

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.



**PA LEGAL ADS**

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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mike@briechlelaw.com

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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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Jodi L. Cordiner, Esq.  
Suzanne Brainard

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Cathy Hawley

### *Sheriff*

Lance Benedict

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### *Prothonotary, Clerk of The Court*

Jan Krupinski

### *Chief Public Defender*

Linda LaBarbara, Esq.

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Alan M. Hall — Vice-Chair  
Judith Herschel

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Jason D. Miller

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*Clerk of The Orphan’s Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

Robert DeLuca  
Richard Suraci  
Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, 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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#### ADMINISTRATRIX NOTICE

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

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7/15/2022 • 7/22/2022 • 7/29/2022

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#### 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

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7/8/2022 • 7/15/2022 • 7/22/2022

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#### 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

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7/8/2022 • 7/15/2022 • 7/22/2022

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#### ADMINISTRATOR NOTICE

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

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7/1/2022 • 7/8/2022 • 7/15/2022

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## 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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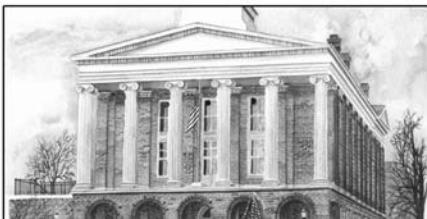
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**MORTGAGES AND DEEDS**

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

**MORTGAGES**

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

Information: Mortagor: 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: Mortagor: 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: Mortagor: 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: Mortagor: 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: Mortagor: JOHNSON, JEREMIAH Locations: Parcel # 1 - 194.00-2,005.02,000.	Consideration: \$40,000.00 Mortgagee: COMMUNITY BANK NA Municipality AUBURN TOWNSHIP
Information: Mortagor: HARRINGTON, MARY ANN 2 - HARRINGTON, SEAN Locations: Parcel # 1 - N/A	Consideration: \$240,000.00 Mortgagee: CITIZENS & NORTHERN BANK Municipality RUSH TOWNSHIP
Information: Mortagor: MARTI NOS , ANDREA  Locations: Parcel # 1 - N/A	Consideration: \$450,000.00 Mortgagee: TEETS, RONALD 2 - TEETS, KIMBERLY Municipality LIBERTY TOWNSHIP
Information: Mortagor: GREGORY, ROBERT M Locations: Parcel # 1 - 124.17-4,040.00,000.	Consideration: \$134,000.00 Mortgagee: COMMUNITY BANK NA Municipality MONTROSE 2W
Information: Mortagor: 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

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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

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## **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

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Information:	
Grantor: DONOVAN, JAMES L (TRUST)	Consideration: \$430,000.00
2 - DONOVAN, CYNTHIA A (TRUST)	Grantee: HENNESSY, JAMES
Locations: Parcel #	2 - HENNESSY, BETTY
1 - N/A	Municipality
	SILVER LAKE TOWNSHIP
Information:	
Grantor: BRENNEMAN, DONNA M	Consideration: \$1.00
2 - BRENNEMAN, RALPH G (ESTATE)	Grantee: BRENNEMAN, DONNA M
Locations: Parcel #	Municipality
1 - 221.00-1,004.07,000.	LATHROP TOWNSHIP
Information:	
Grantor: TRUST 255 (BY TRUSTEE)	Consideration: \$100,000.00
Locations: Parcel #	Grantee: DUC HUNTER LLC
1 - N/A	Municipality
	RUSH TOWNSHIP
Information:	
Grantor: STEELE, SEAN PATRICK	Consideration: \$339,000.00
Locations: Parcel #	Grantee: JOHNSON, WILLIAM M
1 - N/A	2 - JOHNSON, REBECCA A
	Municipality
	RUSH TOWNSHIP
Information:	
Grantor: ROCKEFELLER, GORDON N (AKA)	Consideration: \$225,000.00
2 - ROCKEFELLER, GORDON	Grantee: ROCKEFELLER, FRANKLIN B (ESTATE)
3 - ROCKEFELLER, SUSAN MICHELLE	
Locations: Parcel #	Municipality
1 - 098.00-1,021.00,000.	MIDDLETOWN TOWNSHIP
2 - 099.00-1,020.01,000.	MIDDLETOWN TOWNSHIP
3 - 099.00-1,018.00,000.	MIDDLETOWN TOWNSHIP
Information: OIL, GAS & MINERAL	
Grantor: ROCKEFELLER, GORDON N (AKA)	Consideration: \$1.00
2 - ROCKEFELLER, GORDON	Grantee: ROCKEFELLER, FRANKLIN B (ESTATE)
3 - ROCKEFELLER, SUSAN MICHELLE	
Locations: Parcel #	Municipality
1 - 098.00-1,021.00,000.	MIDDLETOWN TOWNSHIP
2 - 099.00-1,020.01,000.	MIDDLETOWN TOWNSHIP
3 - 099.00-1,018.00,000.	MIDDLETOWN TOWNSHIP
Information:	
Grantor: MILOS, PATRICK V	Consideration: \$330,000.00
2 - MILOS, BRIDGET	Grantee: SZWARC, JEFF
Locations: Parcel #	2 - SZWARC, LAURA
1 - N/A	Municipality
	HARMONY TOWNSHIP
Information:	
Grantor: NARDONE, FRANK	Consideration: \$50,000.00
2 - NARDONE, SUSAN	Grantee: GRACE & FAITH LLC
Locations: Parcel #	
1 - 268.07-5,074.00,000.	Municipality
	FOREST CITY
Information:	
Grantor: ARNOLD, DERWOOD K	Consideration: \$45,500.00
2 - ARNOLD, DENISE R	Grantee: KARASEV, NIKOLAY
Locations: Parcel #	
1 - 055.05-1,054.00,000.	Municipality
	LANESBORO BOROUGH

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Information:	Consideration: \$150,000.00
Grantor: MOHILA, PAUL J 2 - MOHILA, MELANIE M	Grantee: STARK, THOMAS G
Locations: Parcel # 1 - 239.12-1.007.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, DONNA	Grantee: WILLIAMS, JEFFREY D 2 - WILLIAMS, DAVID
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$22,000.00
Grantor: ELMORE, RAYMOND W 2 - ELMORE, MARIE J 3 - HARMER, EARL C 4 - HARMER, SHIRLEY A	Grantee: TOLA, MARIN
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: HAROLD, JOHN P JR 2 - HAROLD, AMBER	Grantee: MALAHOV, DAMIR 2 - MALAHOV, ILONA
Locations: Parcel # 1 - 035.00-1.041.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: HARRINGTON, KAREN 2 - HARRINGTON, ANDREW 3 - HARRINGTON, SEAN 4 - HARRINGTON, ELIZABETH 5 - HARRINGTON, DANIEL 6 - DUBEC, ERIK	Grantee: HARRINGTON, SEAN 2 - HARRINGTON, MARY ANN
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PASHCHUK, PAUL JR	Grantee: PASHCHUK, JENNIFER
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PLACE, THEODORE C 2 - PLACE, REBECCA S	Grantee: PLACE PARTNERS LIMITED PARTNERSHIP
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$450,000.00
Grantor: TEETS, RONALD 2 - TEETS, KIMBERLY	Grantee: MARTI NOS , ANDREA
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP

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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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