

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ September 20, 2024 ★ Montrose, PA ★ No. 26

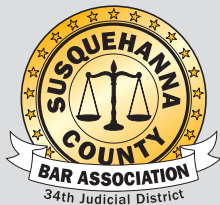


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Court of Common Pleas  
34th Judicial District:

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*



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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.*

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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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#### **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

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IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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**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.*

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**ESTATE NOTICE**

Estate of Alice Shirley Owens  
AKA Alice S. Owens  
Late of Lenox Township  
CO-EXECUTOR  
Janice Bevacqua  
114 Schoolhouse Rd.  
Nicholson, PA 18446  
CO-EXECUTOR  
William Owens  
1252 State Route 106  
Clifford Twp., PA 18407

9/20/2024 • 9/27/2024 • 10/4/2024

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**ESTATE NOTICE**

Stanley Zilinski, Deceased. Late of Thompson Borough, Susquehanna County. D.O.D. 5/9/21. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to

make payment without delay to Edward Grant, Executor, 147 6th St., Blakely, PA 18447. Atty.: Robert T. Kelly, Myers, Brier & Kelly, LLP, 425 Biden St., #200, Scranton, PA 18503

9/13/2024 • 9/20/2024 • 9/27/2024

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**ESTATE NOTICE**

In the Estate of Thomas Janezic, a/k/a Thomas C. Janezic of Forest City Borough, Susquehanna County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to Jennifer Janezic. 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

9/13/2024 • 9/20/2024 • 9/27/2024

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**ESTATE NOTICE**

In the Estate of Karen Ann Reuss Brown of Susquehanna, Susquehanna County, Commonwealth of Pennsylvania. Letters of Administration in the

above estate have been granted to Mark Darmofal. 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

9/13/2024 • 9/20/2024 • 9/27/2024

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### ESTATE NOTICE

Estate of Sondra D. Cronin  
Late of Forest City Borough  
EXECUTOR  
Courtney Cronin  
120 Martin Street  
Forest City, PA 18421  
ATTORNEY  
Sean P. McGraw, Esq.  
41 North Main Street, Suite 415  
Carbondale, PA 18407

9/13/2024 • 9/20/2024 • 9/27/2024

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### ESTATE NOTICE

In the Estate of Dennis C. Byerly,  
a/k/a Dennis Byerly, late of the  
Township of Choconut, 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:

Debra Dailey, Co-Executor  
120 North Middlesex Rd.  
Carlisle, PA 17013

David Byerly, Co-Executor  
833 Lake Arrowhead Road  
Brackney, PA 18812

or

Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

9/13/2024 • 9/20/2024 • 9/27/2024

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### ESTATE NOTICE

Estate of Nancy Alice Conrad  
AKA Nancy A. Conrad AKA  
Nancy Conrad  
Late of Springville Township  
CO-EXECUTOR  
Brittney Buckingham  
90 Quinton Rd.  
Scott Twp., PA 18447  
CO-EXECUTOR  
Lori Cavanaugh  
370 Green Grove Rd.  
Scott Twp., PA 18447  
ATTORNEY  
Michael N. Krisa  
3397 Scranton Carbondale Hwy. Ste. 4  
Blakely, PA 18447

9/6/2024 • 9/13/2024 • 9/20/2024

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## OTHER NOTICES

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### 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:

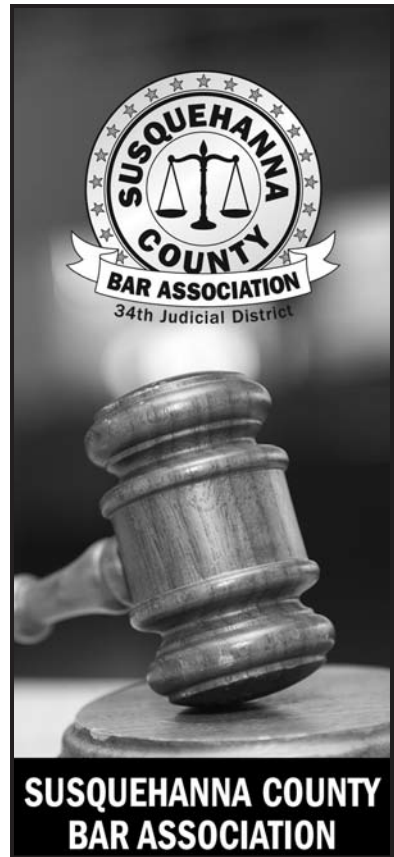
The Estate of Waldo M. Woods,  
deceased  
Dana Woods, Executor  
Patrick N. Coleman, Esq.  
Tellie & Coleman, P.C.  
Attorney for the Estate

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, October 15, 2024, and if no exceptions have been filed thereto the account will be Confirmed Final.

WENDY ZAPOLSKI  
CLERK OF ORPHANS' COURT

9/20/2024 • 9/27/2024

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**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 5, 2024 TO SEPTEMBER 11, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information: Mortgagor: WHITE, JOHN C 2 - WHITE, EVA M Locations: Parcel # 1 - 202.00-1,059.00,000.	Consideration: \$513,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality BROOKLYN TOWNSHIP
Information: Mortgagor: BISHOP, JAMES N JR 2 - BISHOP, SHIRLEY A Locations: Parcel # 1 - 031.18-2,011.00,000.	Consideration: \$35,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality HALLSTEAD BOROUGH
Information: Mortgagor: MACK, LOGAN M Locations: Parcel # 1 - 164.00-1,037.05,000.	Consideration: \$400,000.00 Mortgagee: TIOGA STATE BANK Municipality BROOKLYN TOWNSHIP
Information: Mortgagor: PIERSON, BYRON J 2 - PIERSON, MIRANDA S Locations: Parcel # 1 - 196.00-2,024.00,000.	Consideration: \$258,750.00 Mortgagee: COMMUNITY BANK Municipality AUBURN TOWNSHIP
Information: Mortgagor: CATALANO, JOSEPH 2 - CATALANO, LYNN Locations: Parcel # 1 - N/A	Consideration: \$142,500.00 Mortgagee: CROSSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality FOREST CITY
Information: Mortgagor: MORAN, JENNA M 2 - MORAN, JAMES R Locations: Parcel # 1 - 109.00-1,068.00,000.	Consideration: \$162,393.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: REED, BRENT (AKA) 2 - REED, BRENT EDWARD Locations: Parcel # 1 - 222.00-3,020.00,000.	Consideration: \$15,000.00 Mortgagee: PSECU Municipality LENEX TOWNSHIP
Information: Mortgagor: THIBAUT, BETTY ANN (AKA) 2 - OHOP, BETTY ANN M Locations: Parcel # 1 - 268.11-1,075.00,000.	Consideration: \$127,500.00 Mortgagee: CITIZENS SAVINGS BANK Municipality FOREST CITY
Information: Mortgagor: NAPOLI, DAKOTA Locations: Parcel # 1 - 109.05-1,023.00,000.	Consideration: \$147,553.00 Mortgagee: MORTGAGE RESEARCH CENTER LLC (DBA) 2 - VETERANS UNITED HOME LOANS Municipality NEW MILFORD BOROUGH

Information:  
Mortgagor: LAUBACH, WILLIAM ROY

Locations: Parcel #  
1 - 111.00-1,040.00,000.  
2 - 111.00-1,069.00,000.

Information:  
Mortgagor: STORY, DOUGLAS L

2 - STORY, COLLEEN  
Locations: Parcel #  
1 - 026.00-1,040.00,000.

Information:  
Mortgagor: MCCAREY, JASON

Locations: Parcel #  
1 - 124.14-2,016.00,000.

Information:  
Mortgagor: HARTMAN, JEFFREY W  
2 - HARTMAN, AMY

Locations: Parcel #  
1 - N/A

Information:  
Mortgagor: THOMAS, JOSEPH A  
Locations: Parcel #

1 - 183.00-1,025.00,000.

Consideration: \$170,905.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - SUMMIT MORTGAGE CORPORATION

Municipality  
NEW MILFORD TOWNSHIP  
NEW MILFORD TOWNSHIP

Consideration: \$100,000.00  
Mortgagee: MANUFACTURERS AND TRADERS TRUST  
COMPANY

Municipality  
SILVER LAKE TOWNSHIP

Consideration: \$289,600.00  
Mortgagee: PEOPLES SECURITY BANK AND TRUST  
COMPANY

Municipality  
MONTROSE

Consideration: \$184,000.00  
Mortgagee: AMERISAVE MORTGAGE CORPORATION  
2 - MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC

Municipality  
MONTROSE

Consideration: \$85,000.00  
Mortgagee: THE HONESDALE NATIONAL BANK

Municipality  
BROOKLYN TOWNSHIP

## DEEDS

Information:  
Grantor: ZUMBA, LUIS PULLA  
2 - POMAQUIZA, VICTORIA

Locations: Parcel #  
1 - N/A

Information:  
Grantor: PHIVE STARR PROPERTIES LP

Locations: Parcel #  
1 - 175.00-1,011.00,000.

Information:  
Grantor: BOND TRANSPORT COMPANY LLC

Locations: Parcel #  
1 - 002.03-1,009.00,000.

Information:  
Grantor: ROCKWELL, TERRY J  
2 - ROCKWELL, WANDA M

Locations: Parcel #  
1 - N/A

Information:  
Grantor: WOJCIECHOWSKI, RUSSELL

Locations: Parcel #  
1 - N/A

Consideration: \$50,000.00  
Grantee: SPELLMAN, TRACY  
2 - WOOD, KRISTEN D

Municipality  
GREAT BEND TOWNSHIP

Consideration: \$79,200.00  
Grantee: PAWLOWSKI, FRANK M JR  
2 - PAWLOWSKI, DORA M

Municipality  
RUSH TOWNSHIP

Consideration: \$1.00  
Grantee: BOND, ALEXANDER  
Municipality  
LITTLE MEADOWS BOROUGH

Consideration: \$25,000.00  
Grantee: ROCKWELL, DANA

Municipality  
HARMONY TOWNSHIP

Consideration: \$1.00  
Grantee: WOJCIECHOWSKI, RUSSELL SR  
2 - GRENNELL, TRACY L

Municipality  
OAKLAND TOWNSHIP



Information: Grantor: MAKWINSKI, KEVIN J	Consideration: \$287,500.00 Grantee: PIERSON, BYRON J 2 - PIERSON, MIRANDA S
Locations: Parcel # 1 - 196.00-2,024.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: WATSON HILL BIBLE CHURCH	Consideration: \$150,000.00 Grantee: SHERRETTs, JEFFREY R 2 - SHERRETTs, JACQUELINE
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: POHL, ELISABETH (ESTATE)	Consideration: \$1.00 Grantee: POHL, JOHN 2 - POHL, GEORG O 3 - POHL, RICHARD
Locations: Parcel # 1 - 156.00-1,068.00,000.	Municipality RUSH TOWNSHIP
Information: Grantor: ROACH, BERYL EYER (ESTATE) 2 - ROACH, SUZANNE	Consideration: \$1.00 Grantee: ROACH, KENNETH D
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: Grantor: COMLY, JEANNE M	Consideration: \$6,000.00 Grantee: STAUFFER, JEFFERY
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: CROSSCATALFAMO, VERONICA (AKA) 2 - CATALFAMO, VERONICA CROSS	Consideration: \$150,000.00 Grantee: CATALANO, JOSEPH 2 - CATALANO, LYNN
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information: Grantor: HUGHES, MARILYNN A (BY ATTORNEY) 2 - HUGHES, TAMARA A (NBM) 3 - GOMERSALL, TAMARA A 4 - RUSSELL, RENEE M (NBM) 5 - METZGER, RENEE M	Consideration: \$199,500.00 Grantee: MORAN, JAMES R 2 - MORAN, JENNA M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: KNOWLTON, DENNIS	Consideration: \$77,500.00 Grantee: CLIFFORD TOWNSHIP
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information: Grantor: BREMER HOF OWNERS INC	Consideration: \$100.00 Grantee: CONNORS, KELLIE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: HAWLEY, JOHN C 2 - HAWLEY, ELIZABETH C	Consideration: \$152,190.00 Grantee: SWARTZ, CLAYTON 2 - SWARTZ, ELIZABETH H
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information: Grantor: RAGANTESI, MELISSA T (ESTATE AKA) 2 - RAGANTESI, MARGARET L (ESTATE)	Consideration: \$235,000.00 Grantee: LOOMIS, TIMOTHY 2 - LOOMIS, JUSTIN T
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP

Information: Grantor: BUGLIONE, KATHLEEN B 2 - BUGLIONE, RAYMOND F	Consideration: \$1.00 Grantee: BUGLIONE, KATHLEEN B (TRUST)
Locations: Parcel # 1 - 065.05-1,007.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: ZAHORA, MICHAEL 2 - ZAHORA, KATHERINE B (NKA) 3 - HANRAHAN, KATHERINE B	Consideration: \$1.00 Grantee: ZAHORA, MICHAEL
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: ZAHORA, MICHAEL 2 - ZAHORA, KATHERINE B 3 - HANRAHAN, KATHERINE B	Consideration: \$1.00 Grantee: ZAHORA, MICHAEL
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: SCHMIDT, WANDA C (ESTATE) 2 - SCHMIDT, WANDA C (TRUST BY TRUSTEE)	Consideration: \$50,000.00 Grantee: PENNMARC RESOURCES V LLC
Locations: Parcel # 1 - 185.00-1,012.11,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: BURCHELL, WANDA M (ESTATE) 2 - WEIGEL, CAROL A	Consideration: \$179,900.00 Grantee: LAUBACH, WILLIAM ROY
Locations: Parcel # 1 - 111.00-1,040.00,000. 2 - 111.00-1,069.00,000.	Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information: Grantor: NARVERUD, MARTIN 2 - NARVERUD, ELIZABETH	Consideration: \$120,000.00 Grantee: FISH HUNTERS CLUB INC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: BAKER, DALE J	Consideration: \$1.00 Grantee: BAKER, DALE J 2 - BAKER, MARIAN R
Locations: Parcel # 1 - N/A 2 - N/A	Municipality OAKLAND BOROUGH OAKLAND TOWNSHIP
Comments: 1 -PARCEL # IS INCORRECT ON SOV	
Information: Grantor: LEWIS, GARY E	Consideration: \$1.00 Grantee: LEWIS, GARY E 2 - LONG, MILISSA 3 - LONG, RONALD JR
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Grantor: MEYER, CHRISTOPHER	Consideration: \$80,000.00 Grantee: IRMINFOLK
Locations: Parcel # 1 - 115.09-1,087.00,000.	Municipality THOMPSON BOROUGH
Information: Grantor: RIKER, RAYMOND A (ESTATE) 2 - LANDIS, JENNIFER M 3 - RIKER, KELLY JO 4 - BROWN, BARBARA S 5 - RIKER, RAYMOND R	Consideration: \$1.00 Grantee: LANDIS, JENNIFER M 2 - LANDIS, TED R
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:

Grantor: DA SILVA, ALBERT (AKA)  
 2 - DASILVA, ALBERT (AKA)  
 3 - DA SILVA, ALBERT AUGUSTO DIOS (AKA)  
 4 - DASILVA, ALBERT AUGUSTO DIOS

Locations: Parcel #

1 - 054.11-3,013.00,000.

Consideration: \$19,500.00

Grantee: DE ARAUJO, HENRIQUE TAVARES (AKA)  
 2 - DEARAJO, HENRIQUE TAVARES

Municipality

SUSQUEHANNA

Information:

Grantor: WALSH, ALICE B (ESTATE)

Locations: Parcel #

1 - 143.06-1,003.00,000.

Consideration: \$1.00

Grantee: PHELPS, SUZANNE LOFTUS  
 2 - PHELPS, JEFFREY C JR

Municipality

MONTROSE 2W



**SUSQUEHANNA COUNTY BAR ASSOCIATION**  
 34th Judicial District

**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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