

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ December 5, 2025 ★ Montrose, PA ★ No. 37



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES	6
MORTGAGES & DEEDS	10



© 2025 Legal Journal of Susquehanna County



Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President 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

Michael Briechle, Esq., Editor
mike@briechlelaw.com

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Francis X. O'Connor, Esq.

Vice-President
Marion O'Malley, Esq.

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

*All other notices will be billed at \$1.95 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

Judge of the Court of Common Pleas

Jason J. Legg, President Judge

District Attorney

Marion O’Malley, Esq.

Magisterial District Judges

Gregory Scheer
Jodi L. Cordner, Esq.
Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

David Darrow
Alan M. Hall — Chair
Robert McNamara — Vice-Chair

Treasurer

Rebecca Preston Wescott

Register of Wills/Recorder of Deeds/ Clerk of The Orphan’s Court

Wendy Zapolski

Coroner

Jessica Chiaramonte

Auditors

Robert DeLuca
Stephanie Sojka-Reisch
Rick Ainey

Susquehanna County Courthouse — 31 Lake Avenue, 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.

ESTATE NOTICE

In the Estate of John L. McVicker a/k/a John McVicker, late of the City of Binghamton, Broome County, New York,

Letters 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:

Constance M. McVicker
6 Arena Street
Binghamton, NY 13903

or

Attorney for the Estate
Rachael Thomas, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

**RE: ESTATE OF
ELIZABETH L. MCCLAIN
A/K/A
ELIZABETH LEE MCCLAIN**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **ELIZABETH L. MCCLAIN, A/K/A ELIZABETH LEE MCCLAIN**, late of Auburn Township, 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:

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

Date of Death: November 20, 2024

12/5/2025 • 12/12/2025 • 12/19/2025

NOTICE

In the Estate of Dorothy A. Peet, deceased, late of Dimock Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Deborah Baker, all persons

indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Deborah Baker
73 Bakers Drive
Montrose, PA 18801

OR

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

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

In the Estate of BobbiJo Burrasca of Forest City, Susquehanna County, Commonwealth of Pennsylvania.

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

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

Estate of Barbara A. Legg
Late of Choconut Township
EXECUTOR
James S. Wolf
12 S. Morningside Drive
Binghamton, NY 13905

ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

11/21/2025 • 11/28/2025 • 12/5/2025

OTHER NOTICES

NOTICE

**JUDICIAL SALE OF REAL
ESTATE IN SUSQUEHANNA
COUNTY PREVIOUSLY
EXPOSED TO PUBLIC SALE
BY THE SUSQUEHANNA
COUNTY TAX CLAIM
BUREAU AND NOT SOLD
BECAUSE THE UPSET PRICE
WAS NOT BID.**

NOTICE is hereby given that the Susquehanna County Tax Claim bureau will expose to public sale, real estate on which the upset price was not bid at a previous sale. By Court Order No. 2025-868 C.P. dated November 24, 2025, the sale of the said property will be held **Wednesday, January 21, 2026**, at the hour of 10:00 A.M., in the Large Conference Room the County Office Building, Montrose, Pennsylvania.

The United States asserts all rights reserved under United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of the property to be sold within 120 days of the sale.

The purchaser shall also be required to provide the Bureau with an affidavit not less than 10 Days prior to the sale that, within the municipal jurisdiction, the person is

NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same to be executed before a Notary Public. The affidavit to be executed not less than 10 Days prior to the sale by each purchaser stating he or she is not a Susquehanna County elected official or appointed officer, nor the owner of the property purchased, nor a partner or shareholder of the owner, nor in a business relationship with the owner, nor any other business association that has any individual as part of the business association who had any ownership interest or rights in the property. Bidder Registration shall begin on December 12, 2025. A blank affidavit is available from the Bureau or at www.susqco.com.

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

TERMS OF SALE: Cash, Certified check or Money Order payable immediately after Sale.

The County reserves the right to reject any and all bids, and reserve bidding for priority bidders.

Rebecca S. Wescott, Director
Susquehanna County Tax Claim
Bureau
www.susqco.com

12/5/2025

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

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

01/13/2026 09:00 AM

Writ of Execution No.:
2025-0311 CP

PROPERTY ADDRESS: 612 State Route 267, Meshoppen, PA 18630

LOCATION: Auburn Township
Tax ID #: 252.00-1,015.00,000.

IMPROVEMENTS: ONE – single story, wood framed dwelling with white vinyl siding with 2 car garage below, multi-colored stone across front and side

ONE – approximate 24x24 wood framed garage, gray in color, 1 car, 2 windows and man door

ONE – approximate 10x15 wood framed green shed

DEFENDANTS: Zackery Douglas Patton

ATTORNEY FOR PLAINTIFF:
Kenya Bates, Esq.
(215) 572-8111

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

11/21/2025 • 11/28/2025 • 12/5/2025

SHERIFF'S SALE MORTGAGE FORECLOSURE

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

01/13/2026 09:30 AM

Writ of Execution No.:
2024-70 CP

PROPERTY ADDRESS: 1567 Station Hill Road, Nicholson, PA 18446

LOCATION: Lenox Township
Tax ID #: 241.00-2,055.00,000.

IMPROVEMENTS: ONE – single story double-wide manufactured dwelling with vinyl siding
ONE – 24 x 32 wood framed two-car detached garage with vinyl siding
ONE – 17 x 32 in-ground swimming pool

DEFENDANTS: Jason Barrett, Ashley Kulick and Kodak View LLC

ATTORNEY FOR PLAINTIFF:
John Murphy, Esq.
(570) 963-8880

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

11/21/2025 • 11/28/2025 • 12/5/2025

SHERIFF'S SALE MORTGAGE FORECLOSURE

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

01/13/2026 10:00 AM

Writ of Execution No.:

2024-1029 CP

PROPERTY ADDRESS: 12 High Street F/K/A 410 Franklin Ave, Susquehanna, PA 18847

LOCATION: Susquehanna

Borough

Tax ID #: 054.15-2,047.00,000.

IMPROVEMENTS: ONE – single story, wood framed dwelling with vinyl siding

ONE – single story two car detached garage 26 x 36 with wood frame and vinyl siding

ONE – 8 x 10 metal framed shed with metal siding

DEFENDANTS: Daniel Vinsko, Jr.

ATTORNEY FOR PLAINTIFF:

Queen N. Stewart, Esq.

(855) 225-6906

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

11/21/2025 • 11/28/2025 • 12/5/2025

SHERIFF'S SALE MORTGAGE FORECLOSURE

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

01/27/2026 09:00 AM

Writ of Execution No.:

2025-0662 CP

PROPERTY ADDRESS: 496

Britton Road, Brackney, PA 18812

LOCATION: Silver Lake Township

Tax ID #: 026.00-1,042.00,000.

IMPROVEMENTS: ONE – wood frame wood sided dwelling 1 2/3 story

ONE – wood frame wood side 1 2/3 story 2 car garage

DEFENDANTS: Jonathan R. Winans

ATTORNEY FOR PLAINTIFF:
Geraldine M. Linn, 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

12/5/2025 • 12/12/2025 • 12/19/2025

**SHERIFF'S SALE
MORTGAGE FORECLOSURE**

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

01/27/2026 10:00 AM

Writ of Execution No.:
2025-0538 CP

PROPERTY ADDRESS: 30
Decker Court, Harford, PA 18823
LOCATION: Harford Township
Tax ID #: 167.09-1,037.00,000.
IMPROVEMENTS: ONE – 2 story
wood framed dwelling with white
aluminum siding

DEFENDANTS: Bruce Sears
A/K/A Bruce Spears; Melissa Vest
ATTORNEY FOR PLAINTIFF:
Carolyn Treglia, Esq.
(844) 856-6646

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

12/5/2025 • 12/12/2025 • 12/19/2025

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 19, 2025 TO NOVEMBER 25, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$78,551.00
Mortgagor: MALINOWSKI, ADAM	Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 211.00-2,041.00.000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$58,000,000.00
Mortgagor: MEADOW VIEW REALTY LLC 2 - MEADOW VIEW REHABILITATION AND HEALTHCARE LLC	Mortgagee: BOKF (DBA) 2 - BOK FINANCIAL
Locations: Parcel # 1 - 142.02-1,014.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$281,000.00
Mortgagor: ECKROTH, MICHAEL 2 - BLUESTEIN, MARJORIE	Mortgagee: CROSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 042.00-2,006.01.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$197,910.00
Mortgagor: HUNDLEY, CIARA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 164.00-1,002.00.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$284,000.00
Mortgagor: MARTIN, TRAVIS	Mortgagee: NOVUS HOME MORTGAGE 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 151.00-1,057.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: RICCA, JOHN 2 - RICCA, NATALIE	Mortgagee: MELIA, DONNA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$194,000.00
Mortgagor: PAULIN, WILLIAM III 2 - PAULIN, RACHEL HANNAH (AKA)	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 143.06-2,001.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$98,500.00
Mortgagor: SMITH, KERIS L 2 - RAFFERTY, SHANNON	Mortgagee: PENNYMAC LOAN SERVICES LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 125.03-1,023.01.000.	Municipality BRIDGEWATER TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$150,000.00
Mortgagor: VULLO, CHARLES J 2 - VULLO, BRENDA (AKA) 3 - VULLO, BRENDA S	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 176.00-1,031.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$88,000.00
Mortgagor: MANLEY, SAMANTHA J (AKA) 2 - MANLEY, SAMANTHA JO 3 - MANLEY, JOHN WILLIAM III (AKA) 4 - MANLEY, JOHN WILL	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 026.00-2,003.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: MCMAHON, LIAM CALEY	Mortgagee: NBT BANK
Locations: Parcel # 1 - 205.03-1,028.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: KESSLER, JOSEPH R 2 - KESSLER, MEGAN E	Mortgagee: NBT BANK
Locations: Parcel # 1 - 158.00-1,009.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$118,808.00
Mortgagor: HEEMAN, LANCE	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 130.00-1,002.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: GARRITY, MARY JO	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 161.00-1,004.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$273,811.00
Mortgagor: ALLEN, JALENE J 2 - ZAHORA, MICHAEL	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 026.00-2,034.03,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$356,125.00
Mortgagor: CHIARAMONTE, VINCENT 2 - CHIARAMONTE, JESSICA	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 110.00-1,042.02,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: YORK, DARCI A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 021.04-1,062.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$313,600.00
Mortgagor: SZAL, MATTHEW 2 - SZAL, ALYSSA	Mortgagee: SWBC MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 197.00-1,001.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: LATWINSKI, CHARLES B	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 177.00-1,006.01,000.	Municipality RUSH TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$560,500.00
Mortgagor: KUZMENKO, SERHII 2 - KUZMENKO, YULIA	Mortgagee: LENDING GROUP COMPANY 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 049.00-1,022.12,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$206,000.00
Mortgagor: BIXBY, ERIC 2 - BIXBY, MIKAYLA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 124.09-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$215,000.00
Mortgagor: SMITH, DARRIN H 2 - SMITH, BRITTANY A	Mortgagee: PS BANK
Locations: Parcel # 1 - 194.00-2,004.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$217,000.00
Mortgagor: PITCHER, DAVID	Mortgagee: UNITED WHOLESALe MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 050.00-2,025.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: COTTRELL, PATRICIA 2 - COTTRELL, DAVID G	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 153.00-1,110.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: PORTER, GLORIA J (NKA) 2 - DEWITT, GLORIA J	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 062.03-1,005.00,000.	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$100,000.00
Mortgagor: BRINKS, AUDREY L (AKA) 2 - BRINK, AUDREY L 3 - JENNINGS, CARL L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 205.03-1,018.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: DAVIS, JASON K	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 256.00-1,012.01,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: BIRCHARD, CHAPIN E	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 120.00-1,058.01,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: ACRE ALLIANCE LLC	Mortgagee: ELMCREST CAPITAL LLC
Locations: Parcel # 1 - 024.04-1,002.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$32,883.62
Mortgagor: BAKER, SHAWN 2 - BAKER, KIMBERLY	Mortgagee: FIGURE LENDING LLC (DBA) 2 - FIGURE 3 - DART COLLATERAL MANAGER LLC
Locations: Parcel # 1 - 036.13-1,006.00,000.	Municipality LANESBORO BOROUGH

Information: Mortgagor: HARMER, TIMOTHY 2 - HARMER, STEPHANIE	Consideration: \$278,978.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 240.00-1,024.00,000.	Municipality LATHROP TOWNSHIP
Information: Mortgagor: MURRAY, MADONNA C GUTHRIE (AKA) 2 - MURRAY, MADONNA	Consideration: \$73,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA

Locations: Parcel # 1 - 142.02-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
---	--------------------------------------

DEEDS

Information: Grantor: TWARDY, LAWRENCE G W	Consideration: \$80,000.00 Grantee: MALINOWSKI, ADAM
Locations: Parcel # 1 - 211.00-2,041.00,000.	Municipality UNIONDALE BOROUGH
Information: Grantor: JAC PARTNERS LLC	Consideration: \$154,584.00 Grantee: MORGAN, MARK C 2 - MORGAN, PATRICIA A
Locations: Parcel # 1 - 239.08-1,015.00,000.	Municipality LATHROP TOWNSHIP
Information: Grantor: MCMURRY, DOREEN 2 - MCMURRY, FRED	Consideration: \$1.00 Grantee: MCMURRY, FRED (TRUST) 2 - MCMURRY, DOREEN (TRUST)
Locations: Parcel # 1 - 221.00-1,020.00,000.	Municipality LATHROP TOWNSHIP
Information: CORRECTION Grantor: R-FARM LLC	Consideration: \$1.00 Grantee: MCCOLLUM, BLAINE
Locations: Parcel # 1 - 148.00-2,006.00,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: MEAD, WILLIAM S 2 - MEAD, JODI L	Consideration: \$219,900.00 Grantee: HUNDLEY, CLARA
Locations: Parcel # 1 - 164.00-1,002.00,000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: WHITEHEAD, CARLTON W	Consideration: \$1.00 Grantee: WHITEHEAD, CARLTON W 2 - GOFF, DAVID C II
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: MELIA, DONNA	Consideration: \$300,000.00 Grantee: RICCA, JOHN 2 - RICCA, NATALIE
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: HALPENNY-POTTER, MARY C (AKA) 2 - POTTER, MARY C HALPENNY (AKA) 3 - POTTER, MARY C 4 - HALPENNY-POTTER, MARCY (AKA) 5 - POTTER, MARCY HALPENNY	Consideration: \$1.00 Grantee: HALPENNY-POTTER, MARY C (AKA) 2 - POTTER, MARY C HALPENNY 3 - HALPENNY-POTTER, MARCY (AKA) 4 - POTTER, MARCY HALPENNY
Locations: Parcel # 1 - 126.10-1,009.00,000.	Municipality BRIDGEWATER TOWNSHIP

★ 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: Grantor: KOONS, JEAN A (ESTATE AKA) 2 - KOONS, JEAN ANNA (ESTATE)	Consideration: \$95,000.00 Grantee: LENLANE PROPERTY LLC
Locations: Parcel # 1 - 145.00-3,020.00.000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: MUNSON, LAWRENCE DAVID JR 2 - STONE, EMILY ANNE	Consideration: \$1.00 Grantee: MUNSON, LAWRENCE DAVID JR 2 - STONE, EMILY ANNE
Locations: Parcel # 1 - 072.00-2,002.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: GARRITY, MARY JO	Consideration: \$1.00 Grantee: GARRITY, MARY JO 2 - GARRITY, MATTHEW EDWARD 3 - GARRITY, MICHAEL PATRICK
Locations: Parcel # 1 - 161.00-1,004.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CONRAD, AUSTIN 2 - SUCHOCKI, KASONDRA ELAINE	Consideration: \$350,000.00 Grantee: DIVIS, MARYBETH
Locations: Parcel # 1 - 008.00-1,009.00.000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: DUICK, STEPHEN (ESTATE AKA) 2 - DUICK, STEPHEN A (ESTATE)	Consideration: \$425,000.00 Grantee: CANDLELIGHT INN AT LOWE LAKE
Locations: Parcel # 1 - 191.13-1,030.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: 570 PROPERTIES LLC	Consideration: \$330,000.00 Grantee: ELKA HOLDINGS LLC
Locations: Parcel # 1 - 244.00-1,056.00.000.	Municipality LENOX TOWNSHIP
Information: Grantor: PIERSON, KEVIN (TRUST BY TRUSTEE) 2 - CR PIERSON LIMITED PARTNERSHIP	Consideration: \$50,000.00 Grantee: BURRIDGE, COLIN R
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: Grantor: DECKER, LINDA S	Consideration: \$95,000.00 Grantee: KESSLER, JOSEPH R 2 - KESSLER, MEGAN E
Locations: Parcel # 1 - 158.00-1,009.00.000.	Municipality RUSH TOWNSHIP
Information: Grantor: ADAMS, STEVEN LEE	Consideration: \$1.00 Grantee: ADAMS, DENNIS A 2 - ADAMS, STEVEN LEE
Locations: Parcel # 1 - 124.00-1,018.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: MILLARD, RILEY MAE	Consideration: \$121,000.00 Grantee: HEEMAN, LANCE
Locations: Parcel # 1 - 130.00-1,002.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: GIBSON, BRENDA DARLENE (AKA) 2 - WILSON, BRENDA	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: HECKER, HARVEY	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: LAMACCHIA, LOIS Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: LAMACCHIA, LOIS Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: DAP114 LLC Locations: Parcel # 1 - 198.00-1,042.00,000.	Consideration: \$1.00 Grantee: PIGNATARO, DANIEL F 2 - PIGNATARO, ALESSANDRA LYONS Municipality DIMOCK TOWNSHIP
Information: Grantor: ZAHORA, MICHAEL Locations: Parcel # 1 - 026.00-2,034.03,000.	Consideration: \$5,640.00 Grantee: ZAHORA, MICHAEL 2 - ALLEN, JALENE J Municipality SILVER LAKE TOWNSHIP
Information: OIL, GAS, & MINERAL Grantor: MOYER, SHIRLEY C (TRUST BY TRUSTEE FBO) 2 - MOYER, CLAUDE L 3 - MOYER, CLAUDE L (TRUST BY TRUSTEE FBO) 4 - MOYER, SHIRLEY C	Consideration: \$1.00 Grantee: MOYER, SHIRLEY C (TRUST BY TRUSTEE FBO) 2 - MOYER, CLAUDE L (TRUST BY TRUSTEE FBO) 3 - MOYER, JAY L 4 - MOYER, RAY M 5 - MOYER, STEVEN K
Locations: Parcel # 1 - 045.00-1,023.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: SCHAEFFER, NANCY C (ESTATE) Locations: Parcel # 1 - 035.00-1,016.00,000.	Consideration: \$65,000.00 Grantee: CARTER, BRITTANY Municipality OAKLAND TOWNSHIP
Information: Grantor: BAKER, CHERI H 2 - BAKER, CHRISTOPHER D 3 - HALUPKE, WALTER S 4 - HALUPKE, CYNTHIA WHITE	Consideration: \$53,016.00 Grantee: HALUPKE, WALTER S 2 - HALUPKE, CYNTHIA WHITE
Locations: Parcel # 1 - 226.00-2,024.01,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: CAVALLARO FAMILY IRREVOCABLE TRUST	Consideration: \$392,000.00 Grantee: SZAL, MATTHEW 2 - SZAL, ALYSSA
Locations: Parcel # 1 - 197.00-1,001.00,000.	Municipality RUSH TOWNSHIP
Information: Grantor: WILLIAMS, CAREY M 2 - EVANS, JASON W	Consideration: \$590,000.00 Grantee: KUZMENKO, SERHII 2 - KUZMENKO, YULIIA
Locations: Parcel # 1 - 049.00-1,022.12,000.	Municipality LIBERTY TOWNSHIP
Information: Grantor: WHITE, KALI R	Consideration: \$10,000.00 Grantee: WOOS MAN , JOSEPH M
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information: Grantor: WOOSMAN, JOSEPH M	Consideration: \$1.00 Grantee: WOOS MAN , JOSEPH M
Locations: Parcel # 1 - 031.15-1,097.04,000.	Municipality GREAT BEND BOROUGH
Information: Grantor: BENNETT, ELIZABETH S	Consideration: \$1.00 Grantee: BENNETT, ELIZABETH S 2 - BENNETT, ISAAC J 3 - BENNETT, LAURIE
Locations: Parcel # 1 - 226.00-2,024.02,000.	Municipality CLIFFORD TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: WALTER, DAVID M Locations: Parcel # 1 - 040.00-1,002.00,000.	Consideration: \$1.00 Grantee: WALTER, DAVID MARTIN (TRUST) Municipality APOLACON TOWNSHIP
Information: Grantor: DIAZ FAMILY LIMITED PARTNERSHIP Locations: Parcel # 1 - 124.09-1,006.00,000.	Consideration: \$241,000.00 Grantee: BIXBY, ERIC 2 - BIXBY, MIKAYLA Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: MARR, NANCY A (ESTATE) Locations: Parcel # 1 - 167.00-1,038.00,000.	Consideration: \$1.00 Grantee: SEIDEL, REBECCA A 2 - SEIDEL, GARY L 3 - HAHN, LISA A Municipality HARFORD TOWNSHIP
Information: Grantor: BUTLER, JUDITH L 2 - JUMPER, SCOTT S 3 - JUMPER, EDWARD A Locations: Parcel # 1 - N/A	Consideration: \$150,000.00 Grantee: HENKE, JASON 2 - HENKE, CHRISTINE Municipality LENOX TOWNSHIP
Information: Grantor: BEAN, BRIAN M 2 - DAVIDSON, JANELLE R Locations: Parcel # 1 - 228.00-2,006.00,000.	Consideration: \$1.00 Grantee: BEAN, BRIAN M Municipality CLIFFORD TOWNSHIP
Information: Grantor: DAVIS, JASON KYLE 2 - SCOTT-DAVIS, ASHLEY (AKA) 3 - DAVIS, ASHLEY SCOTT Locations: Parcel # 1 - 256.00-1,012.01,000.	Consideration: \$1.00 Grantee: DAVIS, JASON K Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: MALKOSKI, JOHN R (TRUST BY TRUSTEES) 2 - MALKOSKI, PAMELA B (TRUST BY TRUSTEES) Locations: Parcel # 1 - 120.00-1,058.01,000.	Consideration: \$100,000.00 Grantee: BIRCHARD, CHAPIN Municipality FOREST LAKE TOWNSHIP
Information: Grantor: MILLER, WAYNE L 2 - MILLER, ROXANNE M 3 - FEHER, FRANK A 4 - FEHER, SUSAN G 5 - GRIEGER, EDWARD 6 - GRIEGER, SYLVIA A 7 - GRIEGER, CHARLES S (ESTATE AKA) 8 - GRIEGER, CHARLES (ESTATE) Locations: Parcel # 1 - 024.00-1,015.00,000.	Consideration: \$160,000.01 Grantee: ACRE ALLIANCE LLC Municipality CHOCONUT TOWNSHIP
Information: Grantor: GRIEGER, EDWARD 2 - GRIEGER, SYLVIA A 3 - MILLER, WAYNE L 4 - MILLER, ROXANNE M Locations: Parcel # 1 - 024.04-1,002.00,000.	Consideration: \$30,580.00 Grantee: ACRE ALLIANCE LLC Municipality CHOCONUT TOWNSHIP

Information:

Grantor: DOMASIEWICZ, FRANK
2 - DOMASIEWICZ, DEBRA
Locations: Parcel #
1 - 216.00-1,013.01.000.
2 - 197.00-2,017.00.000.

Information:

Grantor: MONROE REALTY COMPANY
Locations: Parcel #
1 - 129.00-1,029.00.000.

Consideration: \$1.00

Grantee: DOMASIEWICZ IRREVOCABLE GRANTOR TRUST
Municipality
AUBURN TOWNSHIP
AUBURN TOWNSHIP

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF
TRANSPORTATION
Municipality
NEW MILFORD TOWNSHIP



SUSQUEHANNA COUNTY LEGAL JOURNAL

Official Publication of the
Susquehanna County Bar Association

**Don't Miss an Issue!
Get weekly Sheriff Sales, Estate
Notices, Mortgages, Deeds & MORE.**

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy Free

Email baileyd@ptd.net or call 570-251-1512.





Susquehanna Legal Journal Subscription Form PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates — 570-251-1512 or email baileyadv@ptd.net

Susquehanna County LEGAL JOURNAL

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

2025 LEGAL ADVERTISING RATES Effective 5/1/2025

Estate Notices \$125

Three (3) time insertion

**Incorporation Notices, Fictitious
Name Registration, Name Change** \$75

One (1) time insertion

First and Final Accounting \$75

Two (2) time insertion

All other notices will be billed at \$1.95 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

**submitted camera-ready or via email in PDF
or JPG format.**

Certain Restrictions Apply

The Legal Journal of Susquehanna County
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

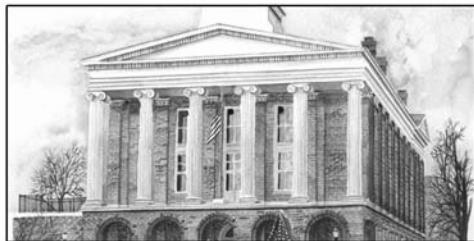
Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
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"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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