

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ May 8, 2020 ★ Montrose, PA ★ No. 6

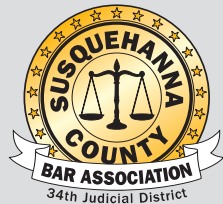


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**Court of Common Pleas
34th Judicial District:**

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

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susqco.com

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baileyd@ptd.net

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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
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

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

Prothonotary, Clerk of The Court

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Linda LaBarbara, Esq.

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Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

Robert DeLuca

Richard Suraci

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 MayBelle Golis
Late of Bridgewater Township
CO-EXECUTRIX
Rosemary Franssen
610 Woodbourne Rd.
Montrose, PA 18801
CO-EXECUTRIX
Diana Golis
1855 County Rd. 109
Glenwood Springs, CO 81601

5/8/2020 • 5/15/2020 • 5/22/2020

LEGAL NOTICE

ESTATE NOTICE IN THE ESTATE OF GLENN ARTHUR BAILEY, A/K/A GLENN A. BAILEY, A/K/A GLENN BAILEY, late of the Borough of New Milford, County of Susquehanna, Commonwealth of Pennsylvania, who dies on March 4, 2020. Letters Testamentary in the above estate have been granted to he undersigned, 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: Erin Lynn Bailey, Executrix, c/o JAMI LAYAOU HEARN, ESQ. 181 West Tioga Street, Tunkhannock, PA 18657.

5/8/2020 • 5/15/2020 • 5/22/2020

ESTATE NOTICE

Estate of Diane S. Cavender, Deceased. Late Lenox Twp., Susquehanna County, PA. D.O.D. 3/17/20. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Charles D. Cavender, Executor, 627 Forest St., Hop Bottom, PA 18824.

5/8/2020 • 5/15/2020 • 5/22/2020

EXECUTRIX NOTICE

Estate of Walter David Galloway AKA Walter D. Galloway
Late of Great Bend Township
EXECUTRIX
Sharon Gilman
173 Bevier St.
Binghamton, NY 13904

5/8/2020 • 5/15/2020 • 5/22/2020

ADMINISTRATRIX NOTICE

Estate of Matthew K. Fearnley
Late of Forest Lake Township
CO-ADMINISTRATOR
Robert W. Fearnley
752 Chestnut Ridge Road
Montrose, PA 18801
CO-ADMINISTRATRIX
Dawn Fearnley
752 Chestnut Ridge Road
Montrose, PA 18801
ATTORNEY
Susan L. English
21-23 Public Ave.
Montrose, PA 18801

5/1/2020 • 5/8/2020 • 5/15/2020

EXECUTRIX NOTICE

Estate of Richard A. Rebello AKA
Richard Rebello
Late of Silver Lake Township
CO-EXECUTRIX
Jennifer Short
1974 State Line Road
Brackney, PA 18812
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

5/1/2020 • 5/8/2020 • 5/15/2020

EXECUTOR NOTICE

Estate of Robert Griffin AKA
Robert P. Griffin
Late of Apolacon Township
CO-EXECUTOR
John M. Griffin
4046 Tpk. St.
Friendsville, PA 18818
CO-EXECUTOR
Joseph R. Griffin
4164 Tpk. St.

Friendsville, PA 18818
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

5/1/2020 • 5/8/2020 • 5/15/2020

EXECUTRIX NOTICE

Estate of Phyllis M. Smith
Late of Montrose Borough
EXECUTRIX
Brenda Smith
3886 SR 3009
Meshoppen, PA 18630
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

5/1/2020 • 5/8/2020 • 5/15/2020

NOTICE

In the Estate of Melvin G. Hart,
Jr., deceased, late of Franklin
Township, Susquehanna County,
Pennsylvania.

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

Mark A. Holveck
53 Barkers Mill Road
Windsor, NY 07840

OR

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

4/24/2020 • 5/1/2020 • 5/8/2020

OTHER NOTICES**NOTICE****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 D. ELOISE EVANS,
deceased
Jill deGonzague, Executrix

Estate of JOHN N. GARDNER,
deceased
John C. Gardner, Executor

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, May 19, 2020, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

5/1/2020 • 5/8/2020

**NOTICE**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY; NO. 2019-1351-CP

Vanderbilt Mortgage and Finance,
Inc.,
Plaintiff

vs.

Sherry L. Upright and Eric K.
Starcher,
Defendants.

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

TO: Eric K. Starcher.
Premises subject to foreclosure:
5035 Tingley Lake Road, New
Milford, PA 18834.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty days of this publication. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. 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. Pennsylvania Lawyer

Referral Service (800) 692-7375;
Susquehanna County Courthouse,
105 Maple Street, P.O. Box 218,
Montrose, PA 18801.

Weber Gallagher,
Attorney for Plaintiff,
2000 Market Street, 13th Floor,
Philadelphia, PA 19103,
(267) 295-3364.

5/8/2020

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 JUNE 23, 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

06/23/2020 11:00 AM

Writ of Execution No.:

2019-1360 CP

PROPERTY ADDRESS: 27830

State Route 267 a/k/a Rural Route
1 Box 1644 a/k/a Route 267
Friendsville T/O Choconut, PA
18818-8733

LOCATION: Choconut Township
Tax ID #: 005.04-1,007.00,000.

IMPROVEMENTS: ONE – 1 story
wood framed dwelling;

ONE – 20 x 40 wood framed
closed shed;

ONE – 30 x 40 block horse barn

DEFENDANTS: Gavin A. Rebello
and Karen E. Rebello

ATTORNEY FOR PLAINTIFF:

James Buck, 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

5/1/2020 • 5/8/2020 • 5/15/2020

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 23, 2020 TO APRIL 29, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$171,000.00
Mortgagor: CLAPPER, TAMMY L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 010.00-1,007.01,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$180,000.00
Mortgagor: EMMERICH, TYLER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - EMMERICH, IRINA	
Locations: Parcel #	Municipality
1 - 237.00-1,002.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$64,020.00
Mortgagor: SALANSKY, KATIE J	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 054.11-2,077.00,000.	SUSQUEHANNA
2 - 054.11-2,077.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$130,000.00
Mortgagor: WALDENBERGER, PETER J	Mortgagee: NBT BANK
2 - WALDENBERGER, DONNA K	
Locations: Parcel #	Municipality
1 - 197.00-3,015.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$110,675.00
Mortgagor: MEANY, WALTER (AKA)	Mortgagee: QUICKEN LOANS LLC
2 - MEANY, WALTER SR	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 191.00-1,029.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$97,000.00
Mortgagor: KAY BUTLER FAMILY IRREVOCABLE TRUST (BY TRUSTEE)	Mortgagee: NORTHWEST BANK
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 268.07-3,001.00,000.	FOREST CITY 2W
Information:	Consideration: \$187,918.00
Mortgagor: MANLEY, JOHN W III	Mortgagee: HOMESTEAD FUNDING CORP
2 - MANLEY, SAMANTHA J	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 026.00-2,003.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$176,932.00
Mortgagor: DEMI, RICHARD S	Mortgagee: ICONIC MORTGAGE CORP
2 - DEMI, VALERIE L	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 165.00-2,033.00,000.	HARFORD TOWNSHIP

Information:	Consideration: \$163,000.00
Mortgagor: PHILLIPS, JAMES WALTER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PHILLIPS, ANN MARIE	
Locations: Parcel #	Municipality
1 - 218.00-1,004.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: DEMCHAK, CHRISTOPHER	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 021.05-1,008.01,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$117,350.00
Mortgagor: FOLLERT, KRISTEN NICOLE	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - FOLLERT, THOMAS GREGORY	
Locations: Parcel #	Municipality
1 - 124.14-1,024.00,000.	MONTROSE
Information:	Consideration: \$70,000.00
Mortgagor: DONNORA, DAVID A	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
2 - DONNORA, AMY M	
Locations: Parcel #	Municipality
1 - 161.12-1,022.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$90,707.00
Mortgagor: LOPEZ, PEDRO	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - ARK LA TEX FINANCIAL SERVICES LLC (DBA)
	3 - BENCHMARK MORTGAGE
Locations: Parcel #	Municipality
1 - 054.14-2,074.00,000.	SUSQUEHANNA
Information:	Consideration: \$234,300.00
Mortgagor: CALLAHAN, JOSEPH R	Mortgagee: QUICKEN LOANS LLC
2 - CALLAHAN, JULIE	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 111.10-1,020.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$62,000.00
Mortgagor: BROWN, BRIAN	Mortgagee: FNCB BANK
2 - BROWN, ADRIENNE	
Locations: Parcel #	Municipality
1 - 267.00-1,054.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: WELLS, DAVID	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - WELLS, AMI E	
Locations: Parcel #	Municipality
1 - 243.00-1,031.00,000.	LENOX TOWNSHIP

DEEDS

Information:	Consideration: \$66,000.00
Grantor: SLOCUM, CHRISTOPHER W (NBM)	Grantee: SALANSKY, KATIE J
2 - MCCOY, CHRISTOPHER W	
3 - MCCOY, RONNIE W	
Locations: Parcel #	Municipality
1 - 054.11-2,077.00,000.	SUSQUEHANNA
2 - 054.11-2,077.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1,944.66
Grantor: FOWLER, MARY G (ESTATE AKA BY SHERIFF)	Grantee: WILMINGTON TRUST NATIONAL ASSOCIATION
2 - FOWLER, MARY (ESTATE BY SHERIFF)	2 - MFRA TRUST 2014-2
3 - FOWLER, ROBERT (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 048.00-1,044.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NATIONSTAR REO SUB1B LLC	Grantee: NATIONSTAR HECM ACQUISITION TRUST 2019-1
Locations: Parcel #	Municipality
1 - 115.09-1,096.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$50,000.00
Grantor: NATIONSTAR HECM ACQUISITION TRUST 2019-1	Grantee: RIEFLER, BRENDA
Locations: Parcel #	Municipality
1 - 115.09-1,096.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$116,500.00
Grantor: ROTSAERT, KEITH	Grantee: MEANY, WALTER (AKA)
	2 - MEANY, WALTER SR
Locations: Parcel #	Municipality
1 - 191.00-1,029.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: BAROVICH, MARGARET D	Grantee: VAKAY, NICHOLAS A
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$0.00
Grantor: SOVA, JACOB WILLIAM JR	Grantee: SOVA, JONATHAN PHILIP
Locations: Parcel #	Municipality
1 - 193.00-2,004.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$192,000.00
Grantor: WINTERS, BRIAN M	Grantee: MANLEY, JOHN WIII
2 - WINTERS, BETH K	2 - MANLEY, SAMANTHA J
Locations: Parcel #	Municipality
1 - 026.00-2,003.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: TOMPKINS, NATHANAEL	Grantee: HOLDRIDGE, DONALD
2 - TOMPKINS, MARSHA	2 - HOLDRIDGE, SHARON
Locations: Parcel #	Municipality
1 - 207.01-1,009.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$21,000.00
Grantor: FYNES, JOHN P	Grantee: WHITETAIL RIDGE PROPERTIES LLC
2 - FYNES, MARYANN	
3 - FYNES, GEORGE V	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GRANT, DALE T	Grantee: TRACY, MATTHEW A
2 - GRANT, ELIZABETH M	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information: CORRECTIVE AND CONFIRMATORY OIL & GAS MINERAL DEED	Consideration: \$10.00
Grantor: LPR ENERGY LLC	Grantee: AUFFENBERG, DANIEL P (TRUST)
Locations: Parcel #	Municipality
1 - 236.00-1,003.04,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$161,000.00
Grantor: PENZONE, CONSTANTINE J	Grantee: SINCLAIR, KEVIN Y
2 - PENZONE, SCHANNA M	2 - SINCLAIR, SARITA V
Locations: Parcel #	Municipality
1 - 073.00-1,008.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$89,800.00
Grantor: FRYE, JOSEPH	Grantee: PEDRO, LOPEZ
2 - FRYE, JAYNE	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BOHAN, EDWARD M	Grantee: BOHAN, EDWARD M (TRUST)
Locations: Parcel #	Municipality
1 - 044.00-2,028.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, WAYNE R	Grantee: WILLIAMS, WAYNE R
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, WAYNE R	Grantee: WILLIAMS, WAYNE R
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP





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