

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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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.*

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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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Lance Benedict

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Wendy Zapolski

### *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

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**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

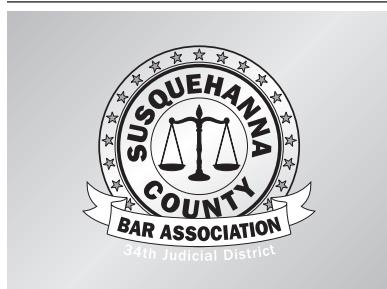
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### ESTATE NOTICE

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

### 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:

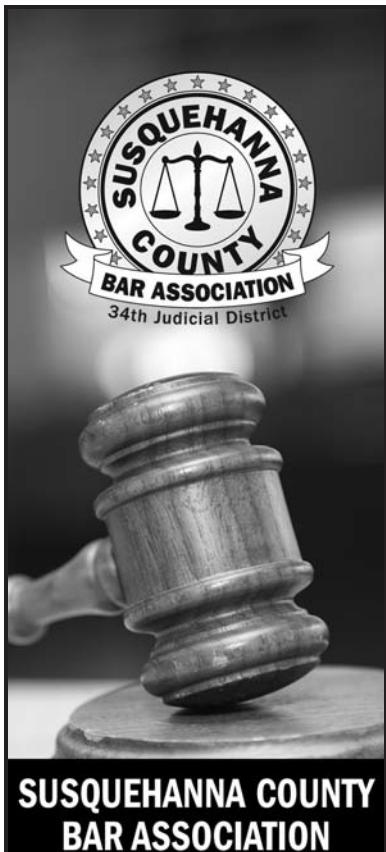
First and Final Accountings:

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



**SUSQUEHANNA COUNTY  
BAR ASSOCIATION**

**MORTGAGES AND DEEDS**

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

**MORTGAGES**

Information:	Consideration: \$513,000.00
Mortgagor: WHITE, JOHN C 2 - WHITE, EVA M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 202.00-1,059.00.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: BISHOP, JAMES N JR 2 - BISHOP, SHIRLEY A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.18-2,011.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$400,000.00
Mortgagor: MACK, LOGAN M	Mortgagee: TIOGA STATE BANK
Locations: Parcel # 1 - 164.00-1,037.05.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$258,750.00
Mortgagor: PIERSON, BYRON J 2 - PIERSON, MIRANDA S	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 196.00-2,024.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$142,500.00
Mortgagor: CATALANO, JOSEPH 2 - CATALANO, LYNN	Mortgagee: CROSSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$162,393.00
Mortgagor: MORAN, JENNA M 2 - MORAN, JAMES R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTAGE LLC
Locations: Parcel # 1 - 109.00-1,068.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: REED, BRENT (AKA) 2 - REED, BRENT EDWARD	Mortgagee: PSECU
Locations: Parcel # 1 - 222.00-3,020.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$127,500.00
Mortgagor: THIBAULT, BETTY ANN (AKA) 2 - OHOP, BETTY ANN M	Mortgagee: CITIZENS SAVINGS BANK
Locations: Parcel # 1 - 268.11-1,075.00.000.	Municipality FOREST CITY
Information:	Consideration: \$147,553.00
Mortgagor: NAPOLI, DAKOTA	Mortgagee: MORTGAGE RESEARCH CENTER LLC (DBA) 2 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 109.05-1,023.00.000.	Municipality NEW MILFORD BOROUGH

Information: Mortgagor: LAUBACH, WILLIAM ROY	Consideration: \$170,905.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 111.00-1,040.00.000. 2 - 111.00-1,069.00.000.	Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information: Mortgagor: STORY, DOUGLAS L	Consideration: \$100,000.00 Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
2 - STORY, COLLEEN	
Locations: Parcel # 1 - 026.00-1,040.00.000.	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: MCCAREY, JASON	Consideration: \$289,600.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-2,016.00.000.	Municipality MONROSE
Information: Mortgagor: HARTMAN, JEFFREY W 2 - HARTMAN, AMY	Consideration: \$184,000.00 Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality MONROSE
Information: Mortgagor: THOMAS, JOSEPH A	Consideration: \$85,000.00 Mortgagee: THE HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 183.00-1,025.00.000.	Municipality BROOKLYN TOWNSHIP

## DEEDS

Information: Grantor: ZUMBA, LUIS PULLA 2 - POMAQUIZA, VICTORIA	Consideration: \$50,000.00 Grantee: SPELLMAN, TRACY 2 - WOOD, KRISTEN D
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: Grantor: PHIVE STARR PROPERTIES LP	Consideration: \$79,200.00 Grantee: PAWLOWSKI, FRANK M JR 2 - PAWLOWSKI, DORA M
Locations: Parcel # 1 - 175.00-1,011.00.000.	Municipality RUSH TOWNSHIP
Information: Grantor: BOND TRANSPORT COMPANY LLC	Consideration: \$1.00 Grantee: BOND, ALEXANDER
Locations: Parcel # 1 - 002.03-1,009.00.000.	Municipality LITTLE MEADOWS BOROUGH
Information: Grantor: ROCKWELL, TERRY J 2 - ROCKWELL, WANDA M	Consideration: \$25,000.00 Grantee: ROCKWELL, DANA
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information: Grantor: WOJCIECHOWSKI, RUSSELL	Consideration: \$1.00 Grantee: WOJCIECHOWSKI, RUSSELL SR 2 - GRENNELL, TRACY L
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP

**★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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Information:	Consideration: \$287,500.00
Grantor: MAKWINSKI, KEVIN J	Grantee: PIERSON, BYRON J 2 - PIERSON, MIRANDA S
Locations: Parcel # 1 - 196.00-2,024.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: WATSON HILL BIBLE CHURCH	Grantee: SHERRETT, JEFFREY R 2 - SHERRETT, JACQUELINE
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POHL, ELISABETH (ESTATE)	Grantee: POHL, JOHN 2 - POHL, GEORG O 3 - POHL, RICHARD
Locations: Parcel # 1 - 156.00-1,068.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROACH, BERYL EYER (ESTATE) 2 - ROACH, SUZANNE	Grantee: ROACH, KENNETH D
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$6,000.00
Grantor: COMLY, JEANNE M	Grantee: STAUFFER, JEFFERY
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: CROSCATALFAMO, VERONICA (AKA) 2 - CATALFAMO, VERONICA CROSS	Grantee: CATALANO, JOSEPH 2 - CATALANO, LYNN
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$199,500.00
Grantor: HUGHES, MARILYNN A (BY ATTORNEY) 2 - HUGHES, TAMARA A (NBM) 3 - GOMERSALL, TAMARA A 4 - RUSSELL, RENEE M (NBM) 5 - METZGER, RENEE M	Grantee: MORAN, JAMES R 2 - MORAN, JENNA M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$77,500.00
Grantor: KNOWLTON, DENNIS	Grantee: CLIFFORD TOWNSHIP
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: CONNORS, KELLIE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$152,190.00
Grantor: HAWLEY, JOHN C 2 - HAWLEY, ELIZABETH C	Grantee: SWARTZ, CLAYTON 2 - SWARTZ, ELIZABETH H
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: RAGANTESI, MELISSA T (ESTATE AKA) 2 - RAGANTESI, MARGARET L (ESTATE)	Grantee: LOOMIS, TIMOTHY 2 - LOOMIS, JUSTIN T
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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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

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Information:	Consideration: \$19,500.00
Grantor: DA SILVA, ALBERT (AKA) 2 - DASILVA, ALBERT (AKA) 3 - DA SILVA, ALBERT AUGUSTO DIOS (AKA) 4 - DASILVA, ALBERT AUGUSTO DIOS	Grantee: DE ARAUJO, HENRIQUE TAVARES (AKA) 2 - DEARAUJO, HENRIQUE TAVARES
Locations: Parcel # 1 - 054.11-3,013.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: WALSH, ALICE B (ESTATE)	Grantee: PHELPS, SUZANNE LOFTUS 2 - PHELPS, JEFFREY C JR
Locations: Parcel # 1 - 143.06-1,003.00.000.	Municipality MONTROSE 2W

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**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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

*34th Judicial District*