

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

34th Judicial District

Vol. 5 ★ June 5, 2020 ★ Montrose, PA ★ No. 10



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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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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 |
| 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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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

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.

ADMINISTRATRIX NOTICE

Estate of Sarah A. Rosengrant
Late of Montrose Township
ADMINISTRATRIX
Amber L. Rosengrant
2011 Alfred Jones Rd.
Montrose, PA 18801

6/5/2020 • 6/12/2020 • 6/19/2020

EXECUTRIX NOTICE

Estate of Nancy Jane Wink AKA
Nancy J. Wink
Late of Forest City Borough
EXECUTRIX
Virginia Pfromm Ahearn
1164 State Route 2022
Kingsley, PA 18826
ATTORNEY
Michael Briechle, Esquire
4 Chestnut Street
Montrose, PA 18801

6/5/2020 • 6/12/2020 • 6/19/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF NANCY WOOD, late of the Township of Bridgewater, Pennsylvania, (died April 22, 2020) to Debra L. Strong, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Debra L. Strong or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 50 Public Avenue, Montrose, PA 18801.

6/5/2020 • 6/12/2020 • 6/19/2020

EXECUTOR NOTICE

Estate of Anton C. Dahm AKA
Anton Dahm AKA Tony Dahm
Late of New Milford Township
EXECUTOR
David Ragantesi
P.O. Box 311
Montrose, PA 18801
ATTORNEY
Michael Briechle
4 Chestnut Street
Montrose, PA 18801

5/29/2020 • 6/5/2020 • 6/12/2020



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

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE JULY 28, 2020

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

SALE DATE AND TIME

07/28/2020 09:00 AM

Writ of Execution No.:

2020-160 CP

PROPERTY ADDRESS: 728 Railroad Street and 730 Railroad Street, Forest City, PA 18421
LOCATION: Forest City Borough
Tax ID #: 268.07-3,030.00,000.
IMPROVEMENTS: ONE – 2 story multi unit wood framed dwelling
DEFENDANTS: Robert Durst
ATTORNEY FOR PLAINTIFF:
James Buck, Esq.
(215) 572-8111

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

6/5/2020 • 6/12/2020 • 6/19/2020

MORTGAGES AND DEEDS

RECORDED FROM MAY 21, 2020 TO MAY 27, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

| | |
|---|---|
| Information: | Consideration: \$169,500.00 |
| Mortgagor: WELSCH, PATRICK | Mortgagee: NAVY FEDERAL CREDIT UNION |
| Locations: Parcel # 1 - N/A | Municipality FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$170,000.00 |
| Mortgagor: TOMASSACCI, JOHN A 2 - TOMASSACCI, TERRI M | Mortgagee: NBT BANK |
| Locations: Parcel # 1 - 130.00-2,011.02,000. | Municipality JACKSON TOWNSHIP |
| Information: | Consideration: \$188,000.00 |
| Mortgagor: SUTKOWSKI, ROBERT 2 - SUTKOWSKI, MAUREEN | Mortgagee: FNCF |
| Locations: Parcel # 1 - 122.00-1,013.00,000. | Municipality FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$75,000.00 |
| Mortgagor: HINKLEY, JACOB 2 - HINKLEY, CAITLIN | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS LLC |
| Locations: Parcel # 1 - 031.00-3,016.00,000. | Municipality GREAT BEND TOWNSHIP |
| Information: | Consideration: \$73,000.00 |
| Mortgagor: PALMER, DAVID J 2 - PALMER, LUANN 3 - PALMER, GRANT T | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # 1 - 221.00-1,018.00,000. | Municipality LATHROP TOWNSHIP |
| Information: | Consideration: \$200,000.00 |
| Mortgagor: SPARROW SPRINGS LP | Mortgagee: PS BANK |
| Locations: Parcel # 1 - N/A | Municipality JESSUP TOWNSHIP |
| Information: | Consideration: \$88,467.00 |
| Mortgagor: GROVER, KIMBERLY A 2 - GROVER, CARL E | Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC |
| Locations: Parcel # 1 - 090.18-2,011.00,000. | Municipality NEW MILFORD BOROUGH |
| Information: | Consideration: \$123,000.00 |
| Mortgagor: FARRIS, DAVID A 2 - FARRIS, DEBBIE W 3 - FARRIS, MICHAEL A | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # 1 - 131.00-1,060.03,000. | Municipality JACKSON TOWNSHIP |

| | |
|---|--|
| Information: | Consideration: \$114,500.00 |
| Mortgagor: DARROW, BRITNEY RENEE | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC |
| Locations: Parcel # 1 - 130.00-1,003.00,000. | Municipality NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$63,636.00 |
| Mortgagor: MORRISON, JENNIFER | Mortgagee: SUMMIT MORTGAGE CORPORATION |
| Locations: Parcel # 1 - 054.11-2,056.00,000. | Municipality SUSQUEHANNA |
| Information: | Consideration: \$106,000.00 |
| Mortgagor: MCGRAW, KEVIN T | Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION |
| Locations: Parcel # 1 - 268.06-1,072.00,000. | Municipality FOREST CITY 2W |

DEEDS

| | |
|---|--|
| Information: | Consideration: \$169,500.00 |
| Grantor: ZENEFSKI, JOHN 2 - ZENEFSKI, HEIDI | Grantee: WELSCH, PATRICK |
| Locations: Parcel # 1 - N/A | Municipality FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$160,000.00 |
| Grantor: SU, ANNA H | Grantee: LERI, ALFRED M 2 - LERI, PAULA |
| Locations: Parcel # 1 - 083.20-2,040.00,000. | Municipality FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$1,000.00 |
| Grantor: ROOD, LINDA L | Grantee: LEWIS, JEFFREY |
| Locations: Parcel # 1 - N/A | Municipality NEW MILFORD BOROUGH |
| Information: | Consideration: \$235,000.00 |
| Grantor: BRUNNER, JOHN C 2 - BRUNNER, ELSE K | Grantee: SUTKOWSKI, ROBERT 2 - SUTKOWSKI, MAUREEN |
| Locations: 1 - N/A 2 - N/A | Parcel # Municipality FOREST LAKE TOWNSHIP JESSUP TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: CLAUS, TYLER J | Grantee: CLAUS, LEIGH A |
| Locations: Parcel # 1 - 124.13-1,007.00,000. | Municipality MONTROSE |
| Information: | Consideration: \$1.00 |
| Grantor: BURRILL, NANCY M | Grantee: BURRILL, NANCY M |
| Locations: Parcel # 1 - N/A | Municipality CHOCONUT TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: BURRILL FAMILY TRUST | Grantee: MULFORD CAMP PROPERTIES |
| Locations: Parcel # 1 - 063.00-1,010.00,000. | Municipality CHOCONUT TOWNSHIP |

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

| | |
|--|---|
| Information: | Consideration: \$90,100.00 |
| Grantor: WAGES, DANIEL H 2 - WAGES, KATHERINE P | Grantee: GROVER, CARL E 2 - GROVER, KIMBERLY A |
| Locations: Parcel # 1 - N/A | Municipality NEW MILFORD BOROUGH |
| Information: | Consideration: \$1.00 |
| Grantor: FARRIS, DAVID A 2 - FARRIS, DEBBIE W | Grantee: FARRIS, DAVID A 2 - FARRIS, DEBBIE W 3 - FARRIS, MICHAEL A |
| Locations: Parcel # 1 - 131.00-1,060.03,000. | Municipality JACKSON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: DARROW, NATHANIEL ALLEN | Grantee: DARROW, BRITNEY RENEE |
| Locations: Parcel # 1 - N/A | Municipality NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$63,000.00 |
| Grantor: ROY, WILLIAM J JR 2 - ROY, PATRICIA | Grantee: MORRISON, JENNIFER |
| Locations: Parcel # 1 - 054.11-2,056.00,000. | Municipality SUSQUEHANNA |

Susquehanna County LEGAL JOURNAL

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

2018 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
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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

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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

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Contact for Advertising Details:

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Fax: 570-647-0086

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

All charges subject to artwork, advertisement fees, call for details

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|-------------------------|----------------|
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| Emailed Copy | \$50 per year |
| Mailed & Emailed Copies | \$125 per year |

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Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

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ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:

Bailey Design and Advertising
c/o SCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086

Email: baileyd@ptd.net



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