

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ September 26, 2025 ★ Montrose, PA ★ No. 27

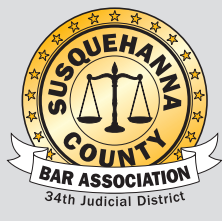


IN THIS ISSUE

LEGAL NOTICES .....	4
MORTGAGES & DEEDS .....	6



© 2025 Legal Journal of Susquehanna County



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.



*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor  
mike@briechlelaw.com

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

P: 570-251-1512  
F: 570-647-0086

susqco.com

**Submit advertisements to**  
**baileyd@ptd.net**

**OFFICERS**

*President*

**Francis X. O'Connor, Esq.**

*Vice-President*

**Marion O'Malley, Esq.**

*Secretary*

**Rachael A. Ballard-Thomas, Esq.**

*Treasurer*

**Zachary D. Morahan, Esq.**

*Court Administrator*

**Cathy Hawley**

---

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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

*All other notices will be billed at \$1.95 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

#### **Judge of the Court of Common Pleas**

Jason J. Legg, *President Judge*

#### **District Attorney**

Marion O'Malley, Esq.

#### **Magisterial District Judges**

Gregory Scheer  
Jodi L. Corder, Esq.  
Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **Prothonotary, Clerk of The Court**

Jan Krupinski

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

David Darrow  
Alan M. Hall — Chair  
Robert McNamara — Vice-Chair

#### **Treasurer**

Rebecca Preston Wescott

#### **Register of Wills/Recorder of Deeds/ Clerk of The Orphan's Court**

Wendy Zapolski

#### **Coroner**

Jessica Chiaramonte

#### **Auditors**

Robert DeLuca  
Stephanie Sojka-Reisch  
Rick Ainey

Susquehanna County Courthouse — 31 Lake Avenue, 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.*

---

**ESTATE NOTICE**

Estate of Joseph Robert Bennett  
Late of Lenox Township  
EXECUTOR  
Christian Bennett  
224 South Walnut Street  
Bath, PA 18014  
ATTORNEY  
John J. Hovan  
154 Warren Street  
Tunkhannock, PA 18657

9/26/2025 • 10/3//2025 • 10/10//2025

---

**NOTICE**

In the Estate of Susan P. Kovitch, deceased, late of Hallstead Borough, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate having been issued to Stephanie Weibel, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Stephanie Weibel  
5480 Abbey Lane  
Salisbury, MD 21801

OR

Michael J. Gathany  
Attorney at Law  
PO Box 953  
Hallstead, PA 18822

9/26/2025 • 10/3//2025 • 10/10//2025

---

**ESTATE NOTICE**

Estate of Julia Reynolds  
Late of Apolacon Township  
ADMINISTRATOR  
Erika Alexander  
908 Parkview Street  
Louisville, CO 80027  
ATTORNEY  
Erin E. Donnelly  
50 Public Avenue  
Montrose, PA 18801

9/19/2025 • 9/26/2025 • 10/3//2025

---

**OTHER NOTICES**

---

**ORPHAN'S 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 Byron Jerry Owens  
Deborah L. Hampton,  
Administrator  
Erin E. Donnelly, Esq.  
Levene Gouldin & Thompson LLP  
50 Public Ave, Montrose PA 18801  
Attorney for the Estate

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, October 14, 2025, and if no exceptions have been filed thereto the account will be Confirmed Final.

WENDY ZAPOLSKI  
CLERK OF ORPHANS' COURT

**9/19/2025 • 9/26/2025**

---

## MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 10, 2025 TO SEPTEMBER 16, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## MORTGAGES

Information: Mortgagor: DIDDICK, JOSHUA 2 - DIDDICK, DANIELLE F	Consideration: \$244,423.00 Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 124.11-2,004.00,000.	Municipality MONTROSE
Information: Mortgagor: VOGEL, CHRISTOPHER E Locations: Parcel # 1 - 050.07-2,047.00,000.	Consideration: \$40,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HALLSTEAD BOROUGH
Information: Mortgagor: BAYAK, SHANE 2 - BAYAK, FELICIA Locations: Parcel # 1 - 143.05-1,012.00,000.	Consideration: \$162,800.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CARDINAL FINANCIAL COMPANY Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: WORMUTH, DARRYL R 2 - WORMUTH, CAROLINA Locations: Parcel # 1 - 187.00-2,016.03,000.	Consideration: \$387,000.00 Mortgagee: LOANDEPOT.COM LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality GIBSON TOWNSHIP
Information: Mortgagor: SWANSON, CURTIS 2 - SWANSON, CATHY Locations: Parcel # 1 - 223.00-1,028.00,000.	Consideration: \$150,000.00 Mortgagee: PS BANK Municipality LENOX TOWNSHIP
Information: Mortgagor: LECKINGER, MICHAEL Locations: Parcel # 1 - 114.12-1,008.00,000.	Consideration: \$383,062.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality THOMPSON BOROUGH
Information: Mortgagor: CHANCE, AUBREY Locations: Parcel # 1 - 124.14-2,026.00,000.	Consideration: \$230,644.00 Mortgagee: UNITED WHOLESALE MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality MONTROSE
Information: Mortgagor: OWENS, SETH S 2 - OWENS, RACHEL Locations: Parcel # 1 - 161.11-1,001.00,000.	Consideration: \$252,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: PETTIS, KEN 2 - PETTIS, JOANNE Locations: Parcel # 1 - N/A	Consideration: \$22,000.00 Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY Municipality BRIDGEWATER TOWNSHIP

Information: Mortgagor: STEWART, ANN	Consideration: \$22,000.00 Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information: Mortgagor: SEVERCOOL, RANDY 2 - SEVERCOOL, GERALDINE L	Consideration: \$50,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 068.00-2,050.01,000.	Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: ELLIS, GERALD 2 - ELLIS, TAMMY	Consideration: \$160,000.00 Mortgagee: PS BANK
Locations: Parcel # 1 - 161.12-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: WARNER, DANIEL S 2 - WARNER, GRETCHEN M	Consideration: \$175,000.00 Mortgagee: PS BANK
Locations: Parcel # 1 - 160.00-1,042.01,000.	Municipality JESSUP TOWNSHIP
Information: Mortgagor: MCCULLOUGH, WILBUR	Consideration: \$22,000.00 Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: STEFFY, EDWARD P JR	Consideration: \$93,500.00 Mortgagee: HORIZON FARM CREDIT
Locations: Parcel # 1 - 108.00-1,017.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: LUGO, ELIAS JESUS 2 - LAUER, IRMA SILVA	Consideration: \$125,000.00 Mortgagee: SWBC MORTGAGE CORP
Locations: Parcel # 1 - 238.08-1,033.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: ZAHORA, ETHAN JAMES	Consideration: \$141,000.00 Mortgagee: ABSOLUTE HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 029.00-1,027.00,000.	Municipality LIBERTY TOWNSHIP
Information: Mortgagor: OSTERHOUT, JOSHUA M 2 - OSTERHOUT, MEGAN M	Consideration: \$95,000.00 Mortgagee: EMPOWER FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.15-1,033.00,000.	Municipality GREAT BEND BOROUGH



## DEEDS

Information: Grantor: DANIEL, CHARLES T (TRUST BY TRUSTEES) Locations: Parcel # 1 - 150.00-2,026.00,000.	Consideration: \$1.00 Grantee: DANIEL, CHARLES T (TRUST) Municipality GIBSON TOWNSHIP
Information: Grantor: DANIEL, CHARLES T (TRUST BY TRUSTEES) Locations: Parcel # 1 - 150.00-2,025.00,000.	Consideration: \$1.00 Grantee: DANIEL, CHARLES T (TRUST) Municipality GIBSON TOWNSHIP
Information: Grantor: ROBINSON, ROBERT C Locations: Parcel # 1 - 130.00-2,002.00,000.	Consideration: \$99,000.00 Grantee: BRADLEY, MARK 2 - BRADLEY, CHRISTINE Municipality JACKSON TOWNSHIP
Information: Grantor: CANIPE, SAMUEL D Locations: Parcel # 1 - 148.00-2,035.00,000.	Consideration: \$1.00 Grantee: AZELYNS FARM LIVING TRUST Municipality HARFORD TOWNSHIP
Information: Grantor: WALLACE, ELISE JESPERSON (NKA) 2 - DUBOIS, ELISE J Locations: Parcel # 1 - 051.00-1,001.00,000.	Consideration: \$1.00 Grantee: DUBOIS, ELISE J (TRUST) Municipality GREAT BEND TOWNSHIP
Information: Grantor: FINOCCHIARO, ALFRED J 2 - FINOCCHIARO, AGNES H (AKA) 3 - SKEBA, AGNES Locations: Parcel # 1 - N/A	Consideration: \$375,000.00 Grantee: LECKINGER, MICHAEL Municipality THOMPSON BOROUGH
Information: Grantor: BURKE, ANIKTA Locations: Parcel # 1 - 215.00-1,033.00,000.	Consideration: \$100,000.00 Grantee: CAREY, ALAN Municipality AUBURN TOWNSHIP

SUSQUEHANNA COUNTY  
LEGAL JOURNALOfficial Publication of the  
Susquehanna County Bar AssociationDon't Miss an Issue!  
Get weekly Sheriff Sales, Estate  
Notices, Mortgages, Deeds & MORE.

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy Free

Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.



Information: Grantor: OWENS, SETH S 2 - OWENS, RACHEL M Locations: Parcel # 1 - 124.14-2,026.00,000.	Consideration: \$234,900.00 Grantee: CHANCE, AUBREY  Municipality MONTROSE
Information: Grantor: SMITTY'S CONSTRUCTION INC  Locations: Parcel # 1 - N/A	Consideration: \$26,000.00 Grantee: FRASER, LAURENCE D 2 - FRASER, JULIE Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: HAWLEY, BENJAMIN J  Locations: Parcel # 1 - N/A	Consideration: \$360,000.00 Grantee: OWENS, SETH S 2 - OWENS, RACHEL Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: MEYERSON, BENJAMIN RUSSEL (AKA) 2 - MEYERSON, BENJAMIN RUSSELL (AKA) 3 - MEYERSON, BENJAMIN RUSSELL (AKA) 4 - MEYERSON, BENJAMIN RUSSELL 5 - MEYERSON, JASON EDWARDS 6 - MEYERSON, NATALIE Locations: Parcel # 1 - 066.00-1,027.01,000.	Consideration: \$43,500.00 Grantee: ALT USA LLC  Municipality SILVER LAKE TOWNSHIP
Information: Grantor: BONAVITA, PATRICIA 2 - BONAVITA, CINDY L Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: BONAVITA, CINDY L  Municipality AUBURN TOWNSHIP
Information: Grantor: MULLER, ANN M (ESTATE AKA) 2 - MULLER, ANN MARIE (ESTATE) Locations: Parcel # 1 - 253.00-1,019.00,000.	Consideration: \$1.00 Grantee: MULLER, KENT M  Municipality AUBURN TOWNSHIP
Information: Grantor: FOOTE, RICHARD J 2 - FOOTE, MARY JANE Locations: Parcel # 1 - 161.12-1,016.00,000.	Consideration: \$200,000.00 Grantee: ELLIS, GERALD JR 2 - ELLIS, TAMMY Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: SCHIRICO, PHILIP (BY ATTY) 2 - SCHIRICO, LEOLA Locations: Parcel # 1 - 158.00-2,015.03,000.	Consideration: \$170,000.00 Grantee: LARUE, LARRY R  Municipality JESSUP TOWNSHIP
Information: Grantor: FOLTZ, GARRY (AKA) 2 - FOLTZ, GARRY L 3 - FOLTZ, CATHERINE D Locations: Parcel # 1 - 108.00-1,017.00,000.	Consideration: \$110,000.00 Grantee: STEFFY, EDWARD P JR  Municipality NEW MILFORD TOWNSHIP
Information: OIL & GAS Grantor: HAWLEY, LOUIS 2 - HAWLEY, NATALIE Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: HAWLEY, BENJAMIN J  Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: HAWLEY, BENJAMIN J  Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: HAWLEY, LOUIS 2 - HAWLEY, NATALIE Municipality BRIDGEWATER TOWNSHIP

Information: Grantor: KILPATRICK, BERNARD Locations: Parcel # 1 - N/A	Consideration: \$60,000.00 Grantee: DEBEVEC, JOSHUA Municipality ARARAT TOWNSHIP
Information: Grantor: DECKER, DAVID (TRUST BY TRUSTEES) 2 - DECKER, AMY (TRUST BY TRUSTEES) Locations: Parcel # 1 - 214.00-1,016.03,000.	Consideration: \$100,000.00 Grantee: TRAYER, LENNY 2 - TRAVER, ALICIA Municipality AUBURN TOWNSHIP
Information: Grantor: MCCARTHY FAMILY TRUST 2 - KELLY, FRANK 3 - KELLY, MAURA Locations: Parcel # 1 - 179.03-1,029.00,000.	Consideration: \$200,000.00 Grantee: OWENS, VIRGINIA T (TRUST) Municipality DIMOCK TOWNSHIP
Information: CORRECTIVE Grantor: STEIGERWALD, CHARLES F 2 - STEIGERWALD, ALBERTA R Locations: Parcel # 1 - 238.08-1,033.00,000.	Consideration: \$250,000.00 Grantee: LUGO, ELIAS JESUS Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: ZAHORA, MICHAEL Locations: Parcel # 1 - 029.00-1,027.00,000.	Consideration: \$176,250.00 Grantee: ZAHORA, ETHAN JAMES Municipality LIBERTY TOWNSHIP
Information: Grantor: CARLSEN, JAMES E (BY ATTY) 2 - CARLSEN, BRENDA G (AKA) 3 - CARLSEN, BRENDA GAIL (AKA) 4 - CARLSEN, BRENDA Locations: Parcel # 1 - 031.19-1,028.00,000. 2 - 111.14-1,008.00,000.	Consideration: \$1.00 Grantee: CARLSEN, BRENDA G (AKA) 2 - CARLSEN, BRENDA GAIL (AKA) 3 - CARLSEN, BRENDA Municipality HALLSTEAD BOROUGH NEW MILFORD TOWNSHIP
Information: Grantor: CARLSEN, JAMES (BY ATTY AKA) 2 - CARLSEN, JAMES E (BY ATTY) 3 - CARLSEN, BRENDA G (AKA) 4 - CARLSEN, BRENDA GAIL (AKA) 5 - CARLSEN, BRENDA Locations: Parcel # 1 - 031.19-1,002.00,000.	Consideration: \$1.00 Grantee: CARLSEN, BRENDA G (AKA) 2 - CARLSEN, BRENDA GAIL (AKA) 3 - CARLSEN, BRENDA Municipality HALLSTEAD BOROUGH

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2025 LEGAL ADVERTISING RATES Effective 5/1/2025

Estate Notices \$125

Three (3) time insertion

Incorporation Notices, Fictitious  
Name Registration, Name Change \$75

One (1) time insertion

First and Final Accounting \$75

Two (2) time insertion

All other notices will be billed at \$1.95 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

## General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement  
submitted camera-ready or via email in PDF  
or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

## Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

## Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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