

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

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
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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.

JASON J. LEGG
President Judge
Court of Common Pleas
Susquehanna County

DATE: February 13, 2025

TO: Susquehanna County Bar Association

FROM: Cathy E. Hawley, District Court Administrator

RE: Pa.Civ.R.P. 205.4 - Electronic Filing and Service of Legal Papers

Please find attached the local rule regarding electronic filing and service for civil matters filed with the Prothonotary's office.

Please note that electronic filing is not mandatory at this time.

Parties that desire to utilize this service are directed to the link below: <https://civil.susqco.com/courts.civil.portal> > Help box is located in the upper right hand corner > Registration User Guide.

Any questions should be directed to the Prothonotary's office.

Said rules shall be effective March 1. 2025.

34th Judicial District, P.O. Box 218,31 Lake Avenue, Montrose, PA 18801- (570) 278-6673

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 Edgar L. Neff
AKA Edgar Lee Neff
Late of Little Meadows Borough
EXECUTOR
Rebecca Josselyn
39 Village Cir., Apt. 4
Ithaca, NY 14850
ATTORNEY
Erin E. Donnelly
50 Public Avenue
Montrose, PA 18801

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

In the Estate of Timothy D. Blaisure a/k/a Timothy Blaisure, late of the Township of Jessup, Susquehanna County, Pennsylvania, Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against

said estate will present them without delay to:

Heather Johnson, Executor
10865 State Route 706
Montrose, PA 18801

or

Attorney for the Estate
Jeremy E. Yzeik, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

Estate of Mary J. Dermody
Late of Borough of Little Meadows
EXECUTOR
Michael J. Dermody
1126 Pennsylvania Avenue
Little Meadows, PA 18830
ATTORNEY
Damian M. Rossettie, Esq.
228 Desmond St., P.O. Box 206
Sayre, PA 18840

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

In the Estate of Antonio F. Gamboni of Thompson Township, Susquehanna County, Commonwealth of Pennsylvania. Letters of Administration in the above estate have been granted to Jill Gamboni. 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

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

Estate of Melsenia Crea
Late of Kingsley
EXECUTOR
Frank M. Crea
528 Red Marshall Rd.
Pelham, NC 27311
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main Street, Suite 415
Carbondale, PA 18407

2/21/2025 • 2/28/2025 • 3/7/2025

ESTATE NOTICE

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of GERALD WILLIAM LYNCH, a/k/a GERALD W. LYNCH late of New Milford, Susquehanna County, who died January 7, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executor Gerald Daniel Lynch, and his Attorney.

DAVID CHERUNDOLO,
ESQUIRE
410 JEFFERSON AVENUE
SCRANTON, PA 18510

2/21/2025 • 2/28/2025 • 3/7/2025

ESTATE NOTICE

Notice to Creditors: All claims against the estate of Catherine Dyer of Forest City PA, deceased on January 26, 2025 must submit a detailed statement outlining amount owed, the basis of claim, and supporting documentation within 3 weeks to the executor, Raymond Berube, 21 Overbrook Dr, Apalachin, NY, 13732.

2/14/2025 • 2/21/2025 • 2/28/2025

LEGAL ADVERTISEMENT

ESTATE OF GEORGE BRYAN
A/K/A GEORGE N. BRYAN,
DECEASED
LATE OF KINGSLEY,
PENNSYLVANIA (DIED
DECEMBER 20, 2024).

All persons indebted to said Estate are required to make payment, and those having claims or demands to present the same, without delay, to Sharon McAllister, Executrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

LAW OFFICE OF JOSEPH F.
GAUGHAN, P. C.
JOSEPH F. GAUGHAN,
ESQUIRE
ATTORNEY FOR THE ESTATE

2/14/2025 • 2/21/2025 • 2/28/2025

OTHER NOTICE

LEGAL NOTICE

Tri-Boro Municipal Authority (hereinafter the “Authority”), a municipal authority created pursuant to the Municipal Authorities Act, 53 P.S. § 5601, et seq. (hereinafter the “Act”), with its principal offices located at 83 Erie Boulevard, Susquehanna, Commonwealth of Pennsylvania, hereby publishes formal notice of its intent to file Articles of Amendment with the Secretary of the Commonwealth of Pennsylvania, as required by the Act, for the purpose of amending the original Articles of Incorporation, dated September 21, 1971, of the Authority, to adopt Ordinances of the Boroughs of Oakland and Susquehanna, dated December 2024 and February 2025, respectively, retroactively reviving the Authority, effective September 21, 2021, for an additional term of fifty (50) years. Thus, the new term of the Authority shall be effective through September 21, 2071. The Articles of Amendment will be filed with the Secretary of State at least three (3) days following this advertisement.

Marissa McAndrew, Esquire
Solicitor for Tri Boro Municipal Authority
630 Main Street
Forest City, PA 18421

2/28/2025

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:

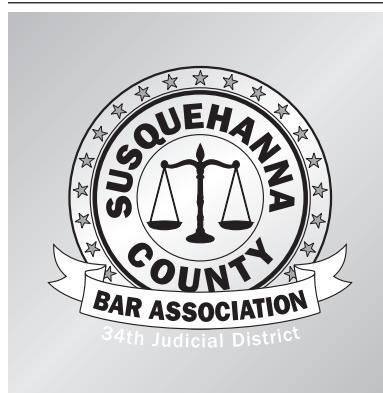
First and Final Accountings:

The Estate of Rose Marie Hollister, deceased
Laurie A. Trible, Executrix
Robert J. Hollister, Esq., Counsel
Giangrieco Law PC
PO Box 126
Montrose PA 18801

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, March 11, 2025, and if no objections have been filed thereto the account will be confirmed final.

WENDY ZAPOLSKI
CLERK OF ORPHANS' COURT

2/21/2025 • 2/28/2025



MORTGAGES AND DEEDS

RECORDED FROM FEBRUARY 13, 2025 TO FEBRUARY 19, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$151,414.00
Mortgagor: MATTERN, ANNA 2 - ZANTOWSKY, JUSTIN	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 050.07-2,054.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$108,000.00
Mortgagor: FORD, JEAN OTTO	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 182.01-1,008.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$87,000.00
Mortgagor: PECKINS, MATTHEW S 2 - KRISA, NADINE (AKA) 3 - PECKINS, NADINE KRISA	Mortgagee: THE DIME BANK
Locations: Parcel # 1 - 165.00-2,004.06,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: BALL, G RANDY 2 - BALL, DEBBIE J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LONGBRIDGE FINANCIAL LLC
Locations: Parcel # 1 - 166.00-1,028.01,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: BALL, G RANDY 2 - BALL, DEBBIE J	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 166.00-1,028.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$75,500.00
Mortgagor: WEBER, NATHAN D 2 - WHEELER, ALEXIS	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 249.19-3,049.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$500,000.00
Mortgagor: GRAHAM, THOMAS W 2 - GRAHAM, KAREN L	Mortgagee: PNC BANK
Locations: Parcel # 1 - 266.11-1,043.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: KMV RENTALS LLC	Mortgagee: INVESTOR MORTGAGE FINANCE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 222.06-1,021.00,000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$122,500.00
Mortgagor: CHAUDHURI, RAJ SAMRAT 2 - CHAUDHURI, PARAMITA	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 016.00-1,005.00,000.	Municipality OAKLAND TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$235,804.50
Mortagor: LAKESIDE REALTY GROUP LLC	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.20-1,011.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$235,353.00
Mortagor: KELLY, KEVIN M 2 - GOODWIN, MOLLY E	Mortgagee: SWBC MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 186.00-1,008.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$360,000.00
Mortagor: ANNAS, CLAIRE 2 - KEAVENY, AIDAN	Mortgagee: CITIZENS BANK
Locations: Parcel # 1 - 189.00-1,051.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$55,000.00
Mortagor: JONES, CAROL A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 240.00-1,073.00,000.	Municipality LATHROP TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: FRECH, ROBERT A	Grantee: FRECH, ROBERT A
Locations: Parcel # 1 - 075.00-3,005.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NEWELL, SUSAN E	Grantee: NEWELL, SUSAN E 2 - NEWELL, GEORGE W
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DONOVAN, THOMAS J	Grantee: DONOVAN, SHANNON M 2 - DONOVAN, THOMAS C 3 - DONOVAN, KATELYN M
Locations: Parcel # 1 - 050.12-1,015.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$425,000.00
Grantor: TCT PROPERTY MANAGEMENT LLC	Grantee: JANES DOE LLC
Locations: Parcel # 1 - 227.00-1,036.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$149,900.00
Grantor: FRINK, JOHN T	Grantee: MATTERN, ANNA 2 - ZANTOWSKY, JUSTIN
Locations: Parcel # 1 - 050.07-2,054.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: WARNER, DONA R 2 - LASH, JON E	Grantee: WARNER, DONA R 2 - LASH, JON E
Locations: Parcel # 1 - 210.15-2,001.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$10.00
Grantor: BALL, RANDY (AKA) 2 - BALL, G RANDY 3 - BALL, DEBRA (AKA) 4 - BALL, DEBBIE J	Grantee: BALL, GRANDY 2 - BALL, DEBBIE J
Locations: Parcel # 1 - 166.00-1,028.01,000.	Municipality HARFORD TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: FISH, KENNETH 2 - FISH, LINDA 3 - FISH, GENE Locations: Parcel # 1 - 054.12-2,047.00.000.	Consideration: \$22,000.00 Grantee: KIM, CHAESU Municipality SUSQUEHANNA
Information: Grantor: LAKE, DAVID M (ESTATE) Locations: Parcel # 1 - 140.00-1,067.00.000.	Consideration: \$1.00 Grantee: LAKE, TAMMY L Municipality JESSUP TOWNSHIP
Information: Grantor: NEPPLE, ROBERT 2 - NEPPLE, DEBORAH Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: MORALES, BRIAN J Locations: Parcel # 1 - 205.00-1,018.00.000.	Consideration: \$100.00 Grantee: SECOR, JOHN E 2 - SECOR, ELIZABETH K Municipality HARFORD TOWNSHIP
Information: Grantor: MORO, THEODORE M 2 - MORO, PATRICIA M Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: MORO, MEGAN L Municipality CLIFFORD TOWNSHIP
Information: Grantor: SKORINKO, GEORGE (ESTATE) Locations: Parcel # 1 - 242.00-1,006.00.000.	Consideration: \$1.00 Grantee: SKORINKO, GEORGE (TRUST) Municipality LENOX TOWNSHIP
Information: Grantor: GROVER, JOAN B (ESTATE AKA) 2 - GROVER, JOAN ANN (ESTATE) Locations: Parcel # 1 - 090.00-1,029.00.000.	Consideration: \$1.00 Grantee: MERSHON, AIMEE J Municipality NEW MILFORD TOWNSHIP
Information: Grantor: SKORINKO, GEORGE (TRUST BY TRUSTEE) Locations: Parcel # 1 - 242.00-1,006.00.000.	Consideration: \$1.00 Grantee: SKORINKO, ALEXIS Municipality LENOX TOWNSHIP
Information: Grantor: RAYIAS , ESTHER M 2 - RAYIAS , MICHAEL 3 - RADWANSKI, KAREN L 4 - RADWANSKI, GARY A Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: LOCEY, BARBARA J Municipality DIMOCK TOWNSHIP
Information: Grantor: RICHARD S MASTERS INC Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: RICHARD S MASTERS INC Municipality HARFORD TOWNSHIP
Information: Grantor: RICHARD S MASTERS INC Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: RICHARD S MASTERS INC Municipality HARFORD TOWNSHIP
Information: Grantor: MILLER, FRANCES OROURKE (ESTATE) Locations: Parcel # 1 - 016.00-1,005.00.000.	Consideration: \$175,000.00 Grantee: CHAUDHURI, RAJ SAMRAT 2 - CHAUDHURI, PARAMITA Municipality OAKLAND TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: SAVAGE, PETER G Locations: Parcel # 1 - 029.00-1,047.00,000.	Consideration: \$100,000.00 Grantee: SERENITY CREMATIONS Municipality LIBERTY TOWNSHIP
Information: Grantor: LAWSON, LYLE M Locations: Parcel # 1 - 186.00-1,008.00,000.	Consideration: \$233,000.00 Grantee: KELLY, KEVIN M 2 - GOODWIN, MOLLY E Municipality HARFORD TOWNSHIP
Information: Grantor: BOSSERT, CLAUDIA M Locations: Parcel # 1 - 124.12-1,012.01,000.	Consideration: \$100 Grantee: BOSSERT FAMILY TRUST Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: DAVIS, MARIE A Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: WOODALL, JASON 2 - WOODALL, JAMES Locations: Parcel # 1 - 226.07-1,015.00,000.	Consideration: \$1.00 Grantee: WOODALL, JASON 2 - WOODALL, SHERI Municipality CLIFFORD TOWNSHIP
Information: Grantor: HOWER, JOHN (BY SHERIFF) Locations: Parcel # 1 - 049.00-1,022.05,000.	Consideration: \$137,000.00 Grantee: SQUID HOLDINGS INC Municipality LIBERTY TOWNSHIP
Information: OIL GAS AND HYDROCARBON Grantor: KILMER, WILLIAM S 2 - KILMER, TRACY Locations: Parcel # 1 - 050.00-2,001.02,000. 2 - 050.00-1,002.00,000.	Consideration: \$612,128.00 Grantee: RIDGETOP TEN LLC Municipality GREAT BEND TOWNSHIP LIBERTY TOWNSHIP
Information: Grantor: BURNS, MARY A (BY ATTY) 2 - BURNS, MARY ANNE (BY ATTY) Locations: Parcel # 1 - 054.00-1,045.00,000. 2 - 054.15-3,012.00,000.	Consideration: \$1.00 Grantee: DB LEGACY QUARRY LLC Municipality OAKLAND TOWNSHIP SUSQUEHANNA
Information: Grantor: COTERRA ENERGY INC Locations: Parcel # 1 - 147.00-2,038.12,000.	Consideration: \$195,000.00 Grantee: SCHMIDT, LUKE 2 - SCHMIDT, KAITLYN Municipality HARFORD TOWNSHIP
Information: Grantor: LYNCH, GERALD W (ESTATE) Locations: Parcel # 1 - 110.00-1,009.00,000.	Consideration: \$1.00 Grantee: LYNCH, GERALD DANIEL Municipality NEW MILFORD TOWNSHIP
Information: Grantor: SEMAN, SCOTT E 2 - SEMAN, RENEE (NKA) 3 - SPARKS, RENEE Locations: Parcel # 1 - 244.00-1,020.00,000.	Consideration: \$1.00 Grantee: SEMAN, SCOTT E Municipality LENOX TOWNSHIP



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