

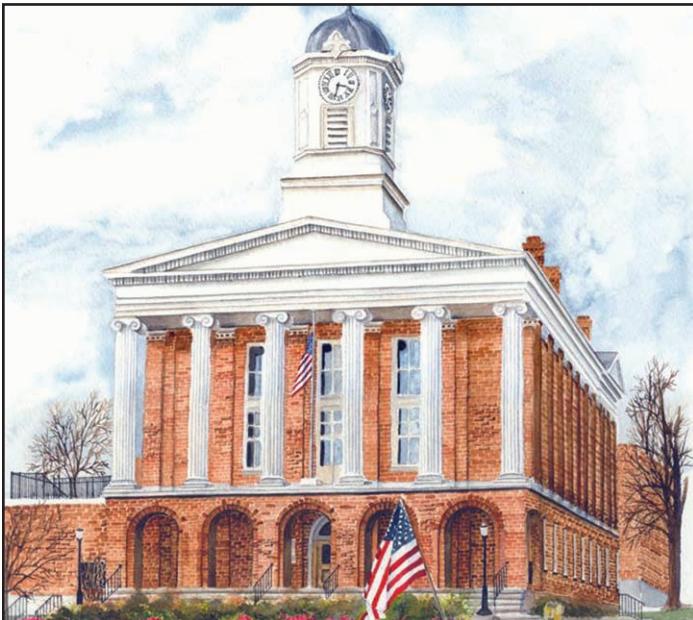
OFFICIAL

# LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ October 29, 2021 ★ Montrose, PA ★ No. 31



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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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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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Jodi L. Cordiner, Esq.  
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Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

Marion O’Malley, Esq.

### *Prothonotary, Clerk of The Court*

Jan Krupinski

### *Chief Public Defender*

Linda LaBarbara, Esq.

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Alan M. Hall — Vice-Chair  
Judith Herschel

### *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

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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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#### ADMINISTRATRIX NOTICE

Estate of Maurice G. Roszel  
Late of Franklin Township  
ADMINISTRATRIX  
Kimmie Sue Roszel  
983 Conroy Rd.  
Montrose, PA 18801  
ATTORNEY  
Beardsley Law PLLC  
37 Public Ave.  
Montrose, PA 18801

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10/29/2021 • 11/5/2021 • 11/12/2021

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#### ESTATE NOTICE

In the Estate of Richard Alford Foster of Gibson Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Holly Benedict. 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

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10/29/2021 • 11/5/2021 • 11/12/2021

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#### ESTATE NOTICE

In the Estate of Charles Douglas Gorton, of Susquehanna, Susquehanna County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Derik Gorton. 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

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10/29/2021 • 11/5/2021 • 11/12/2021

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## **ESTATE NOTICE**

**ESTATE OF STEVEN B.  
GEHMAN**

**Late of LAWTON**

Letters Testamentary on the above estate have been granted to the undersigned, who requests 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

Aaron J. Gronski  
603 Thompson Rd.  
Lithia, FL 33547-2826

Executor,  
or his attorney,

CHARLOTTE A. HUNSMERGER,  
Esquire  
LANDIS, HUNSMERGER,  
GINGRICH & WEIK, LLP  
114 East Broad Street, P.O. Box  
64769  
Souderton, Pennsylvania 18964

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**10/29/2021 • 11/5/2021 • 11/12/2021**

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## **ESTATE NOTICE**

In the Estate of Beverly G. DeGroat, late of the Township of Liberty, Susquehanna County, Pennsylvania,

Letters Testamentary 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:

Mark D. Terry  
1121 Valley View Road  
Montrose, PA 18801

or

Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

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**10/22/2021 • 10/29/2021 • 11/5/2021**

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## **ESTATE NOTICE**

In the Estate of Thomas P. English, late of the Township of Silver Lake, 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:

Michael C. English  
2969 Day Hollow Road  
Owego, NY 13827

or

Stephen R. English  
16435 State Route 167  
Montrose, PA 18801

or

Attorney for the Estate  
Zachary D. Morahan, Esq.

Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

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**10/22/2021 • 10/29/2021 • 11/5/2021**

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### **ESTATE NOTICE**

In the Estate of George H. Ritter a/k/a George H. Ritter, Jr., late of the Township of New Milford, County of Susquehanna, and Commonwealth of Pennsylvania, deceased, who died on July 25, 2021.

Letters Testamentary have been granted to the undersigned. All persons having claims against the estate of said decedent are requested to make known the same and persons indebted to make payment without delay to:

Lynda R Karl  
Catherine J. Garbus, Esquire  
24 E. Tioga Street  
Tunkhannock, PA 18657  
(570) 836-6749

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**10/15/2021 • 10/22/2021 • 10/29/2021**

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### **ESTATE NOTICE**

Estate of Curtis C. Stone a/k/a Curtis Charles Stone, Deceased. Late of Brooklyn Twp., Susquehanna County, PA. D.O.D. 7/30/21. 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 Sara S. Miller, Executrix, c/o Robert T. Kelly, Jr., Esq., 425 Spruce St., Ste. 200, Scranton, PA 18503. Or to her Atty.: Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, 425 Spruce St., Ste. 200, Scranton, PA 18503

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**10/15/2021 • 10/22/2021 • 10/29/2021**

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### **ESTATE NOTICE**

Notice is hereby given that letters testamentary have been granted in the **ESTATE OF PAUL J. SCHULER** late of Montrose, Pennsylvania, (died March 19, 2019) to Paul J. Schuler, II, Administrator. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to Paul J. Schuler, II or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

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**10/15/2021 • 10/22/2021 • 10/29/2021**

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### **OTHER NOTICES**

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### **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:

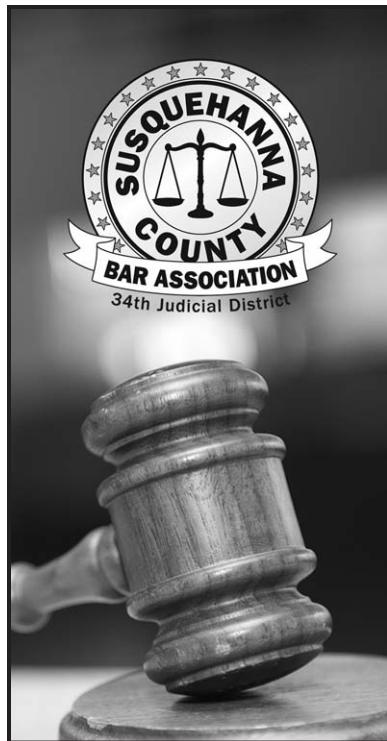
The Estate of MAUREEN F.  
STIASTNY, deceased  
Elizabeth Montalvo, Executrix

The above accountings will be  
presented to the Judge of the Court  
of Common Pleas on Tuesday,  
November 16, 2021, and if no  
exceptions have been filed thereto  
the account will be Confirmed Final.

**MICHELLE ESTABROOK**  
**CLERK OF ORPHANS' COURT**

**10/29/2021 • 11/5/2021**

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**MORTGAGES AND DEEDS**

**RECORDED FROM OCTOBER 14, 2021 TO OCTOBER 20, 2021**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**DEEDS**

Information:	Consideration: \$529,800.00
Grantor: KARPIEN, SALLY D	Grantee: MURPHY, SEAN 2 - MURPHY, ANNEMARIE
Locations: Parcel # 1 - 209.00-1,035.17,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONE, ROBERT	Grantee: BURCHELL, JESSICA 2 - STONE, BRADLEY 3 - STONE, ERICK
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$600,000.00
Grantor: BIDWELL, RICHARD 2 - BIDWELL, DIANE	Grantee: WALSH, BRIAN P 2 - WALSH, KRISTINE McMULLEN
Locations: Parcel # 1 - 226.07-1,022.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: LABAR, DONNA	Grantee: COSGROVE, STEVEN 2 - COSGROVE, ALISON E
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: PEET, NOEL E 2 - PEET, DOROTHY A	Grantee: GINGERLOWSKI, LEO J JR 2 - GINGERLOWSKI, ELIZABETH L
Locations: Parcel # 1 - 240.00-1,049.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TERRY, WALTER JAY 2 - BENDYK, JOSEPH (ESTATE)	Grantee: TERRY, WALTER JAY
Locations: Parcel # 1 - 192.00-1,014.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: FRAGIN, HOWARD (TRUST BY TRUSTEE) 2 - FRAGIN, JILL S (TRUST BY TRUSTEE)	Grantee: MHB ENTERPRISES LLC
Locations: Parcel # 1 - 209.10-1,024.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$91,000.00
Grantor: DILELLO, JODEE (ESTATE) 2 - PARKER, DEANN	Grantee: KAYS, MAKAYLA JEAN 2 - YARBROUGH, TERRY DALE II
Locations: Parcel # 1 - 055.05-1,040.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: MIREIDER, ROBERT SR	Grantee: MIREIDER, ROBERT SR
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH

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Information:	Consideration: \$1.00
Grantor: KELLY, PAUL A 2 - KELLY, PAMELA E	Grantee: KELLY, PAUL A 2 - KELLY, PAMELA E
Locations: Parcel # 1 - 246.00-1,021.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$3,933.19
Grantor: DURST, ROBERT (BY SHERIFF)	Grantee: DEUTSCHE BANK NATIONAL TRUST COMPANY
Locations: Parcel # 1 - 268.07-3,030.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$5,700.28
Grantor: HIGGS, STEPHANIE (BY SHERIFF) 2 - GRUBER, DONALD P (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOC
Locations: Parcel # 1 - 036.14-1,019.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$15,000.00
Grantor: REHRIG, WILLIAM JR 2 - SCHWARTZ, RUDOLPH JR 3 - SCHWARTZ, BARBARA	Grantee: SCHAFFER, BRIAN 2 - SCHWARTZ, RUDOLPH III
Locations: Parcel # 1 - 079.04-1,014.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$100
Grantor: GRIFFITHS, BEVERLY C (AKA) 2 - GRIFFITHS, BEVERLY (AKA)	Grantee: GRIFFITHS, BEVERLY C (TRUST)
Locations: Parcel # 1 - 226.00-2,051.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: GRESCHAK, JAMES M (ESTATE)	Grantee: KLUSEWITZ, GREGORY 2 - KLUSEWITZ, ALICIA
Locations: Parcel # 1 - 209.01-1,017.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$29,995.00
Grantor: MIREIDER, ROBERT SR	Grantee: LOCKWOOD, KENNETH F 2 - LOCKWOOD, MALISSA M
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH
Information:	Consideration: \$100
Grantor: BROWN, CHRISTOPHER G	Grantee: MORRIS, LISA L (FKA) 2 - BROWN, LISA L
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: NOCELLA, SANDRA L	Grantee: KELLY, SEAN
Locations: Parcel # 1 - 079.04-1,005.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$240,000.00
Grantor: WILLIAMS, JOHN L	Grantee: SCHMIDT, HENRY W 2 - PATROCOA A
Locations: Parcel # 1 - 249.19-3,028.00.000. 2 - 249.19-3,027.00.000.	Municipality FOREST CITY 2W FOREST CITY 2W
Information:	Consideration: \$20,000.00
Grantor: BANKER, RICHARD A (ESTATE) 2 - BANKER, FAYE K	Grantee: BANKER, RICHARD S 2 - BANKER, ANNA D
Locations: Parcel # 1 - 054.11-4,050.00.000.	Municipality SUSQUEHANNA

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Information:	Consideration: \$119,900.00
Grantor: MILLS, CLIFTON WAYNE JR (ESTATE AKA) 2 - MILLS, CLIFTON W (ESTATE AKA) 3 - MILLS, WAYNE (ESTATE)	Grantee: TRANSUE, CAROL A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: MINERAL OIL AND GAS LEASE	Consideration: \$1,00
Grantor: TRANSUE, CAROL A	Grantee: TRNASUE, JOHN R 2 - PAOLUCCI, AMY J
Locations: Parcel # 1 - 107.03-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$185,000.00
Grantor: BOHN, PETER 2 - BOHN, UTE	Grantee: TAETZSCH, ROY SCOTT
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$233,000.00
Grantor: DAVENPORT, MARK W II 2 - DAVENPORT, NATALIE C	Grantee: GOTTSCHALL, ERIC 2 - GOTTSCHALL, DANIELLE
Locations: Parcel # 1 - 021.04-1,064.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1,00
Grantor: ARROWSMITH, RICHARD D	Grantee: ARROWSMITH, JEFFERY B 2 - ARROWSMITH, BRADLEY J 3 - ARROWSMITH, KYLE R
Locations: Parcel # 1 - 179.03-1,015.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1,00
Grantor: MASONLONIS, BEVERLY J	Grantee: MASONLONIS, BEVERLY J 2 - MASONLONIS, MEVLIN A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: MCBRIDE, KAY J 2 - DOUGHERTY, TIMOTHY J	Grantee: KENNEDY, CHRISTOPHER J 2 - KENNEDY, STEPHANIE ASHTIN
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$250,000.00
Grantor: COLE LIVING TRUST	Grantee: SPILECKI, JERROLD P qssss2 - SPILECKI, SUSAN K
Locations: Parcel # 1 - 209.10-1,040.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: TATOR, NANCY AUDREY 2 - TATOR, ALLEN 3 - WRIGHT, ELWIN 4 - WRIGHT, JUDITE	Grantee: GIBSON TOWNSHIP
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: THE SAWYERS FAMILY TRUST	Grantee: LOPATOFSKY, MICHAEL 2 - LOPATOFSKY, JESSICA
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP

**★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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Information:	Consideration: \$1.00
Grantor: RAFFERTY, EDWARD W	Grantee: RAFFERTY, EDWARD W
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: SMITH, RONALD K	Grantee: PIPITONE, MICHAEL
2 - SMITH, PATRICIA A	2 - PIPITONE, ALEXANDRIA
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CRANDALL, WARNER S	Grantee: BURDICK, CHRISTOPHER
2 - CRANDALL, JANET	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EASTMAN, E LOUISE	Grantee: ED EASTMAN FAMILY LIMITED PARTNERSHIP
2 - EASTMAN, J EDWIN	
Locations: Parcel #	Municipality
1 - 091.00-2,006.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HARRINGTON, KAREN	Grantee: HARRINGTON, KAREN
	2 - HARRINGTON, ANDREW
	3 - HARRINGTON, SEAN
	4 - HARRINGTON, ELIZABETH
	5 - HARRINGTON, DANIEL
	6 - DUBEC, ERIK
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FOSTER, CHARLES W	Grantee: FOSTER, JOHN L
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: HUBBELL, ROBERT WALLACE (ESTATE)	Grantee: HUBBELL, JANE G
Locations: Parcel #	Municipality
1 - 168.00-2,013.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: HUBBELL, JANE G	Grantee: HUBBELL, JANE G (TRUST)
Locations: Parcel #	Municipality
1 - 168.00-2,013.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LARUE, CLYDE JR	Grantee: LARUE, CLYDE JR
Locations: Parcel #	Municipality
1 - 199.00-1,042.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNEY, PAUL P	Grantee: STEVENSON, NICOLE KINNEY
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNEY, PAUL P	Grantee: STEVENSON, NICOLE KINNEY
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: HARTMAN, BLASE	Grantee: NARBAKED LLC
2 - HARTMAN, SHARON	
Locations: Parcel #	Municipality
1 - 209.10-1,038.00,000.	HERRICK TOWNSHIP



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