

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

34th Judicial District

Vol. 6 ★ April 16, 2021 ★ Montrose, PA ★ No. 3



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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.



The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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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
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.

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Per Year

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Prorated subscriptions available

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Richard Suraci
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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.

EXECUTRIX NOTICE

Estate of Jesse L. Lloyd, Sr.
Late of New Milford, Susquehanna
EXECUTRIX
Alice Lloyd
912 Washburn Road / POB 805
New Milford, PA 18834

4/16/2021 • 4/23/2021 • 4/30/2021

EXECUTOR NOTICE

Estate of Diane Lynn Thompson
AKA Diane Lynn Danysh AKA
Diane Lynn Spratt
Late of Brooklyn Township,
Susquehanna County
Died December 14, 2020
CO-EXECUTOR
Erik M. Danysh
67 Corbin Rd.
Kingsley, PA 18826
CO-EXECUTOR
Wasyel M. Danysh, III
134 Grant Ave.
New Providence, NJ 07974

4/9/2021 • 4/16/2021 • 4/23/2021

NOTICE

In the Estate of Richard A. Rood, deceased, late of the Township of Great Bend, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Brett Rood, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Brett Rood
2736 School Road
New Milford, PA 18834

OR

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

4/2/2021 • 4/9/2021 • 4/16/2021

EXECUTRIX NOTICE

Estate of Shantanand Saraswati
AKA Swami Shantanand or Shantji
Late of Bridgewater Township, Pa.
EXECUTRIX
Vera Scroggins
71 Gus Park Lane
Brackney, PA 18812

4/2/2021 • 4/9/2021 • 4/16/2021

NOTICE

In the Estate of Michael J. Kerr, deceased, late of Kingsley, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Donald Keith Geda, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Donald Keith Geda
661 Old York Road
Etters, PA 17319

OR

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

4/2/2021 • 4/9/2021 • 4/16/2021

OTHER NOTICES

LEGAL NOTICE

TO: Kara Cosgrove
Address unknown

NOTICE

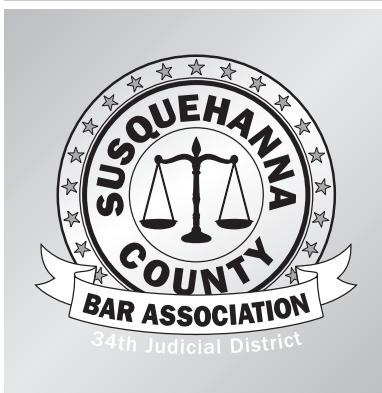
A petition has been filed asking the Court to put an end to all rights you have to your child C.C., born 5/16/18, biological child of Kara Cosgrove. The Court has set a hearing to consider ending your rights to your children. That hearing will be held on April 26, 2021 at 1:30 PM at the Lackawanna County Family Court Center, First Floor, 123 Wyoming Avenue, Scranton, PA 18503. If

you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services, Inc.
33 North Main Street, Suite 200
Pittston, PA 18640

4/2/2021 • 4/9/2021 • 4/16/2021



MORTGAGES AND DEEDS

RECORDED FROM APRIL 1, 2021 TO APRIL 7, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$140,000.00
Mortgagor: HEBE, MICHAEL FRANK	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MARAN, MARY T	2 - FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Locations: Parcel # 1 - 209.09-1,004.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$255,000.00
Mortgagor: STRICKLAND, MARK (AKA)	Mortgagee: COMMUNITY BANK
2 - STRICKLAND, MARK A	
3 - STRICKLAND, CHRISTA (AKA)	
4 - STRICKLAND, CHRISTA L	
Locations: Parcel # 1 - 103.00-1,035.02,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: GRIFFIN, KRISTEN A	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - GRIFFIN, GERARD J	
Locations: Parcel # 1 - 061.00-1,027.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: DOUBLE U PROPERTIES MANAGEMENT LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$149,000.00
Mortgagor: SMITH, GLENN D	Mortgagee: NBT BANK
2 - SMITH, MARGARET A	
Locations: Parcel # 1 - 255.08-1,012.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$141,391.00
Mortgagor: EARL, ROBERT E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - EARL, DANIELLE C	2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 143.06-1,006.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$472,000.00
Mortgagor: ROSS, FRANCIS J III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - INVICTA MORTGAGE GROUP INC
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$260,511.00
Mortgagor: HILL, JAY D	Mortgagee: FREEDOM MORTGAGE CORPORATION
2 - HILL, AMANDA M	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 248.00-1,008.00,000.	Municipality CLIFFORD TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$400,000.00
Mortgagor: PENNAY, GERALD R JR	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 183.00-1,034.01,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$63,000.00
Mortgagor: REED, MARTIN P 2 - REED, THERISIA M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 014.00-1,008.01,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: RICCI, DANIEL R JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 126.07-1,008.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$187,000.00
Mortgagor: KESSLER, LON 2 - KESSLER, KAREN COHEN	Mortgagee: GARDEN STATE HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 209.10-1,004.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: CASSELBURY, JASON 2 - CASSELBURY, MEGHAN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 240.00-1,082.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$950,000.00
Mortgagor: JC GOLDEN LLC	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 268.11-1,053.01,000.	Municipality FOREST CITY
Information:	Consideration: \$30,000.00
Mortgagor: HENRY, LAURA A	Mortgagee: GHS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 048.00-1,056.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$227,700.00
Mortgagor: KEENAN, TIMOTHY T 2 - KEENAN, JULIE A	Mortgagee: TIOGA STATE BANK
Locations: Parcel # 1 - 026.12-1,012.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: STEPHENS, SHANNON M 2 - STEPHENS, RODNEY M	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 045.16-1,014.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$173,448.00
Mortgagor: AYERS, TAMMY I 2 - AYERS, DAVID B	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 241.00-1,008.00,000.	Municipality LATHROP TOWNSHIP

Information:	Consideration: \$4,730.86
Mortgagor: FORKER, DAVID	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - FORKER, CATHLEEN R (AKA) 3 - FORKER, CATHI 4 - SMITH, BONNIE	
Locations: Parcel # 1 - 034.00-2,001.00,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$95,920.00
Mortgagor: BLAISURE, SHAWN ROBERT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 180.00-1,042.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: RINALDI, MICHAEL T	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - 191.09-2,007.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$158,000.00
Mortgagor: SMITH, HEATHER ANN	Mortgagee: NBT BANK
Locations: Parcel # 1 - 126.06-1,001.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: SCHOPF, RICHARD A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SCHOPF, LYNNE A	
Locations: Parcel # 1 - 045.00-1,061.00,000.	Municipality SILVER LAKE TOWNSHIP

DEEDS

Information: CORRECTIVE	Consideration: \$207,000.00
Grantor: MAYERS, FRANCIS E III 2 - MAYERS, ANGELA 3 - GIBSON, GERALDINE 4 - GIBSON, DALE	Grantee: BROZONIS, THOMAS 2 - BROZONIS, DAWN
Locations: Parcel # 1 - 246.00-1,008.03,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: CMA LAND COMPANY LLC	Grantee: MOORE, WILLIAM F
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLE, FAYE M	Grantee: COLE, FAYE M
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$44,000.00
Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: FELICIANO, ANTHONY V SR
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$175,000.00
Grantor: RAYER, BENJAMIN 2 - RAYER, MELISSA	Grantee: MARAN, MARY T 2 - HEBE, MICHAEL
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: FITZSIMMONS, MICHAEL 2 - FITZSIMMONS, AUDREY	Grantee: AMADOR, MARVIN FRANCISCO LICONA 2 - VERDE, PATRICIA YAMILTHE LICONA
Locations: Parcel # 1 - 031.19-3,038.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$8,500.00
Grantor: NITTEROUR, THOMAS J 2 - NITTEROUR, JENNIFER M	Grantee: NITTEROUR, THOMAS J
Locations: Parcel # 1 - 054.00-4,006.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$25,000.00
Grantor: VANTUIL NUNES CONSTRUCTION LLC	Grantee: DIEGO ROCA DE ALMEIDA
Locations: Parcel # 1 - 268.07-6,039.00,000.	Municipality FOREST CITY
Information:	Consideration: \$113,500.00
Grantor: MACNEILL, CRYSTAL	Grantee: AURAND, ANDREW 2 - AURAND, ALYSSA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$144,000.00
Grantor: WAGNER, ARLEEN F (ESTATE AKA) 2 - WAGNER, ARLEEN (ESTATE) 3 - WAGNER, ANNA 4 - CONSTANTINO, EVA	Grantee: EARL, ROBERT E 2 - EARL, DANIELLE C
Locations: Parcel # 1 - 143.06-1,006.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$121,500.00
Grantor: FIKE, SUSAN (NKA) 2 - HITCHCOCK, SUSAN	Grantee: ARNOLD, DAVID J 2 - ARNOLD, SHERRI R
Locations: Parcel # 1 - 179.00-1,043.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: BAKER, CHRISTINE M	Grantee: HITCHCOCK, SUSAN
Locations: Parcel # 1 - 126.06-1,042.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$0.00
Grantor: CLEMENS, DAVID H (ESTATE)	Grantee: CLEMENS, PAULA R
Locations: Parcel # 1 - 070.00-2,035.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SMITH, JAMES	Grantee: SMITH, JAMES 2 - SMITH, JESSICA M GRIFFITH
Locations: Parcel # 1 - 143.05-3,004.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$20,000.00
Grantor: HILDEBRANDT, JOHN F	Grantee: JAYNE, TIMOTHY
Locations: Parcel # 1 - 194.03-1,024.00,000.	Municipality AUBURN TOWNSHIP

Information: OIL GAS MINERAL DEED	Consideration: \$1.00
Grantor: HOGLE, PETER K	Grantee: HOGLE, PETER K
2 - HOGLE, JANET M	2 - HOGLE, JANET M
3 - KING, TARA L	3 - KING, TARA L
4 - HOGLE, BRETT D	4 - HOGLE, BRETT D
5 - HOGLE, KURT D	5 - HOGLE, KURT D
6 - CANFIELD, ERIKA K	6 - CANFIELD, ERIKA K
Locations: Parcel #	Municipality
1 - 090.00-1,033.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VERDGELINE, CAROL (NKA)	Grantee: SWANSON, TARYN
2 - PANUSKA, CAROL A	
Locations: Parcel #	Municipality
1 - 210.00-1,030.00,000.	HERRICK TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: PENN FREEDOM LLC	Grantee: GRIZZANTI, DAVID
Locations: Parcel #	Municipality
1 - 109.00-1,081.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUCCO, PAUL A	Grantee: RED HOOK LLC
2 - BUCCO, KIMBERLY A (AKA)	
3 - BUCCO, KIMBERLY	
Locations: Parcel #	Municipality
1 - 054.11-5,070.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: NULTON, SUSAN D	Grantee: NULTON, SUSAN D (TRUST)
2 - NULTON, JEFFREY L	
Locations: Parcel #	Municipality
1 - 213.00-1,027.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOERNER, CINDY L	Grantee: TOMPKINS, JOEL M
	2 - TOMPKINS, JESSICA A
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARNER, ROBERT D	Grantee: SLOCUM, ARMETTA
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARNER, ROBERT D	Grantee: SLOCUM, ARMETTA J
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARNER, JOSEPH J	Grantee: SLOCUM, ARMETTA J
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HIGGINS, KAREN FRANCIS	Grantee: HIGGINS, KAREN FRANCIS
2 - HOLLERAN, THOMAS G	
3 - HOLLERAN, CATHERINE M	
Locations: Parcel #	Municipality
1 - 109.00-1,038.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HIGGINS, KAREN FRANCIS 2 - HOLLERAN, THOMAS G 3 - HOLLERAN, CATHERINE M	Grantee: HOLLERAN, THOMAS G 2 - HOLLERAN, CATHERINE M
Locations: Parcel # 1 - 109.00-1,038.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$119,900.00
Grantor: CALLENDER, DAVID B 2 - CALLENDER, SUSAN M	Grantee: BLAISURE, SHAWN ROBERT
Locations: Parcel # 1 - 180.00-1,042.00,000.	Municipality DIMOCK TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: HICKOK, ALAN B SR	Grantee: HICKOK, ALAN B SR
Locations: Parcel # 1 - 144.00-1,018.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$98,000.00
Grantor: WOODLAND MANAGEMENT PARTNERS LP	Grantee: GUILFORD, BRIAN 2 - GUILFORD, SUSAN
Locations: Parcel # 1 - 234.00-1,024.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BISHOP, MARILYN 2 - RICHARDS, SUZANNE E	Grantee: NEWHART, ANTHONY R 2 - SURRETT, CHANTEL
Locations: Parcel # 1 - 212.00-1,001.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$56,000.00
Grantor: ARNOLD, ULYSSES S II 2 - ARNOLD, JENNIFER M	Grantee: BITLER, WILLIAM L 2 - BITLER, LINDA M
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP



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

