

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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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.



PA LEGAL ADS

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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

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Incorporation Notices	\$75
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Orphans Court; Accounting on Estates (2-time insertion)	\$75

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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 Alice H. Bishop
AKA Alice J. Bishop
Late of Springville Township
EXECUTOR
Kevin D. Dyson
4122 NE 21st Street
Homestead, FL 33033
ATTORNEY
Aaron D. Hovan
154 Warren Street
Tunkhannock, PA 18657

10/31/2025 • 11/7/2025 • 11/14/2025

ESTATE NOTICE

In the Estate of Lawrence J. Carpenter of Susquehanna Borough, Susquehanna County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Nathan Carpenter. 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

10/31/2025 • 11/7/2025 • 11/14/2025

EXECUTOR'S NOTICE

Letters Testamentary on the Estate of Miriam A. Van Winkle, who died on February 9, 2025, late of Rush Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement.

Floyd L. Van Winkle, Jr., Executor
13251 State Route 267
Montrose, PA 18801

Date: October 16, 2025

Landon R. Hodges, Esquire
Steinbacher, Goodall & Yurchak
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

10/24/2025 • 10/31/2025 • 11/7/2025

ESTATE NOTICE

**ESTATE OF CLIFFORD
JOHNSON aka CLIFF JOHNSON
JR aka CLIFFORD PAUL
JOHNSON JR.**, late of the Borough of Montrose, Susquehanna County PA (died on May 7th 2025). Letters Testamentary having been granted, all persons having claims shall present them and all person indebted shall make payment to Damon Paul Johnson aka Damon Johnson, executor, c/o Jair Ryan Novajosky, Attorney for the Estate, 814 Main Street, Dickson City, PA 18519.

10/24/2025 • 10/31/2025 • 11/7/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF CHARLES R. CANFIELD, JR.**, late of the township of New Milford, Pennsylvania, (died August 13, 2025) to Linda J. Canfield, 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 Linda J. Canfield or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 50 Public Avenue, Montrose, PA 18801.

10/17/2025 • 10/24/2025 • 10/31/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF SUZANNE M. SCHERMERHORN a/k/a SUZANNE SCHERMERHORN**, late of the township of Harford, Pennsylvania, (died September 13, 2025) to Brandi Miller, 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 Brandi Miller or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 50 Public Avenue, Montrose, PA 18801.

10/17/2025 • 10/24/2025 • 10/31/2025

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 15, 2025 TO OCTOBER 21, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$125,000.00
Mortgagor: DECKER, MICHAEL J 2 - DECKER, JEANINE L	Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 244.00-1,057.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$81,000.00
Mortgagor: KITAIGORODSKY, ANDREW	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel # 1 - 247.00-1,003.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$95,254.47
Mortgagor: BRANT BUILDING LLC	Mortgagee: NBT BANK
Locations: Parcel # 1 - 109.06-1,077.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$228,000.00
Mortgagor: COONEY, MERRITT YOVONNE 2 - COONEY, COREY CLARENCE	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 124.14-2,057.00,000.	Municipality MONTROSE
Information:	Consideration: \$136,000.00
Mortgagor: DAVENPORT, JULIANNE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 068.00-2,007.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: ADAMS, PAUL F 2 - ADAMS, PIPPA A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 046.09-1,059.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$75,000.00
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: \$137,062.00
Mortgagor: BRINK, JENNIFER 2 - BRINK, JEDEDIAH	Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.15-2,062.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$196,200.00
Mortgagor: SLAVINSKI, MELISSA	Mortgagee: NOVUS HOME MORTGAGE -A DIVISION OF IXONIA BANK 2 - IXONIA BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 262.00-1,056.00,000.	Municipality LENOX TOWNSHIP

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Information: Mortgagor: KMV RENTALS LLC	Consideration: \$119,250.00 Mortgagee: INVESTOR MORTGAGE FINANCE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 012.00-1,023.00,000.	Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: MCCLAIN MOUNTAIN LLC	Consideration: \$496,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 238.00-1,002.00,000. 2 - 238.00-1,002.01,000.	Municipality Municipality SPRINGVILLE TOWNSHIP SPRINGVILLE TOWNSHIP
Information: Mortgagor: MARTIN, GEORGE 2 - MARTIN, CHERYL	Consideration: \$300,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 076.00-2,027.00,000.	Municipality Municipality THOMPSON TOWNSHIP
Information: Mortgagor: CLARK, GREGORY 2 - WARD, SAMANTHA	Consideration: \$102,000.00 Mortgagee: NEWREZ LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.06-2,030.00,000.	Municipality FOREST CITY
Information: Mortgagor: LADDEN, DAREK 2 - CASELLA, RACHEL	Consideration: \$15,000.00 Mortgagee: DIME BANK
Locations: Parcel # 1 - 205.03-1,009.00,000.	Municipality LENOX TOWNSHIP
Information: Mortgagor: PALMER, BRETT 2 - PALMER, CHELSEA	Consideration: \$195,000.00 Mortgagee: 1ST PRIORITY MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 011.00-1,009.00,000.	Municipality LIBERTY TOWNSHIP

DEEDS

Information: Grantor: GIGLIOTTI, CARMINE (AKA) 2 - GIGLIOTTI, CARMINE P 3 - GIGLIOTTI, ANNETH (AKA) 4 - GIGLIOTTI, ANNETH R	Consideration: \$1.00 Grantee: GIGLIOTTI, CARMINE P 2 - GIGLIOTTI, ANNETH R
Locations: Parcel # 1 - 191.13-2,028.00,000. 2 - 191.13-2,030.00,000. 3 - 191.13-2,019.00,000.	Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP HERRICK TOWNSHIP
Information: Grantor: KOBBE, DEVON	Consideration: \$90,000.00 Grantee: KITAIGORODSKY, ANDREW
Locations: Parcel # 1 - 247.00-1,003.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: MASTON, SUSAN L	Consideration: \$154,000.00 Grantee: REID, GRAY B B JR
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information: Grantor: SPALTRO, MERLE	Consideration: \$207,000.00 Grantee: SHABAT, JESSE 2 - SHABAT, ALISON
Locations: Parcel # 1 - 133.00-3,074.00,000.	Municipality ARARAT TOWNSHIP

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Information: Grantor: TOMA, THEODORE S 2 - PREBOLA, DEBORAH J Locations: Parcel # 1 - 199.00-1,035.00.00.	Consideration: \$126,500.00 Grantee: OLIVER, DENNIS 2 - OLIVER, CONNIE B Municipality DIMOCK TOWNSHIP
Information: MINERAL AND ROYALTY Grantor: SECOR, JOHN E 2 - SECOR, ELIZABETH K 3 - ADAMS J 003 COMPI 4 - ADAMS J 005 COMPI 5 - CAREY R 002 COMPI 6 - CAREY R 004 COMPI 7 - CAREY R 006 COMPI 8 - FERGUSON A 009 COMPI 9 - FERGUSON A 011 COMPI Locations: Parcel # 1 - 205.00-1,018.00.00.	Consideration: \$26,000.00 Grantee: CMIN3 LLC Municipality HARFORD TOWNSHIP
Information: Grantor: ALDERSON, JAMES R 2 - ALDERSON, MELINDA J Locations: Parcel # 1 - 063.04-1,006.00.00.	Consideration: \$100.00 Grantee: ALDERSON, VERNE H 2 - ALDERSON, MAXINE L Municipality CHOCONUT TOWNSHIP
Information: Grantor: WOLSKI, CHESTER (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$235,000.00 Grantee: CARRUTHERS DEVELOPMENT GROUP LLC Municipality HARMONY TOWNSHIP
Information: Grantor: TROUPE, GARY C (TRUST) 2 - NELSON, GRANT E III 3 - NELSON, SUSAN T Locations: Parcel # 1 - 082.00-1,018.00.00.	Consideration: \$120,000.00 Grantee: AL-SALMAN, HUSAIN (AKA) 2 - SALMAN, HUSAIN AL Municipality FOREST LAKE TOWNSHIP
Information: Grantor: GOFF, DONNA M (ESTATE) Locations: Parcel # 1 - 124.14-2,057.00.00.	Consideration: \$240,000.00 Grantee: COONEY, COREY C 2 - COONEY, YOVONNE Municipality MONTROSE
Information: Grantor: HENRY, MARK 2 - HENRY, BRENDA Locations: Parcel # 1 - N/A	Consideration: \$170,000.00 Grantee: DAVENPORT, JULIANNE Municipality FRANKLIN TOWNSHIP
Information: Grantor: POET REVOCABLE LIVING TRUST (BY TRUSTEES) 2 - POET, CYNTHIA J 3 - POET, STEVEN E Locations: Parcel # 1 - N/A	Consideration: \$400,000.00 Grantee: FRANKLIN, GENE A 2 - FRANKLIN, LYNN M Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: ONEILL, JOANNE Locations: Parcel # 1 - N/A 2 - N/A	Consideration: \$309,000.00 Grantee: BUDD, DARELL F Municipality JACKSON TOWNSHIP NEW MILFORD TOWNSHIP
Information: Grantor: DAVIS, JOHN A 2 - DAVIS, BONNIE G Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: DAVIS, CHRISTOPHER A 2 - DAVIS, DANIELLE Municipality GIBSON TOWNSHIP

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Information:	Consideration: \$1.00
Grantor: JONES, MARTHA A	Grantee: JONES, MARTHA A 2 - MAYO, FORREST D
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$215,000.00
Grantor: SHERMAN, NELSON 2 - DARROW, MARGUERITE	Grantee: MOORE, GEORGE D 2 - MOORE, DEBRA A
Locations: Parcel # 1 - 167.00-2,015.00.00.	Municipality HARFORD TOWNSHIP
Information: MINERAL DEED	Consideration: \$1.00
Grantor: STONE, KAY LA D 2 - STONE, NATHON D	Grantee: BRANDON, RICHARD P 2 - YURCHO, HELENA
Locations: Parcel # 1 - 042.03-1,004.01.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: WYBER, ROBERT N (ESTATE AKA) 2 - WYBER, ROBERT N SR (ESTATE) 3 - WYBER, ROBERT N JR 4 - WYBER, MICHELE M 5 - WYBER, JOHN B 6 - WYBER, COLLEEN L	Grantee: SCOPELLITI, ROBERT 2 - SCOPELLITI, LORI ANN
Locations: Parcel # 1 - 093.16-1,046.00.00.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: BRINK, JENNIFER (FKA) 2 - MCKEEN, JENNIFER L	Grantee: BRINK, JENNIFER 2 - BRINK, JEDEDIAH
Locations: Parcel # 1 - 054.15-2,062.00.00.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: GIFFIN, BONNIE R	Grantee: GIFFIN, BONNIE R (TRUST)
Locations: Parcel # 1 - 212.00-1,028.00.00.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$100.00
Grantor: WILLIAMS, GEORGE L (ESTATE)	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GOW, DIANE E (ESTATE)	Grantee: FOOTE, ERIC
Locations: Parcel # 1 - 031.19-1,086.00.00.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: BAKER, CHRISTOPHER	Grantee: BAKER, SHAWNEE
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$223,692.00
Grantor: TRAVER, EDWARD (ESTATE AKA) 2 - TRAVER, EDWARD B (ESTATE)	Grantee: TRAVER, BRUCE A
Locations: Parcel # 1 - 043.00-1,014.00.00.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$218,000.00
Grantor: KWIATKOWSKI, ALEXANDER A (ESTATE AKA) 2 - KWIATKOWSKI, ALEX A (ESTATE)	Grantee: SLAVINSKI, MELISSA
Locations: Parcel # 1 - 262.00-1,056.00.00.	Municipality LENOX TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: DOBSON, JO ANN (ESTATE AKA) 2 - DOBSON, JOANNE (ESTATE) 3 - DOBSON, JESSE LEE ALAN (AKA) 4 - DOBSON, JESSE LEE ALLEN 5 - DOBSON, JAMES ALAN (AKA) 6 - DOBSON, JAMES ALLEN	Consideration: \$159,000.00 Grantee: KMV RENTALS LLC
Locations: Parcel # 1 - 012.00-1,023.00.000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: SPONZA-KOCINSKI, LAURIE (AKA) 2 - KOCINSKI, LAURIE SPONZA (AKA) 3 - SPONZA, LAURA	Consideration: \$1.00 Grantee: SPONZA, LAURA
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: SPONZA-KOCINSKI, LAURIE (AKA) 2 - KOCINSKI, LAURIE SPONZA (AKA) 3 - SPONZA, LAURA	Consideration: \$1.00 Grantee: MCCLAIN MOUNTAIN LLC
Locations: Parcel # 1 - 238.00-1,002.00.000. 2 - 238.00-1,002.01.000.	Municipality SPRINGVILLE TOWNSHIP SPRINGVILLE TOWNSHIP
Information: Grantor: TRACY REALTY LLC	Consideration: \$1.00 Grantee: OPTIMAL LAND HOLDINGS LLC
Locations: Parcel # 1 - 109.06-1,056.00.000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: TRACY REALTY LLC	Consideration: \$1.00 Grantee: OPTIMAL LAND HOLDINGS LLC
Locations: Parcel # 1 - 109.06-1,057.00.000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: FIFTH, MICHAEL E 2 - FIFTH, JENNIFER K	Consideration: \$375,000.00 Grantee: MARTIN, GEORGE 2 - MARTIN, CHERYL
Locations: Parcel # 1 - 076.00-2,027.00.000.	Municipality THOMPSON TOWNSHIP
Information: Grantor: ALEXANDER, MARIE M	Consideration: \$120,000.00 Grantee: CLARK, GREGORY 2 - WARD, SAMANTHA
Locations: Parcel # 1 - 268.06-2,030.00.000.	Municipality FOREST CITY
Information: Grantor: WAGNER, CELIA	Consideration: \$10.00 Grantee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 240.00-1,043.00.000.	Municipality LATHROP TOWNSHIP
Information: Grantor: SMITH, TODD W	Consideration: \$20,000.00 Grantee: SCARFALLOTO, RODOLFO A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CONKLIN, DEBORAH R	Consideration: \$240,000.00 Grantee: COONEY, COREY CLARENCE 2 - COONEY, MERRITT YOVONNE
Locations: Parcel # 1 - 124.14-2,057.00.000.	Municipality MONTROSE
Information: Grantor: RANSOM, DONALD R 2 - RANSOM, CAROLYN E	Consideration: \$50.00 Grantee: JODON, AARON
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP

Information:	Consideration: \$259,500.00
Grantor: AYOTTE, JOSEPH R (ESTATE AKA) 2 - AYOTTE, JOSEPH ROGER	Grantee: LANDIS, STEPHEN C
Locations: Parcel # 1 - 095-00-1,059.00.000. 2 - 095-00-1,079.00.000.	Municipality THOMPSON TOWNSHIP THOMPSON TOWNSHIP
Information:	Consideration: \$285,000.00
Grantor: LYONS-STEVENS, KELLI (AKA) 2 - STEVENS, KELLI LYONS	Grantee: PALMER, BRETT 2 - PALMER, CHELSEA J
Locations: Parcel # 1 - 011-00-1,009.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$214,800.00
Grantor: DUFFY, MONICA 2 - KOWALEWSKI, MARTHA (NBM) 3 - SMITH, MARTHA 4 - KOWALEWSKI, JOSEPH A (AKA) 5 - KOWALEWSKI, JOSEPH M	Grantee: MLINAR, MADELYN 2 - KOWALEWSKI, EDWARD JR 3 - KOWALEWSKI, MATTHEW 4 - KOWALEWSKI, MARK
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$875,000.00
Grantor: BEST, CLAIRE M (TRUST BY TRUSTEE)	Grantee: VANDERBURG, EUGENE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP



**SUSQUEHANNA COUNTY
LEGAL JOURNAL**

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