

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 8 ★ May 20, 2022 ★ Montrose, PA ★ No. 8



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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*



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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.*

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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

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Kenneth W. Seamans, *Senior Judge*

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Suzanne Brainard

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Cathy Hawley

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Lance Benedict

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Marion O'Malley, Esq.

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Jason D. Miller

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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

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IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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**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.*

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**ADMINISTRATRIX NOTICE**

Estate of David J. Payne AKA  
David Payne  
Late of Harford Township  
ADMINISTRATRIX  
Judy M. Payne  
3384 Upper Podunk Road  
New Milford, PA 18834  
ATTORNEY  
Erin E. Donnelly, Esquire

50 Public Avenue  
Montrose, PA 18801

5/6/2022 • 5/13/2022 • 5/20/2022

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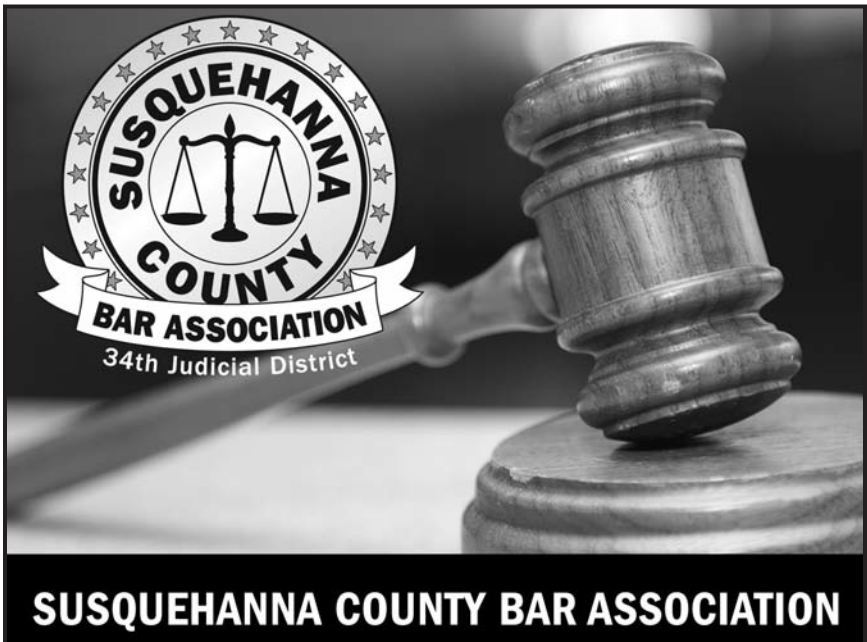
### EXECUTRIX NOTICE

Estate of Elizabeth Ann McAndrew  
Late of Clifford Township  
CO-EXECUTRIX  
Ann McLaine  
21430 Midsummer Way  
Broadlands, VA 20148  
CO-EXECUTRIX  
Eileen T. Parise  
25 Mud Road  
Clifford Twp., PA 18441

CO-EXECUTRIX  
Mary Darlene Ford  
1559 SR 2021  
Nicholson, PA 18446  
ATTORNEY  
Sean P. McGraw, Esquire  
41 N. Main St., Suite 415  
Carbondale, PA 18407

5/6/2022 • 5/13/2022 • 5/20/2022

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**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 5, 2022 TO MAY 11, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:  
Mortgagor: CLARK, DALE W  
Locations: Parcel #  
1 - 236.00-1,069.01,000.

Consideration: \$120,000.00  
Mortgagee: COMMUNITY BANK NA  
Municipality  
SPRINGVILLE TOWNSHIP

Information:  
Mortgagor: JOHNSON, APRIL (AKA)  
2 - UHLIG, APRIL  
3 - JOHNSON, JOHN III (AKA)  
4 - JOHNSON, JOHN III

Consideration: \$96,662.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - PENNYMAC LOAN SERVICES LLC

Locations: Parcel #  
1 - 031.19-3,058.00,000.

Municipality  
HALLSTEAD BOROUGH

Information:  
Mortgagor: HOUSE, THOMAS M  
Locations: Parcel #  
1 - 140.00-1,056.00,000.

Consideration: \$10,800.00  
Mortgagee: TIOGA STATE BANK  
Municipality  
JESSUP TOWNSHIP

Information:  
Mortgagor: WALTERS, WILLIAM G  
2 - WALTERS, JUDITH S  
Locations: Parcel #  
1 - 154.00-1,012.00,000.

Consideration: \$75,000.00  
Mortgagee: WAYNE BANK  
Municipality  
ARARAT TOWNSHIP

Information:  
Mortgagor: CUNNINGHAM, JORDAN B (AKA)  
2 - CUNNINGHAM, JORDAN  
Locations: Parcel #  
1 - 054.14-3,052.00,000.

Consideration: \$74,000.00  
Mortgagee: PSECU  
Municipality  
SUSQUEHANNA

Information:  
Mortgagor: KAYS, HEATHER L  
2 - KAYS, JEREMY R  
Locations: Parcel #  
1 - N/A

Consideration: \$75,000.00  
Mortgagee: ALDRICH, JOHN S  
Municipality  
NEW MILFORD TOWNSHIP

Information:  
Mortgagor: MADDEN, TIMOTHY ALAN  
2 - MADDEN, SHANNON LYNN

Consideration: \$161,500.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN  
LOANS LLC

Locations: Parcel #  
1 - 268.07-3,075.00,000.

Municipality  
FOREST CITY 2W

Information: Mortgagor: SPERING, CARLA R	Consideration: \$123,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 111.00-1,018.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: CRAIGE, RICHARD M 2 - CRAIGE, EILEEN T	Consideration: \$100,000.00 Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 124.13-2,019.00,000.	Municipality MONTROSE
Information: Mortgagor: WELCH, DANIEL M 2 - WELCH, AMANDA L	Consideration: \$120,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 126.00-2,003.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: LEWIS, SHANE T SR 2 - LEWIS, MARGARET A	Consideration: \$143,700.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 112.00-1,045.00,000.	Municipality JACKSON TOWNSHIP
Information: Mortgagor: KANAVY, JOHN F III 2 - KANAVY, NOMA (AKA) 3 - KANAVY, NORMA UNITIS (AKA) 4 - UNITIS KANAVY, NORMA	Consideration: \$126,000.00 Mortgagee: WELLS FARGO BANK NA
Locations: Parcel # 1 - 226.00-1,014.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: PLACES PROPERTIES LLC	Consideration: \$250,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.13-3,021.00,000.	Municipality MONTROSE 2W
Information: Mortgagor: PLACESS PROPERTIES LLC	Consideration: \$250,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 083.00-1,065.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: ESMUS, KAREN 2 - COOK, CHANCE	Consideration: \$164,700.00 Mortgagee: M&T BANK
Locations: Parcel # 1 - 049.00-1,014.00,000.	Municipality LIBERTY TOWNSHIP
Information: Mortgagor: RICCI, DANIEL R JR	Consideration: \$500,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 126.07-1,008.00,000.	Municipality BRIDGEWATER TOWNSHIP



Information:  
Mortgagor: HOLGATE, ERIC MICHAEL  
Locations: Parcel #  
1 - 226.00-2,042.00,000.

Consideration: \$137,464.00  
Mortgagee: HOMETOWN LENDERS INC  
Municipality  
CLIFFORD TOWNSHIP

## DEEDS

Information:  
Grantor: ALLEN, LORI (NKA)  
2 - THORN, LORI NEELY  
3 - THORN, JOSEPH M  
4 - NEELY, JOHN EDWARD  
5 - GAVAZZI-NEELY, CHELSEA (AKA)  
6 - NEELY, CHELSEA GAVAZZI  
Locations: Parcel #  
1 - N/A

Consideration: \$3,000.00  
Grantee: LAMONT, DAVID B  
  
  
  
  
  
Municipality  
CHOCONUT TOWNSHIP

Information:  
Grantor: GUMAER, DARLENE M (ESTATE)  
2 - DARROW, DIANE M  
Locations: Parcel #  
1 - N/A

Consideration: \$1.00  
Grantee: DARROW, DIANE M  
  
  
  
  
  
Municipality  
NEW MILFORD TOWNSHIP

Information:  
Grantor: STARLIGHT FORESTS LLC  
2 - EDWARDS, BRUCE M  
3 - EDWARDS, ALICE J  
Locations: Parcel #  
1 - 154.00-1,012.00,000.

Consideration: \$175,000.00  
Grantee: WALTERS, WILLIAM G  
2 - WALTERS, JUDITH S  
  
  
  
  
  
Municipality  
ARARAT TOWNSHIP

Information:  
Grantor: LONGACRE, DAVID  
2 - LONGACRE, GLADYS  
Locations: Parcel #  
1 - 113.00-1,062.00,000.

Consideration: \$1.00  
Grantee: LONGACRE, DAVID M (TRUST)  
2 - LONGACRE, GLADYS D (TRUST)  
  
  
  
  
  
Municipality  
JACKSON TOWNSHIP

Information:  
Grantor: MONTEFORTE, IRENO  
2 - MONTEFORTE, MARY  
3 - MONTEFORTE, JAMES  
Locations: Parcel #  
1 - N/A

Consideration: \$115,000.00  
Grantee: KAYS, HEATHER L  
2 - KAYS, JEREMY R  
  
  
  
  
  
Municipality  
NEW MILFORD TOWNSHIP

Information:  
Grantor: DEVANEY, ROBERT  
2 - DEVANEY, LISA  
Locations: Parcel #  
1 - N/A

Consideration: \$36,500.00  
Grantee: LAMBERT, MICHAEL  
2 - BARSHINGER, ADRIEN  
  
  
  
  
  
Municipality  
HERRICK TOWNSHIP

Information:  
Grantor: TROIANI, JAN  
2 - TROIANI, DIANE  
Locations: Parcel #  
1 - 268.07-3,075.00,000.

Consideration: \$170,000.00  
Grantee: MADDEN, TIMOTHY ALAN  
2 - MADDEN, SHANNON LYNN  
  
  
  
  
  
Municipality  
FOREST CITY 2W

Information: Grantor: VIRBITSKY, JOSEPH 2 - VIRBITSKY, CONNIE	Consideration: \$12,000.00 Grantee: LAMBERT, MICHAEL 2 - LAMBERT, ADRIEN BARSHINGER 3 - BARSHINGER LAMBERT, ADRIEN
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INTERVAL NO 29 UNIT NO 41 Grantor: PENNINGTON, PAUL S 2 - PENNINGTON, DIANA M	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: WHITNEY, ALICE S 2 - WELCH, AMANDA L	Consideration: \$150,000.00 Grantee: WELCH, DANIEL M
Locations: Parcel # 1 - 126.00-2,003.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: GROOVER, STACY Locations: Parcel # 1 - 054.11-3,022.00,000.	Consideration: \$1.00 Grantee: DALE HOWELL ENTERPRISES INC Municipality SUSQUEHANNA
Information: Grantor: TRAVERS I, EMILY MARIE (BY ATTY) Locations: Parcel # 1 - 133.00-2,055.00,000.	Consideration: \$600,000.00 Grantee: 595 STALKER HILL ROAD LLC Municipality ARARAT TOWNSHIP
Information: CORRECTIVE Grantor: BLACHEK, ERIC R	Consideration: \$1.00 Grantee: WILBER, ADAM D 2 - WILBER, LINDSEY R
Locations: Parcel # 1 - 069.00-2,072.00,000.	Municipality FRANKLIN TOWNSHIP
Information: Grantor: PLEVA, JOSEPH 2 - PLEVA, VIRGINIA M	Consideration: \$70,000.00 Grantee: FOLEY, RYAN
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information: Grantor: ONEIL, KEVIN J Locations: Parcel # 1 - 111.13-1,016.00,000.	Consideration: \$1.00 Grantee: GATHANY, MICHAEL J Municipality NEW MILFORD TOWNSHIP
Information: Grantor: GATHANY, MICHAEL J Locations: Parcel # 1 - 111.13-1,016.00,000.	Consideration: \$1.00 Grantee: ONEIL, KEVIN J Municipality NEW MILFORD TOWNSHIP
Information: Grantor: GUIGUIZAN, CAROLYN Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: GUIGUIZIAN, CAROLYN (TRUST BY TRUSTEE) Municipality SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GUIGUIZAN, CAROLYN	Grantee: GUIGUIZAN, CAROLYN
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

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Information:	Consideration: \$183,000.00
Grantor: TRAINOR, DANIEL J	Grantee: ESMUS, KAREN M
2 - TRAINOR, WILLIAM H	2 - COOK, CHANCE
3 - TRAINOR, JOSHUA D	
4 - TRAINOR, RAYMOND J	
5 - TRAINOR, STEPHEN W	
6 - WELLS, GARY	
7 - MILLER JAMES	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP

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Information:	Consideration: \$140,000.00
Grantor: GOGOLEN, THERESA E	Grantee: HOLGATE, ERIC MICHAEL
Locations: Parcel #	Municipality
1 - 226.00-2,042.00.000.	CLIFFORD TOWNSHIP

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Information:	Consideration: \$1.00
Grantor: DARRAH, ELIZABETH L	Grantee: DARRAH, PATRICIA L
Locations: Parcel #	Municipality
1 - 160.00-1,001.00.000.	JESSUP TOWNSHIP

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Information:	Consideration: \$5,000.00
Grantor: NARDONE, FRANK	Grantee: WALASKI, PAUL
2 - NARDONE, SUSAN	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY

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Information:	Consideration: \$83,000.00
Grantor: NASE, RONALD L	Grantee: LIBERTY TOWNSHIP
Locations: Parcel #	Municipality
1 - 011.03-1,018.00.000.	LIBERTY TOWNSHIP

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**Legal Journal of Susquehanna County**  
3305 Lake Ariel Highway, Suite 3  
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