

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



IN THIS ISSUE

LEGAL NOTICES	4
MORTGAGES & DEEDS	7



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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.

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
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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.*

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Mailed Copy	\$100
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Individual copies available for \$5 each

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Prorated subscriptions available

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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 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

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

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



SUSQUEHANNA COUNTY BAR ASSOCIATION

MORTGAGES AND DEEDS

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

MORTGAGES

Information:

Mortagor: CLARK, DALE W

Locations: Parcel #

1 - 236.00-1,069.01,000.

Consideration: \$120,000.00

Mortgagee: COMMUNITY BANK NA

Municipality

SPRINGVILLE TOWNSHIP

Information:

Mortagor: JOHNSON, APRIL (AKA)

2 - UHLIG, APRIL

3 - JOHNSON, JOHN III (AKA)

4 - JOHNSON, JOHN MIII

Locations: Parcel #

1 - 031.19-3,058.00,000.

Consideration: \$96,662.00

Mortgagee: MORTGAGE ELECTRONIC REGISTRATION

SYSTEMS INC

2 - PENNYMAC LOAN SERVICES LLC

Municipality

HALLSTEAD BOROUGH

Information:

Mortagor: HOUSE, THOMAS M

Locations: Parcel #

1 - 140.00-1,056.00,000.

Consideration: \$10,800.00

Mortgagee: TIOGA STATE BANK

Municipality

JESSUP TOWNSHIP

Information:

Mortagor: 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:

Mortagor: 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:

Mortagor: 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:

Mortagor: 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

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Consideration: \$137,464.00
Mortagor: HOLGATE, ERIC MICHAEL Mortgagee: HOMETOWN LENDERS INC
Locations: Parcel # Municipality
1 - 226.00-2,042.00,000. CLIFFORD TOWNSHIP

DEEDS

Information: Consideration: \$3,000.00
Grantor: ALLEN, LORI (NKA) Grantee: LAMONT, DAVID B
2 - THORN, LORI NEELY
3 - THORN, JOSEPH M
4 - NEELY, JOHN EDWARD
5 - GAVAZZI-NEELY, CHELSEA (AKA)
6 - NEELY, CHELSEA GAVAZZI
Locations: Parcel # Municipality
1 - N/A CHOCONUT TOWNSHIP

Information: Consideration: \$1.00
Grantor: GUMAER, DARLENE M (ESTATE) Grantee: DARROW, DIANE M
2 - DARROW, DIANE M
Locations: Parcel # Municipality
1 - N/A NEW MILFORD TOWNSHIP

Information: Consideration: \$175,000.00
Grantor: STARLIGHT FORESTS LLC Grantee: WALTERS, WILLIAM G
2 - EDWARDS, BRUCE M 2 - WALTERS, JUDITH S
3 - EDWARDS, ALICE J
Locations: Parcel # Municipality
1 - 154.00-1,012.00,000. ARARAT TOWNSHIP

Information: Consideration: \$1.00
Grantor: LONGACRE, DAVID Grantee: LONGACRE, DAVID M (TRUST)
2 - LONGACRE, GLADYS 2 - LONGACRE, GLADYS D (TRUST)
Locations: Parcel # Municipality
1 - 113.00-1,062.00,000. JACKSON TOWNSHIP

Information: Consideration: \$115,000.00
Grantor: MONTEFORTE,IRENO Grantee: KAYS, HEATHER L
2 - MONTEFORTE, MARY 2 - KAYS, JEREMY R
3 - MONTEFORTE, JAMES
Locations: Parcel # Municipality
1 - N/A NEW MILFORD TOWNSHIP

Information: Consideration: \$36,500.00
Grantor: DEVANEY, ROBERT Grantee: LAMBERT, MICHAEL
2 - DEVANEY, LISA 2 - BARSHINGER, ADRIEN
Locations: Parcel # Municipality
1 - N/A HERRICK TOWNSHIP

Information: Consideration: \$170,000.00
Grantor: TROIANI, JAN Grantee: MADDEN, TIMOTHY ALAN
2 - TROIANI, DIANE 2 - MADDEN, SHANNON LYNN
Locations: Parcel # Municipality
1 - 268.07-3,075.00,000. FOREST CITY 2W

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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	Consideration: \$100.00
Grantor: PENNINGTON, PAUL S 2 - PENNINGTON, DIANA M	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: WHITNEY, ALICE S 2 - WELCH, AMANDA L	Grantee: WELCH, DANIEL M
Locations: Parcel # 1 - 126.00-2,003.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GROOVER, STACY	Grantee: DALE HOWELL ENTERPRISES INC
Locations: Parcel # 1 - 054.11-3,022.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$600,000.00
Grantor: TRAVERS I, EMILY MARIE (BY ATTY)	Grantee: 595 STALKER HILL ROAD LLC
Locations: Parcel # 1 - 133.00-2,055.00,000.	Municipality ARARAT TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: BLACHEK, ERIC R	Grantee: WILBER, ADAM D 2 - WILBER, LINDSEY R
Locations: Parcel # 1 - 069.00-2,072.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: PLEVA, JOSEPH 2 - PLEVA, VIRGINIA M	Grantee: FOLEY, RYAN
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ONEIL, KEVIN J	Grantee: GATHANY, MICHAEL J
Locations: Parcel # 1 - 111.13-1,016.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GATHANY, MICHAEL J	Grantee: ONEIL, KEVIN J
Locations: Parcel # 1 - 111.13-1,016.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GUIGUIZAN, CAROLYN	Grantee: GUIGUIZAN, CAROLYN (TRUST BY TRUSTEE)
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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

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

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

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

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

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



Legal Journal of Susquehanna County
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