bridgewater, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment to and all having claims or demands against said estate are requested to present them without delay to:

PAULA H. CATLIN
8012 MESHOPPEN CREEK
ROAD
MONTROSE, PA 18801

OR

ABBEY KATHERINE LEWIS,
ESQUIRE

26 DRINKER ST.
MONTROSE, PA 18801

6/3/2022 • 6/10/2022 • 6/17/2022

EXECUTRIX NOTICE

Estate of Laura A. Geertgens
Late of Franklin Township
EXECUTRIX
Deborah Conklin
270 High Street
Montrose, PA 18801

6/3/2022 • 6/10/2022 • 6/17/2022

NOTICE

LETTERS OF
ADMINISTRATION have been
granted to the undersigned
Administratrix of the Estate of
THOMAS ROBERT RINDOCK,
late of Clifford Township,
Susquehanna County,
Pennsylvania, who died on July 18,
2016. All persons having claims
against said Estate are requested to
make such claims known to the
undersigned. Those persons
indebted to the decedent are
requested to make payment without
delay to: CYNTHIA RINDOCK,
Administratrix, c/o Tracy Thomas
Cazow, Esquire, Cunningham,
Chernicoff & Warshawsky, P.C.,
P.O. Box 60457, Harrisburg, PA
17106-0457.

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of MAE C. STODDARD a/k/a MAE CELIA STODDARD, deceased, late of New Milford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Lisa M. Tompkins, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Executor for the Estate:
Lisa M. Tompkins
1492 N. Plank Road
Montrose, PA 18801

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of THERESA ELDRIDGE - WATTS, deceased, late of the Borough of Susquehanna, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate having been issued to Thomas Watts, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Administrator for the Estate:
Thomas Watts
261 Oliver Road
Harford, PA 18823

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of FRANCIS WILLIAM STEWART a/k/a FRANK STEWART, deceased, late of the CITY OF PHILADELPHIA, Pennsylvania.

Letters of Administration in the above estate having been issued to Marirose Ann Clanfero Stewart, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Administratrix for the Estate:
Marirose Ann Clanfero Stewart
3657 Chesterfield Road
Philadelphia, PA 19114

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

5/20/2022 • 5/27/2022 • 6/3/2022

ADMINISTRATRIX NOTICE

Estate of Charles Albert Beamer
Late of Borough of Susquehanna
ADMINISTRATRIX
Cathleen Joy Beamer
150 Washington Street
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

5/20/2022 • 5/27/2022 • 6/3/2022

ADMINISTRATOR NOTICE

Estate of Christine M. Williams
Late of Harmony Township
ADMINISTRATOR
James J. Williams
5142 Gelatt Road
Thompson, PA 18465
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Robert Branning Van Fleet
Late of Oakland Borough
EXECUTOR
Rise VanFleet
391 Mountain Road
Boiling Springs, PA 17007
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Lillian E. Bevan
AKA Lillian Bevan
Late of Bridgewater Township
EXECUTRIX
Eileen D. Spickerman
127 Graces Way
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Ralph G. Brenneman
Late of Lathrop Township
EXECUTRIX
Donna M. Brenneman
756 Karhnak Road
Hop Bottom, PA 18824
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022

NOTICE

In the Estate of Margaret R. Olszewski, late of the Township of Bridgewater, Susquehanna County, 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 those having claims against said estate will present them without delay to:

Patricia A. Dershem
19 Wertman School Road
Muncy, PA 17756

OR

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Arnold C. Button
Late of Jackson Township
EXECUTOR
Arnold Randy Button
219 Livermore Road
Dryden, NY 13053
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022



SUSQUEHANNA COUNTY BAR ASSOCIATION

MORTGAGES AND DEEDS

RECORDED FROM MAY 19, 2022 TO MAY 25, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$80,000.00
Mortagor: MCCLAUD, RICHARD L	Mortgagee: TEEL, CLEO R
Locations: Parcel #	Municipality
1 - 222.10-1,060.00.000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$30,000.00
Mortagor: VALENTINE, CHRISTINE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 225.00-1,086.00.000.	LENOX TOWNSHIP
Information:	Consideration: \$184,000.00
Mortagor: HARRIS, JOSHUA	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
2 - PEREZ, NICOLE (NBM)	
3 - HARRIS, NICOLE	
Locations: Parcel #	Municipality
1 - 255.07-1,001.12.000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$125,000.00
Mortagor: MIKLOICHE, SAMANTHA (AKA)	Mortgagee: PS BANK
2 - SAAM, SAMANTHA	
Locations: Parcel #	Municipality
1 - 266.01-1,069.00.000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$131,474.00
Mortagor: BUTTS-WEAVER, BERNADETTE (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WEAVER, BERNADETTE BUTTS	2 - NEIGHBORS BANK
3 - BUTTS-WEAVER, STORM (AKA)	
4 - WEAVER, STORM BUTTS	
Locations: Parcel #	Municipality
1 - 115.09-1,088.00.000.	THOMPSON BOROUGH
Information:	Consideration: \$382,160.00
Mortagor: LEWIS, JEREMY R SR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, JESSICA	2 - CMG MORTGAGE INC (DBA) 3 - CMG FINANCIAL
Locations: Parcel #	Municipality
1 - 169.00-1,051.01.000.	GIBSON TOWNSHIP
Information:	Consideration: \$136,850.00
Mortagor: HOLINEJ, MIKAYLA DYMAN	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 156.00-1,047.01.000.	RUSH TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Mortgagor: WOJTKOWSKI, LISA L	Consideration: \$104,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - GUILD MORTGAGE COMPANY LLC
Locations: Parcel # 1 - 107.00-1,041.00,000.	Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: THOMAS, ROGER G JR	Consideration: \$150,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - THOMAS, ROBIN E Locations: Parcel # 1 - 204.00-1,003.00,000.	Municipality HARFORD TOWNSHIP
Information: Mortgagor: RBMV PLANNING TRUST	Consideration: \$800,000.00 Mortgagee: PS BANK
Locations: Parcel # 1 - 092.00-1,001.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: PANZO, ANDREW 2 - PANZO, PATRICIA	Consideration: \$2,640,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 134.00-2,013.00,000.	Municipality ARARAT TOWNSHIP
Information: Mortgagor: TELSCO, JONATHAN 2 - TELSCO, EVA M	Consideration: \$236,200.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 209.00-1,058.00,000.	2 - BROKER SOLUTIONS INC (DBA) 3 - NEW AMERICAN FUNDING Municipality HERRICK TOWNSHIP
Information: Mortgagor: KINNER, SARAH A (FKA)	Consideration: \$31,499.01 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - STROHL, SARAH A Locations: Parcel # 1 - 235.00-2,014.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: CHIDESTER, KYLE G	Consideration: \$224,700.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 199.00-1,034.00,000.	2 - FREEDOM MORTGAGE CORPORATION Municipality DIMOCK TOWNSHIP

DEEDS

Information: Grantor: MACNAMEE, STEVEN 2 - MACNAMEE, CYNTHIA	Consideration: \$1.00 Grantee: MACNAMEE, STEVEN
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: UPRIGHT, CHAD 2 - UPRIGHT, KATHLEEN ELIZABETH Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: UPRIGHT, CHAD 2 - UPRIGHT, KATHLEEN ELIZABETH Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: ULTRACON INC 2 - UPRIGHT, KATHLEEN ELIZABETH Locations: Parcel # 1 - N/A	Consideration: \$17,380.00 Grantee: UPRIGHT, CHAD Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: RESIDENTIAL MORTGAGE LOAN TRUST 2013-TT2 2 - US BANK Locations: Parcel # 1 - 050.00-2,019.00,000.	Consideration: \$160,000.00 Grantee: FAIR HILL REAL ESTATE LLC Municipality GREAT BEND TOWNSHIP
Information: Grantor: SHEVCHUK, MARGARET A (ESTATE AKA) 2 - SHEVCHUK, MARGARET Locations: Parcel # 1 - 222.10-1,060.00,000.	Consideration: \$75,000.00 Grantee: MCLAUD, RICHARD L Municipality HOP BOTTOM BOROUGH
Information: Grantor: ADAMS CATV INC Locations: Parcel # 1 - 054.11-4,076.00,000.	Consideration: \$1.00 Grantee: VIETRI, JOSEPH 2 - VIETRI, PATRICIA Municipality SUSQUEHANNA
Information: CORRECTIVE Grantor: ADAMS CATV INC Locations: Parcel # 1 - 131.00-1,006.00,000.	Consideration: \$1.00 Grantee: GORDON, DANNY Municipality JACKSON TOWNSHIP
Information: CORRECTIVE Grantor: GORDON, DANNY Locations: Parcel # 1 - 131.00-1,006.00,000.	Consideration: \$1.00 Grantee: ADAMS CATV INC Municipality JACKSON TOWNSHIP
Information: Grantor: KERNAN, CHRISTOPHER J Locations: Parcel # 1 - 253.00-1,019.00,000.	Consideration: \$1.00 Grantee: KERNAN, CHRISTOPHER J (TRUST) Municipality AUBURN TOWNSHIP
Information: Grantor: BUTTS, MELINDA (NKA) 2 - GORTON, MELINDA 3 - GORTON, CLYDE Locations: Parcel # 1 - N/A	Consideration: \$133,900.00 Tax Grantee: BUTTS-WEAVER, BERNADETTE (AKA) 2 - WEAVER, BERNADETTE BUTTS 3 - BUTTS-WEAVER, STORM (AKA) 4 - WEAVER, STORM BUTTS Municipality THOMPSON BOROUGH

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:
Grantor: TOMLINSON, PATRICIA A
2 - TOKOS, JOSHUA
Locations: Parcel #
1 - 047.01-1,040.00,000.

Consideration: \$285,000.00
Grantee: MATHIS, GARY W
2 - MATHIS, MARIA ANN
Municipality
LIBERTY TOWNSHIP

Information:
Grantor: LESJACK, KRISTIAN B
2 - LESJACK, KIMBERLY M
Locations: Parcel #
1 - N/A

Consideration: \$25,000.00
Grantee: FERNANDEZ, JOSE M
2 - FERNANDEZ, AMY L
Municipality
SILVER LAKE TOWNSHIP

Information:
Grantor: WORDEN, DARIN J
2 - WORDEN, JENNIFER B
Locations: Parcel #
1 - 181.00-1,046.01,000.

Consideration: \$1,000
Grantee: WORDEN, DARIN J
2 - WORDEN, JENNIFER B
Municipality
DIMOCK TOWNSHIP

Information:
Grantor: KELLY, JEAN
2 - JONES, FLORENCE R
Locations: Parcel #
1 - N/A

Consideration: \$25,500.00
Grantee: JONES, DAVID A
Municipality
HOP BOTTOM BOROUGH

Information:
Grantor: DABULAS, JOSEPH J (ESTATE AKA)
2 - DABULAS, JOSEPH JOHN (ESTATE)
3 - DABULAS, WINIFRED (AKA)
4 - CORBET, WINIFRED
5 - SEGUINE, BRIDGET
6 - HILL, ALBERT MICHAEL
7 - HILL, EDWARD
8 - DABULAS, JOSEPH
9 - OWENS, KATHERINE
10 - DABULAS, MARY LOU
Locations: Parcel #
1 - 094.00-2,006.00,000.

Consideration: \$55,695.00
Grantee: SUSKY LLC
Municipality
THOMPSON TOWNSHIP

Information: OIL, GAS, MINERAL AND SUBSURFACE DEED
Grantor: DABULAS, WINIFRED (AKA)
2 - CORBET, WINIFRED
3 - DABULAS, JOSEPH J (ESTATE AKA)
4 - DABULAS, JOSEPH JOHN (ESTATE)
5 - DABULAS, MARY LOU
6 - DABULAS, JOSEPH
7 - HILL, ALBERT MICHAEL
8 - HILL, EDWARD
9 - OWENS, KATHERINE
10 - SEGUINE, BRIDGE
Locations: Parcel #
1 - 131.00-1,068.02,000.

Consideration: \$32,368.22
Grantee: SESKY LLC
Municipality
JACKSON TOWNSHIP

Information: WARRANTY DEED
Grantor: MELNICK, ROMAYNE (TRUST)
Locations: Parcel #
1 - 191.09-1,024.00,000.

Consideration: \$1,000
Grantee: STANLEY, KYLE
2 - STANLEY, BRANDON
Municipality
HERRICK TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$50,000.00
Grantor: COLWELL, HOWARD JR 2 - COLWELL, MERNA	Grantee: LAUDE, DANIEL 2 - LAUDE, EMILY J
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$477,700.00
Grantor: STANTON, ARLENE CAROL (ESTATE AKA) 2 - STANTON, CAROL (ESTATE AKA) 3 - STANTON, A CAROL (ESTATE)	Grantee: LEWIS, JEREMY R 2 - LEWIS, JESSICA
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLINEJ, NICHOLAS 2 - DOUGLAS, MIKAYLA (NKA) 3 - HOLINEJ, MIKAYLA DYMAN	Grantee: HOLINEJ, MIKAYLA DYMAN
Locations: Parcel # 1 - 156.00-1,047.01,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: KRATZER, LARRY D 2 - KRATZER, DELORES	Grantee: WOJTKOWSKI, STANLEY SR 2 - WOJTKOWSKI, LISA L
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: KRITCH, CHARLES 2 - KRITCH, NANCY	Grantee: NOLDY, ERRICK 2 - NOLDY, CATHLEEN
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: CIAMAICHELO, FRANCIS 2 - CIAMAICHELO, MARY 3 - MCANDREW, JOSEPH 4 - MCANDREW, MARISSA	Grantee: SEJD, CAROL
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$500.00
Grantor: HAYNES, KEVIN	Grantee: SYSKO, FRANK G JR 2 - SYSKO, DIANE
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1,000,000.00
Grantor: EMK BLUESTONE LLC	Grantee: RBMV PLANNING TRUST
Locations: Parcel # 1 - 092.00-1,001.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMASZEWSKI, ROBERT	Grantee: TOMASZEWSKI, ROBERT M
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:

Grantor: REIDMILLER, RICHARD J

2 - REIMILLER, TERESA

Locations: Parcel #

1 - 209.00-1,058.00,000.

Consideration: \$328,500.00

Grantee: TELESCO, JONATHAN

2 - TELESCO, EVA M

Municipality

HERRICK TOWNSHIP

Information:

Grantor: NOVACK, JESSICA (NBM)

2 - TROIANI, JESSICA

3 - TROIANI, ZACHARY

Locations: Parcel #

1 - 102.00-1,047.01,000.

Consideration: \$178,000.00

Grantee: NAVARRETE, THOMAS

Municipality

FOREST LAKE TOWNSHIP

Susquehanna County LEGAL JOURNAL

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

2022 LEGAL ADVERTISING RATES

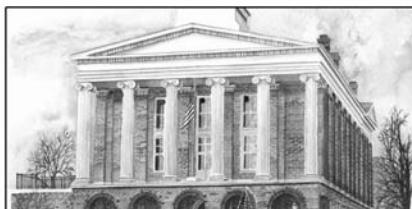
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Subject to space availability

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Prices are based upon your advertisement

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Certain Restrictions Apply

The Legal Journal of Susquehanna County
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Ad Changes subject to artwork adjustment fee, call for details

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One Issue	\$5 per issue
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Full Page:

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2" W X 3 1/2" H

4" W X 1 3/4" H

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PLEASE PRINT CLEARLY

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A.K.A.s _____

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