

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA 34th Judicial District

Vol. 7 ★ July 15, 2022 ★ Montrose, PA ★ No. 16

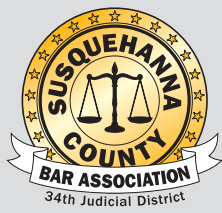


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**Court of Common Pleas
34th Judicial District:**

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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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.

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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.

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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.

ADMINISTRIX NOTICE

Estate of Bruce A. Masteller
Late of Springville Township
ADMINISTRIX
Faith M. Finan
34 Maple Drive
Springville, PA 18844
ATTORNEY
John R. Dean
72 Public Avenue
Montrose, PA 18801

7/15/2022 • 7/22/2022 • 7/29/2022

ESTATE NOTICE

In the Estate of Beverly J. Durko,
of Union Dale Borough,
Susquehanna County,
Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Gregory Durko. 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

7/8/2022 • 7/15/2022 • 7/22/2022

ADMINISTRATOR NOTICE

Estate of Bridget E. Finnerty
Moran
Late of Clifford Township
ADMINISTRATOR
Thomas W. Moran, Jr.
36 Sand Street
Carbondale, PA 18407
ATTORNEY
Jeffrey W. Nepa, Esquire
41 N. Main Street, Suite 400
Carbondale, PA 18407

7/8/2022 • 7/15/2022 • 7/22/2022

ADMINISTRATOR NOTICE

Estate of Howard Morris
Late of Hallstead Borough
ADMINISTRATOR
Daniel J. Morris
2071 Jones Creek Road
Hallstead, PA 18822

7/1/2022 • 7/8/2022 • 7/15/2022

EXECUTOR NOTICE

Estate of Catherine A. Molenko
Late of Brooklyn Township
EXECUTOR
Michael Edwin Molenko
PO Box 11
Brooklyn, PA 18813

ATTORNEY

John J. Hovan
154 Warren Street
Tunkhannock, PA 18657

7/1/2022 • 7/8/2022 • 7/15/2022

Susquehanna County LEGAL JOURNAL

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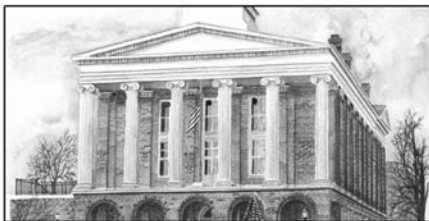
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MORTGAGES AND DEEDS

*RECORDED FROM JUNE 30, 2022 TO JULY 6, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: MARTIN, WARREN J JR 2 - KUSTANOVICH, MARINA	Consideration: \$250,000.00 Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 190.04-1,016.17,000.	Municipality HERRICK TOWNSHIP
Information: Mortgagor: MAILLAGZHUNGO, JUAN DANIEL LOJA 2 - MAILLAGZHUNGO, RAMIRO LOJA	Consideration: \$40,000.00 Mortgagee: R & S REALTY OF NY LLC
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information: Mortgagor: BAYER, JOSEPH	Consideration: \$50,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 103.00-1,029.01,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: BRENNEMAN, DONNA M	Consideration: \$39,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 221.00-1,004.07,000.	Municipality LATHROP TOWNSHIP
Information: Mortgagor: HAERTSCH, MELISSA	Consideration: \$212,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 180.00-2,050.01,000.	Municipality DIMOCK TOWNSHIP
Information: Mortgagor: GURSKY, BARBARA R	Consideration: \$50,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 109.06-2,008.00,000.	Municipality NEW MILFORD BOROUGH
Information: Mortgagor: ANDERSON, RONALD	Consideration: \$75,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.07-2,003.00,000.	Municipality FOREST CITY 2W
Information: Mortgagor: SZWARC, JEFFREY J 2 - SZWARC, LAURA J	Consideration: \$264,000.00 Mortgagee: TRADITIONS BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 037.00-1,011.00,000.	Municipality HARMONY TOWNSHIP

Information:
Mortgagor: KELLY, JAMES MICHAEL

2 - KELLY, DEBBIE JOY
Locations: Parcel #
1 - 115.09-1,046.00,000.

Consideration: \$84,850.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - ROCKET MORTGAGE LLC
Municipality
THOMPSON BOROUGH

Information:
Mortgagor: EVANS, DONALD

2 - EVANS, LUANN
Locations: Parcel #
1 - 259.00-1,078.00,000.

Consideration: \$45,000.00
Mortgagee: PEOPLES SECURITY BANK AND TRUST
COMPANY
Municipality
LATHROP TOWNSHIP

Information:
Mortgagor: GRACE & FAITH LLC
Locations: Parcel #
1 - 268.07-5,074.00,000.

Consideration: \$73,620.00
Mortgagee: FINANCE OF AMERICA MORTGAGE LLC
Municipality
FOREST CITY

Information:
Mortgagor: MCCARTHY, CHARLES E JR
2 - MCCARTHY, PATRICIA
Locations: Parcel #
1 - 196.00-2,004.00,000.

Consideration: \$160,000.00
Mortgagee: VISIONS FEDERAL CREDIT UNION
Municipality
AUBURN TOWNSHIP

Information:
Mortgagor: JOHNSON, JEREMIAH
Locations: Parcel #
1 - 194.00-2,005.02,000.

Consideration: \$40,000.00
Mortgagee: COMMUNITY BANK NA
Municipality
AUBURN TOWNSHIP

Information:
Mortgagor: HARRINGTON, MARY ANN
2 - HARRINGTON, SEAN
Locations: Parcel #
1 - N/A

Consideration: \$240,000.00
Mortgagee: CITIZENS & NORTHERN BANK
Municipality
RUSH TOWNSHIP

Information:
Mortgagor: MARTI NOS , ANDREA
Locations: Parcel #
1 - N/A

Consideration: \$450,000.00
Mortgagee: TEETS, RONALD
2 - TEETS, KIMBERLY
Municipality
LIBERTY TOWNSHIP

Information:
Mortgagor: GREGORY, ROBERT M
Locations: Parcel #
1 - 124.17-4,040.00,000.

Consideration: \$134,000.00
Mortgagee: COMMUNITY BANK NA
Municipality
MONTROSE 2W

Information:
Mortgagor: WELCH, SARAH L
2 - WELCH, NICHOLAS J
Locations: Parcel #
1 - 124.17-3,041.00,000.

Consideration: \$40,000.00
Mortgagee: VISIONS FEDERAL CREDIT UNION
Municipality
MONTROSE 2W

Information:
Mortgagor: KEENAN, ANGELA E

2 - KEENAN, STEVEN E

Locations: Parcel #

1 - 160.00-1,028.00,000.

Consideration: \$115,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - FREEDOM MORTGAGE CORPORATION

Municipality
JESSUP TOWNSHIP

Information:
Mortgagor: WHITE, JAMES M
2 - GUDYKUNST, KAREN J

Locations: Parcel #

1 - 109.10-1,004.00,000.

Consideration: \$59,500.00
Mortgagee: NBT BANK

Municipality
NEW MILFORD BOROUGH

Information:
Mortgagor: DAWSON, DARLENE A
Locations: Parcel #
1 - 050.00-2,086.00,000.

Consideration: \$79,000.00
Mortgagee: NBT BANK
Municipality
GREAT BEND TOWNSHIP

Information:
Mortgagor: LEVAN, ELIZABETH A

Locations: Parcel #

1 - 128.00-1,050.00,000.

Consideration: \$180,000.00
Mortgagee: FIRST COMMONWEALTH FEDERAL CREDIT
UNION

Municipality
NEW MILFORD TOWNSHIP

Information:
Mortgagor: SALINKAS, JOHN THOMAS
2 - SALINKAS, JUDITH M

Locations: Parcel #

1 - 146.00-2,042.00,000.

Consideration: \$75,000.00
Mortgagee: NBT BANK

Municipality
HARFORD TOWNSHIP

Information:
Mortgagor: REGA, CASSIDY

Locations: Parcel #

1 - 262.00-1,037.00,000.

Consideration: \$141,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - SWBC MORTGAGE CORPORATION

Municipality
LENOX TOWNSHIP

Information:
Mortgagor: KERNAN, CHERYL M

Locations: Parcel #

1 - 088.00-1,078.01,000.

Consideration: \$156,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - NEWREZ LLC

Municipality
FRANKLIN TOWNSHIP

DEEDS

Information:
Grantor: R & S REALTY OF NY LLC

Locations: Parcel #

1 - N/A

Consideration: \$120,000.00
Grantee: MAILLAGZHUNGO, JUAN DANIEL LOJA
2 - MAILLAGZHUNGO, RAMIRO LOJA

Municipality
GREAT BEND BOROUGH

Information:
Grantor: LTS HOLDINGS LLC

Locations: Parcel #

1 - 134.00-2,013.00,000.

Consideration: \$800,000.00
Grantee: MEAGHER, THOMAS J
2 - MEAGHER, SUSAN F

Municipality
ARARAT TOWNSHIP

Information:
 Grantor: DONOVAN, JAMES L (TRUST)
 2 - DONOVAN, CYNTHIA A (TRUST)
 Locations: Parcel #
 1 - N/A

Consideration: \$430,000.00
 Grantee: HENNESSY, JAMES
 2 - HENNESSY, BETTY
 Municipality
 SILVER LAKE TOWNSHIP

Information:
 Grantor: BRENNEMAN, DONNA M
 2 - BRENNEMAN, RALPH G (ESTATE)
 Locations: Parcel #
 1 - 221.00-1,004.07,000.

Consideration: \$1.00
 Grantee: BRENNEMAN, DONNA M
 Municipality
 LATHROP TOWNSHIP

Information:
 Grantor: TRUST 255 (BY TRUSTEE)
 Locations: Parcel #
 1 - N/A

Consideration: \$100,000.00
 Grantee: DUC HUNTER LLC
 Municipality
 RUSH TOWNSHIP

Information:
 Grantor: STEELE, SEAN PATRICK
 Locations: Parcel #
 1 - N/A

Consideration: \$339,000.00
 Grantee: JOHNSON, WILLIAM M
 2 - JOHNSON, REBECCA A
 Municipality
 RUSH TOWNSHIP

Information:
 Grantor: ROCKEFELLER, GORDON N (AKA)
 2 - ROCKEFELLER, GORDON
 3 - ROCKEFELLER, SUSAN MICHELLE
 Locations: Parcel #
 1 - 098.00-1,021.00,000.
 2 - 099.00-1,020.01,000.
 3 - 099.00-1,018.00,000.

Consideration: \$225,000.00
 Grantee: ROCKEFELLER, FRANKLIN B (ESTATE)
 Municipality
 MIDDLETOWN TOWNSHIP
 MIDDLETOWN TOWNSHIP
 MIDDLETOWN TOWNSHIP

Information: OIL, GAS & MINERAL
 Grantor: ROCKEFELLER, GORDON N (AKA)
 2 - ROCKEFELLER, GORDON
 3 - ROCKEFELLER, SUSAN MICHELLE
 Locations: Parcel #
 1 - 098.00-1,021.00,000.
 2 - 099.00-1,020.01,000.
 3 - 099.00-1,018.00,000.

Consideration: \$1.00
 Grantee: ROCKEFELLER, FRANKLIN B (ESTATE)
 Municipality
 MIDDLETOWN TOWNSHIP
 MIDDLETOWN TOWNSHIP
 MIDDLETOWN TOWNSHIP

Information:
 Grantor: MILOS, PATRICK V
 2 - MILOS, BRIDGET
 Locations: Parcel #
 1 - N/A

Consideration: \$330,000.00
 Grantee: SZWARC, JEFF
 2 - SZWARC, LAURA
 Municipality
 HARMONY TOWNSHIP

Information:
 Grantor: NARDONE, FRANK
 2 - NARDONE, SUSAN
 Locations: Parcel #
 1 - 268.07-5,074.00,000.

Consideration: \$50,000.00
 Grantee: GRACE & FAITH LLC
 Municipality
 FOREST CITY

Information:
 Grantor: ARNOLD, DERWOOD K
 2 - ARNOLD, DENISE R
 Locations: Parcel #
 1 - 055.05-1,054.00,000.

Consideration: \$45,500.00
 Grantee: KARASEV, NIKOLAY
 Municipality
 LANESBORO BOROUGH

Information: Grantor: MOHILA, PAUL J 2 - MOHILA, MELANIE M Locations: Parcel # 1 - 239.12-1,007.00,000.	Consideration: \$150,000.00 Grantee: STARK, THOMAS G Municipality LATHROP TOWNSHIP
Information: Grantor: WILLIAMS, DONNA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: WILLIAMS, JEFFREY D 2 - WILLIAMS, DAVID Municipality BROOKLYN TOWNSHIP
Information: Grantor: ELMORE, RAYMOND W 2 - ELMORE, MARIE J 3 - HARMER, EARL C 4 - HARMER, SHIRLEY A Locations: Parcel # 1 - N/A	Consideration: \$22,000.00 Grantee: TOLA, MARIN Municipality GIBSON TOWNSHIP
Information: Grantor: HAROLD, JOHN P JR 2 - HAROLD, AMBER Locations: Parcel # 1 - 035.00-1,041.00,000.	Consideration: \$50,000.00 Grantee: MALAHOV, DAMIR 2 - MALAHOV, ILONA Municipality OAKLAND TOWNSHIP
Information: Grantor: HARRINGTON, KAREN 2 - HARRINGTON, ANDREW 3 - HARRINGTON, SEAN 4 - HARRINGTON, ELIZABETH 5 - HARRINGTON, DANIEL 6 - DUBEC, ERIK Locations: Parcel # 1 - N/A	Consideration: \$300,000.00 Grantee: HARRINGTON, SEAN 2 - HARRINGTON, MARY ANN Municipality RUSH TOWNSHIP
Information: Grantor: PASHCHUK, PAUL JR Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: PASHCHUK, JENNIFER Municipality LATHROP TOWNSHIP
Information: Grantor: PLACE, THEODORE C 2 - PLACE, REBECCA S Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: PLACE PARTNERS LIMITED PARTNERSHIP Municipality AUBURN TOWNSHIP
Information: Grantor: TEETS, RONALD 2 - TEETS, KIMBERLY Locations: Parcel # 1 - N/A	Consideration: \$450,000.00 Grantee: MARTI NOS , ANDREA Municipality LIBERTY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: SZAREK, DORIS L	Grantee: SZAREK, JOSEPH S
2 - SZAREK, JOSEPH S	2 - SZAREK, TRACY L
3 - TODD, DONALD PAUL	3 - TODD, DONALD PAUL
4 - TODD, DONALD F	
5 - TODD, CHERYL L (ESTATE)	
6 - SZAREK, TRACY L	
Locations: Parcel #	Municipality
1 - 234.00-1,028.00,000.	AUBURN TOWNSHIP

Information:	Consideration: \$167,500.00
Grantor: EDWARDS, SUSAN	Grantee: GREGORY, ROBERT M
Locations: Parcel #	Municipality
1 - N/A	MONTROSE

Information: MINERAL	Consideration: \$10.00
Grantor: SHEPHERD ROYALTY LLC	Grantee: RESOURCE ROYALTY XV LLC
Locations: Parcel #	Municipality
1 - 147.00-2,038.11,000.	HARFORD TOWNSHIP

Information:	Consideration: \$10.00
Grantor: SHEPHERD ROYALTY LLC	Grantee: RESOURCE ROYALTY XV LLC
Locations: Parcel #	Municipality
1 - 161.08-1,053.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$175,000.00
Grantor: WILLIAMS, MARY E	Grantee: KEENAN, STEVEN E
2 - WILLIAMS, JOSEPH P	2 - KEENAN, ANGELA E
Locations: Parcel #	Municipality
1 - 160.00-1,028.00,000.	JESSUP TOWNSHIP

Information:	Consideration: \$200,000.00
Grantor: TURNER, EDWARD H JR (TRUST)	Grantee: LEVAN, ELIZABETH A
Locations: Parcel #	Municipality
1 - 128.00-1,050.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$60,000.00
Grantor: SEMINARA, FRANK (ATTY IN FACT)	Grantee: MARCONI, JOHN R
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH

Information:	Consideration: \$226,000.00
Grantor: LADDEN, DAREK	Grantee: REGA, CASSIDY
2 - CASELLA, RACHEL	
Locations: Parcel #	Municipality
1 - 262.00-1,037.00,000.	LENOX TOWNSHIP



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