

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 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.



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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.

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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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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

James A. Franchak, Deceased. Late of Friendsville Borough, Susquehanna County, PA. Letters of Administration 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 David V. Bogden, Administrator, 2725 West Chester Pike, Broomall, PA 19008. Atty.: David V. Bogden, 2725 West Chester Pike, Broomall, PA 19008.

11/29/2024 • 12/6/2024 • 12/13/2024



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

01/14/2025 09:00 AM

Writ of Execution No.:

2024-0215 CP

PROPERTY ADDRESS: 67 Smith Drive, Hallstead, PA 18822

LOCATION: Liberty Township
Tax ID #: 049.00-1,022.05.000.

IMPROVEMENTS: ONE – 2 story wood framed dwelling with vinyl siding

ONE – 24' x 25' 2 car garage, wood framed, vinyl sided, detached

DEFENDANTS: John Hower

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

11/22/2024 • 11/29/2024 • 12/6/2024

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

01/14/2025 09:30 AM

Writ of Execution No.:
2024-0514 CP

PROPERTY ADDRESS: 179
Tingley Lake Road, Harford, PA
18823

LOCATION: Harford Township
Tax ID #: 167.09-1,041.00,000.
IMPROVEMENTS: ONE – 2 story
wood framed dwelling with vinyl
siding

DEFENDANTS: Theodore
Petrochko

ATTORNEY FOR PLAINTIFF:
Nathalie Paul, Esq. (215) 790-1010

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

11/22/2024 • 11/29/2024 • 12/6/2024

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 21, 2024 TO NOVEMBER 27, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$6,878.32
Mortgagor: LOWRY, MARC R	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - LOWRY, KYLAH A	
Locations: Parcel # 1 - 248.00-1,051.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: LAUBER, CHERYL L	Mortgagee: WAYNE BANK
2 - LAUBER, BRIAN S	
Locations: Parcel # 1 - 112.00-1,060.01.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$104,500.00
Mortgagor: RAFFERTY, RIAN I	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 182.00-1,001.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$202,500.00
Mortgagor: COSNER, BRUCE H III	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 220.00-1,004.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: STEWART, JOHN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Locations: Parcel # 1 - 244.00-2,025.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$204,000.00
Mortgagor: REMUS, HEATHER	Mortgagee: NBT BANK
2 - REMUS, ANTHONY F	
Locations: Parcel # 1 - 191.09-2,073.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: GRIFFITH, RICHARD J JR	Mortgagee: CITIZENS BANK
Locations: Parcel # 1 - 124.17-1,049.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$147,079.00
Mortgagor: GIESKI, ROBERT	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 109.06-1,013.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: BURNS, LIAM	Mortgagee: BENKOVIC, BRENT
Locations: Parcel # 1 - 026.15-1,015.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$255,290.00
Mortgagor: GETHING, SHAUNA	Mortgagee: CROSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - RITTER, JAMES	
Locations: Parcel # 1 - 267.00-1,051.00.000.	Municipality CLIFFORD TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$290,000.00
Mortgagor: STONE BROS PROPERTIES LLC	Mortgagee: ANDRE RENTAL ONE LLC
Locations: Parcel #	Municipality
1 - 050.00-1,005.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$281,819.00
Mortgagor: CADY, HUNTER V	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
2 - CADY, JENNIFER	
Locations: Parcel #	Municipality
1 - 145.00-1,010.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: RICCOPONI, PETER J	Mortgagee: AMERICAN FINANCIAL NETWORK INC (DBA)
2 - RICCOPONI, CATHY M	2 - ORION LENDING
	3 - MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
Locations: Parcel #	Municipality
1 - 205.00-2,061.00,000.	LENOX TOWNSHIP

DEEDS

Information:	Consideration: \$260,000.00
Grantor: LENTZ, JACKSON KURTIS	Grantee: KRITCH, CHARLES
	2 - KRITCH, NANCY
Locations: Parcel #	Municipality
1 - 223.00-1,029.01,000.	LENOX TOWNSHIP
2 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: PALUMBO, DENNIS F (TRUST BY TRUSTEE)	Grantee: MARCY, HUNTER
Locations: Parcel #	Municipality
1 - 184.00-2,029.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$345,000.00
Grantor: LEWIS, MILDRED R (ESTATE BY ATTY AKA)	Grantee: LAUBER, BRIAN S
2 - LEWIS, MILDRED (ESTATE BY ATTY)	2 - LAUBER, CHERYL L
Locations: Parcel #	Municipality
1 - 112.00-1,060.01,000.	JACKSON TOWNSHIP
Information:	Consideration: \$7,500.00
Grantor: ABERANT, VIRGINIA E	Grantee: SHAY, NICOLE
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: VULLO, CHARLES	Grantee: WARNER, TINA
	2 - VULLO, BRENDA
Locations: Parcel #	Municipality
1 - 195.00-1,015.01,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RAFFERTY, KRISTAL	Grantee: RAFFERTY, RIAN I
2 - RAFFERTY, RIAN I	
Locations: Parcel #	Municipality
1 - 182.00-1,001.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$365,000.00
Grantor: BOTTS, DANIEL	Grantee: GOLLOGLY, DENISE
2 - BOTTS, DIANE M	
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: DAVIS, ALICE M	Grantee: COSNER, BRUCE HILL
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: GRECCO, JAMES J 2 - GRECCO, CHRISTINE A	Consideration: \$1.00 Grantee: GRECCO, JAMES J
Locations: Parcel # 1 - 245.00-2,099.00.00.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: GRECCO, JAMES J 2 - GRECCO, CHRISTINE A	Consideration: \$1.00 Grantee: GRECCO, JAMES J
Locations: Parcel # 1 - 245.00-2,105.01.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: KINSLEY, SHARON L (AKA) 2 - KINSLEY, SHARON LEE	Consideration: \$85.500.00 Grantee: SHIPTOSKI, FREDERICK R
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: Grantor: FEDUCHAK, GARY	Consideration: \$3,125.00 Grantee: FEDUCHAK, TIMOTHY 2 - FEDUCHAK, KELLY
Locations: Parcel # 1 - 224.00-1,026.04.000.	Municipality LENOX TOWNSHIP
Information: Grantor: FUSCO, HEIDI (AKA) 2 - ESPINOZA, HEIDI MARIE	Consideration: \$255.000.00 Grantee: REMUS, ANTHONY F 2 - REMUS, HEATHER
Locations: Parcel # 1 - 191.09-2,073.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: MCHUGH, MARIE (ESTATE)	Consideration: \$1.00 Grantee: TEWKSBURY, JOSEPH 2 - ROWE, PATRICIA A 3 - TEWKSBURY, BRADLEY 4 - TEWKSBURY, DAVID 5 - FENYUS, MARY 6 - TEWKSBURY, MICHAEL 7 - TEWKSBURY, TIMOTHY
Locations: Parcel # 1 - 214.00-1,026.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: MEDER, JO ANN K (TRUST)	Consideration: \$1.00 Grantee: MEDER, RICHARD K
Locations: Parcel # 1 - 127.19-1,006.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: ANDERSON, RICHARD R 2 - ANDERSON, JODI L	Consideration: \$1.00 Grantee: ANDERSON, RICHARD R 2 - ANDERSON, JODI L
Locations: Parcel # 1 - 124.13-1,015.00.000.	Municipality MONTROSE
Information: Grantor: TRACY, GREGORY	Consideration: \$10,000.00 Grantee: DEEMERS TREE SERVICE LLC
Locations: Parcel # 1 - 076.00-2,021.00.000.	Municipality THOMPSON TOWNSHIP
Information: Grantor: MCCREADY, LAUREN E 2 - MCCREADY, KIRK R	Consideration: \$260,000.00 Grantee: GETHING, SHAUNA 2 - RITTER, JAMES
Locations: Parcel # 1 - 267.00-1,051.00.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: OVEN, MARGARET D (ESTATE AKA) 2 - OVEN, MARGARET (ESTATE)	Consideration: \$125,000.00 Grantee: BARTRON, CARL
Locations: Parcel # 1 - N/A	Municipality FOREST CITY

Information: Grantor: ANDRE RENTAL ONE LLC Locations: Parcel # 1 - N/A	Consideration: \$320,000.00 Grantee: STONE BROS PROPERTIES LLC Municipality HALLSTEAD BOROUGH
Information: Grantor: BURCK, STEPHEN G 2 - BURCK, JENAY L Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: SMITH, LOUISE Locations: Parcel # 1 - 259.00-1,023,00.000. 2 - 259.00-1,024,00.000.	Consideration: \$9,482.18 Grantee: JOMAR HOLDINGS LLC Municipality LATHROP TOWNSHIP LATHROP TOWNSHIP
Information: Grantor: CADY, HUNTER V Locations: Parcel # 1 - 145.00-1,010,01,000.	Consideration: \$1.00 Grantee: CADY, HUNTER V 2 - CADY, JENNIFER Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CLARKE, JASON J Locations: Parcel # 1 - 205.00-2,061,00,000.	Consideration: \$280,000.00 Grantee: RICCOBONI, PETER J 2 - RICCOBONI, CATHY M Municipality LENOX TOWNSHIP
Information: Grantor: RUEBEL TRUST (BY TRUSTEES) 2 - HALDENWANG, EGON P 3 - HALDENWANG, EUGENA Locations: Parcel # 1 - N/A	Consideration: \$1,200,000.00 Grantee: BORDERLANDS LLC Municipality FOREST LAKE TOWNSHIP



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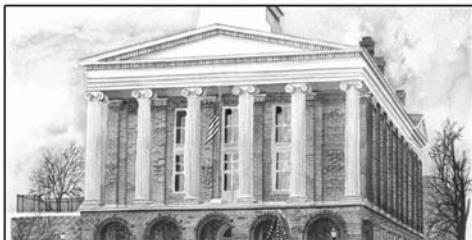
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