

*OFFICIAL*  
**LEGAL JOURNAL**  
*OF SUSQUEHANNA COUNTY, PA*

34th Judicial District

Vol. 5 ★ May 22, 2020 ★ Montrose, PA ★ No. 8

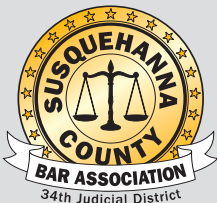


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**Court of Common Pleas  
34th Judicial District:**

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*



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
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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**

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

#### **Magisterial District Judges**

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

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Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **District Attorney**

Marion O'Malley, Esq.

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Jan Krupinski

#### **Chief Public Defender**

Linda LaBarbara, Esq.

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Alan M. Hall — Vice-Chair

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#### **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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**EXECUTRIX NOTICE**

Estate of Jean Marie Jones AKA  
Jean M. Jones  
Late of Uniondale  
CO-EXECUTRIX  
Karen M. Pehonich  
1133 Court St.  
Scranton, PA 18508  
CO-EXECUTRIX  
Mary M. Churchill  
917 Carmalt St.  
Dickson City, PA 18519

**5/22/2020 • 5/29/2020 • 6/5/2020**

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**ESTATE NOTICE**

Estate of Peter T. Mink, deceased,  
late of Auburn Center, Susquehanna  
County, Pennsylvania.

Letters of Administration have been granted to the undersigned, who requests that 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 Christopher J. Mink, 315 Berks Street, Easton, Pennsylvania 18045 or Peter S. Mink, 1214 Bushkill Center Road, Nazareth, Pennsylvania 18064.

**5/15/2020 • 5/22/2020 • 5/29/2020**

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**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**

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**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



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 7, 2020 TO MAY 13, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$390,000.00
Mortgagor: THIEL, ROBERT J	Mortgagee: AMERICAN ADVISORS GROUP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 241.00-2,061.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$390,000.00
Mortgagor: THIEL, ROBERT J	Mortgagee: COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 241.00-2,061.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: HOLDREDGE, JUDSON R 2 - HOLDREDGE, ELLEN B	Mortgagee: U F C W LOCAL 72 FEDERAL CREDIT UNION
Locations: Parcel # 1 - 184.00-1,017.01,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$23,000.00
Mortgagor: RUNYON, SARAH R 2 - RUNYON, THOMAS E	Mortgagee: TIOGA STATE BANK
Locations: Parcel # 1 - 126.00-2,026.02,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$106,000.00
Mortgagor: SAMMON, JEFFREY A 2 - SAMMON, LOUISE A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 087.00-1,031.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$84,000.00
Mortgagor: MORDENT, JOSEPH P JR 2 - MORDENT, REBECCA A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 184.11-1,036.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$97,504.00
Mortgagor: SMITH, JASMINE	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.07-6,007.00,000.	Municipality FOREST CITY
Information:	Consideration: \$238,888.00
Mortgagor: KLEINER, COREY L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 110.00-1,001.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$233,200.00
Mortgagor: MONTEFORTE, ROBERT ALLEN 2 - MONTEFORTE, MARITA L	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 110.00-2,018.02,000.	Municipality NEW MILFORD TOWNSHIP

Information:	Consideration: \$305,000.00
Mortgagor: KAIL, KARL A 2 - KAIL, ANGELA SHELTON	Mortgagee: DISTANT VENTURES LIMITED PARTNERSHIP
Locations: Parcel # 1 - 126.03-1,018.02,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$188,000.00
Mortgagor: SHINO, JULIANNE 2 - FIGURA, THOMAS M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 210.00-2,018.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$186,608.00
Mortgagor: SHULTZ, BRYAN 2 - SHULTZ, MEGAN	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 103.00-1,038.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: KLEPPINGER, ALLEN BRETT (AKA) 2 - KLEPPINGER, BRETT 3 - KLEPPINGER, LINDA D	Mortgagee: TRUMARK FINANCIAL CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: NEBZYDOSKI, ANN MARIE 2 - MIKULAK, CHRISTOPHER J (AKA) 3 - MIKULAK, CHRIS J	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 191.04-1,005.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$240,700.00
Mortgagor: ZESHONSKI, MICHAEL F JR 2 - ZUPANOVICH, KARI L	Mortgagee: PS BANK
Locations: Parcel # 1 - 245.00-2,045.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$113,900.00
Mortgagor: SMITH, ERIN L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.16-1,020.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$130,000.00
Mortgagor: RALSTON, JOSHUA B	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 113.00-1,083.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$198,000.00
Mortgagor: KULP, MATTHEW R 2 - KULP, CHRISTINA J	Mortgagee: NORTHWEST BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 113.00-1,010.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$114,000.00
Mortgagor: MARTIN, JASON L 2 - MARTIN, HEATHER S	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.19-2,025.00,000.	Municipality HALLSTEAD BOROUGH

Information:	Consideration: \$255,500.00
Mortgagor: MISURA, MARK A JR 2 - MISURA, BRIDGET C	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 244.00-2,009.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$113,700.00
Mortgagor: BARNHART, BARBARA (AKA) 2 - BARNHART, BARBARA ANN	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 047.00-1,049.00,000.	Municipality LIBERTY TOWNSHIP

## DEEDS

Information:	Consideration: \$1.00
Grantor: OVERFIELD, BARBARA J (TRUST)	Grantee: OVERFIELD, DOUGLAS W 2 - OVERFIELD, LINDA E
Locations: Parcel # 1 - 087.00-1,067.00,000.	Municipality FRANKLIN TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: PLONSKI, ISABELL H (ESTATE) 2 - OFALT, EDMUND JOSEPH JR 3 - OFALT, ANDREW FRANCIS 4 - BLISS, CATHERINE LOUISE 5 - MERSMAN, ANN MARIE ELIZABETH 6 - OFALT, JAMES RICHARD 7 - OFALT, MARTIN MATTHEW 8 - OFALT, DAVID JASON 9 - OFALT, MICHAEL 10 - OFALT, JOSEPH 11 - OFALT, RICHARD JAMES	Grantee: WROBLESKI, JOSEPH G 2 - WROBLESKI, LORI A
Locations: Parcel # 1 - 150.12-1,008.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WINANS, JOHN W 2 - WINANS, DEBORAH J	Grantee: WINANS, JOHN W 2 - WINANS, DEBORAH J
Locations: 1 - N/A 2 - N/A	Parcel # Municipality FRANKLIN TOWNSHIP LIBERTY TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: WILSON, SHELLEY A (ESTATE AKA) 2 - WILSON, SHELLEY ANN (ESTATE AKA) 3 - WILSON, SHELLEY (ESTATE)	Grantee: ESTABROOK, ROCK C 2 - ESTABROOK, MALYNDA R
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$231,000.00
Grantor: PARK, ANDREW J 2 - PARK, STACEY	Grantee: KLEINER, COREY L
Locations: Parcel # 1 - 110.00-1,001.00,000.	Municipality NEW MILFORD TOWNSHIP



Information:	Consideration: \$1.00
Grantor: HOLTEN INC	Grantee: ANDZULIS, MICHAEL
Locations: Parcel #	Municipality
1 - 226.00-2,038.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$305,000.00
Grantor: DISTANT VENTURES LIMITED PARTNERSHIP	Grantee: KAIL, KARL A
2 - AMCREST LLC	2 - KAIL, ANGELA SHELTON
Locations: Parcel #	Municipality
1 - 126.03-1,018.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$13,500.00
Grantor: HOWELL, GEORGE DALE (BY ATTORNEY IN FACT)	Grantee: FANNIE MAE (AKA)
	2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: Parcel #	Municipality
1 - 054.16-2,062.00,000.	SUSQUEHANNA
2 - 054.16-2,062.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: KEEVES, JOSEPH (ESTATE AKA)	Grantee: KEEVES, KRISTINE ANN
2 - KEEVES, JOSEPH MICHAEL (ESTATE)	2 - KEEVES, MICHAEL STANLEY
Locations: Parcel #	Municipality
1 - 165.00-1,011.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: SAAM, BARRY	Grantee: SHINO, JULIANNE
2 - SAAM, PATRICIA	2 - FIGURA, THOMAS M
Locations: Parcel #	Municipality
1 - 210.00-2,018.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: GARDNER, CORY A	Grantee: GARDNER, TIMOTHY
2 - GARDNER, TIMOTHY	2 - GARDNER, JANIS
Locations: Parcel #	Municipality
1 - 206.00-1,004.00,000.	HARFORD TOWNSHIP
2 - N/A	LENOX TOWNSHIP
3 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$193,100.00
Grantor: HINDS, STEVEN T	Grantee: SHULTZ, BRYAN
2 - HINDS, MICHELE L	2 - SHULTZ, MEGAN
Locations: Parcel #	Municipality
1 - 103.00-1,038.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CERRA, JOSEPH F III	Grantee: CERRA, JOSEPH FIII
2 - CERRA, JEAN MARIE	2 - OHMNACHT, ANN MARIE
3 - OHMNACHT, ANN MARIE	3 - PIATT, MICHELE
4 - PIATT, MICHELE	
5 - PIATT, WILLIAM	
Locations: Parcel #	Municipality
1 - 205.00-1,010.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CERRA, JOSEPH F III	Grantee: CERRA, JOSEPH FIII
2 - CERRA, JEAN MARIE	2 - CERRA, JEAN MARIE
3 - OHMNACHT, ANN MARIE	
4 - PIATT, MICHELE	
5 - PIATT, WILLIAM	
Locations: Parcel #	Municipality
1 - 205.00-1,023.00,000.	HARFORD TOWNSHIP

Information:	Consideration: \$246,000.00
Grantor: FRANKS, BARBARA (BY ATTY)	Grantee: ADAMS, SCOTT A 2 - ADAMS, LEANNE N
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KESELOWSKY, JOHANNA 2 - DECKER, RONALD G	Grantee: KESELOWSKY, JOHANNA 2 - HENDERICKSON, MARY ANN
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$312,181.84
Grantor: ZAWISKY, JOSEPH	Grantee: BLUE TICK LLC
Locations: Parcel # 1 - 074.00-1,038.00,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$151,986.00
Grantor: ZAWISKY, JOSEPH K	Grantee: RED HOUND LLC
Locations: Parcel # 1 - 268.06-2,067.00,000.	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: RUGGLES, JOHN G JR 2 - RUGGLES, FREDERICK C 3 - RUGGLES, ANNE CONNELL 4 - RUGGLES, PETER 5 - RUGGLES, DAVID 6 - CONNER, ELI T 7 - CONNER, HARRY R 8 - RUGGLES, HARRY WILL 9 - WENCK, MARIAN R 10 - HARWOOD, MARIAN H 11 - HAMILTON, DOUGLAS B 12 - RUGGLES, MARY ANN 13 - RUGGLES, CAROLYN S 14 - WENCK, WILLIAM 15 - HARWOOD, DAVID G	Grantee: CARTER, REID D 2 - WILES, CHERYL A (ESTATE) 3 - BALL, SUSAN O 4 - DODGE, CHARLES S (ESTATE)
Locations: Parcel # 1 - 176.00-1,034.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITNEY, ETHEL E	Grantee: WHITNEY, GORDON C 2 - WHITNEY, GLEN J 3 - WHITNEY, HARVEY C
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MISURA, MARK A JR 2 - BEDFORD, BRIDGET C (NKA) 3 - MISURA, BRIDGET C	Grantee: MISURA, MARK A JR 2 - MISURA, BRIDGET C
Locations: Parcel # 1 - 244.00-2,009.00,000.	Municipality LENOX TOWNSHIP

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
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Honesdale, PA 18431