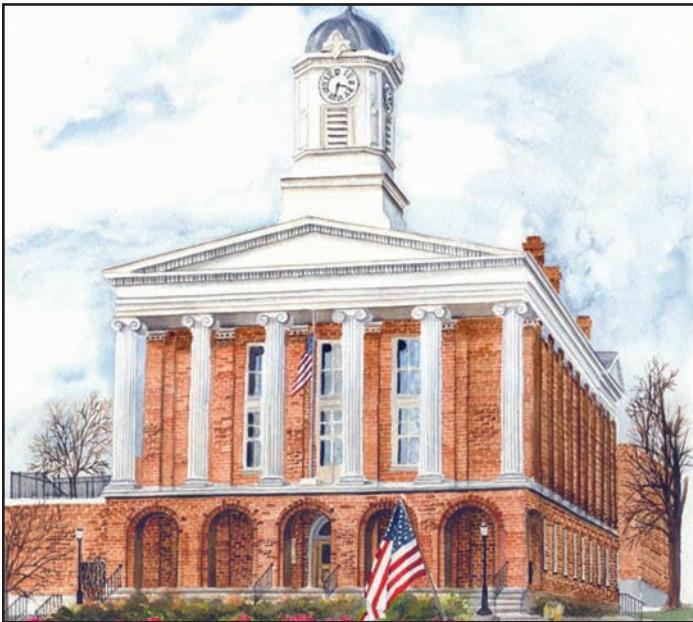


OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 9 ★ January 3, 2025 ★ Montrose, PA ★ No. 41



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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.*

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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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Marion O’Malley, Esq.

### *Magisterial District Judges*

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Suzanne Brainard

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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**

*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**

In the Estate of James M. Bledsoe, a/k/a James Bledsoe, late of Montrose Borough, 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:

Diana L. Snow  
105 Hawk Road  
Montrose, PA 18801  
or  
Attorney for the Estate  
Rachael Thomas, Esq.  
Coughlin & Gerhart, LLP  
21 -23 Public Avenue  
Montrose, PA 18801

**1/3/2025 • 1/10/2025 • 1/17/2025**

**ESTATE NOTICE**

In the Estate of Mary Pratt, late of the Township of Brooklyn, Susquehanna County, Pennsylvania,

Letters Administration 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:

Robert Pratt  
1566 Pratt Road  
Hop Bottom, PA 18824  
or  
Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

**1/3/2025 • 1/10/2025 • 1/17/2025**

**ESTATE NOTICE**

In the Estate of Rose M. Barth a/k/a Rose Barth, late of the Township of Bridgewater, 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:

Donald Alfred Barth II, Executor  
8052 Richlandtown Road  
Quakertown, PA 18951

OR

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

**12/20/2024 • 12/27/2024 • 1/3/2025**

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### ESTATE NOTICES

In re: Estate of Jeffrey L. VanKuren  
late of Forest Lake Township,  
Susquehanna County, PA who died  
on September 14, 2024.

Letters Testamentary have been  
granted to the undersigned. All  
persons having claims against the  
Estate of said decedent are requested  
to make known the same and all  
persons indebted to the said decedent  
to make payment without delay to:

Executor: Deborah E. VanTassel  
Attorney: Carrubba Law, P.C.  
114-2 Warren Street  
Tunkhannock, PA 18657  
Kelly M. Carrubba, Esquire  
Attorney for the Estate

**12/20/2024 • 12/27/2024 • 1/3/2025**

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### ESTATE NOTICE

Notice is hereby given that an  
exemplified copy of the Letters of  
Administration in the ESTATE OF  
CHRIS THEOPHANIS late of the  
Village of Endicott, Broome  
County, New York, (died July 25,  
2024) issued to Kristen  
Theophanis-Ramirez, Administrator,  
has been filed in the Susquehanna

County Register of Wills. All  
persons indebted to the said estate  
are required to make payment, and  
those having claims or demands to  
present the same without delay to  
Kristen Theophanis-Ramirez or to  
Levene Gouldin & Thompson,  
LLP, attorneys for the estate, 450  
Plaza Drive, Vestal, NY 13850.

**12/20/2024 • 12/27/2024 • 1/3/2025**

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### NOTICE OF FILING OF SHERIFF'S SALES

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.*

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### SHERIFF'S SALE MONEY JUDGEMENT

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, upon Judgment entered  
therein, there will be exposed to  
public sale and outcry in the  
Sheriff's Office, Susquehanna  
County Courthouse, Montrose,  
Pennsylvania, the following  
described real estate, to wit:

#### SALE DATE AND TIME

**02/11/2025 9:00 AM**

Writ of Execution No.:

2023-219 CP

PROPERTY ADDRESS: 279 Main  
Street, Great Bend, PA 18821  
LOCATION: Great Bend Borough  
Tax ID #: 031.15-1,052.00,000.

IMPROVEMENTS: None, vacant  
lot

DEFENDANTS: Julia Pearson and  
Rosemary Freeman

ATTORNEY FOR PLAINTIFF:  
Francis X. O'Connor, Esq.  
(570) 879-2534

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: [www.susqco.com](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

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**12/20/2024 • 12/27/2024 • 1/3/2025**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse, Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**02/25/2025 09:00 AM**

Writ of Execution No.:  
2023-743 CP

PROPERTY ADDRESS: 424-426  
Delaware Street, Forest City, PA  
18421

LOCATION: Forest City Borough  
Tax ID #: 268.07-5,074.00,000.

IMPROVEMENTS: ONE – two  
story wood framed structure

DEFENDANTS: Grace And Faith  
LLC

ATTORNEY FOR PLAINTIFF:  
Robert P. Wendt, Esq.  
(914) 219-5787

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: [www.susqco.com](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

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**1/3/2025 • 1/10/2025 • 1/17/2025**

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**MORTGAGES AND DEEDS**

**RECORDED FROM DECEMBER 19, 2024 TO DECEMBER 24, 2024**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$53,100.00
Mortgagor: SNYDER, DONALD 2 - SNYDER, BONNY	Mortgagee: LOANDEPOT.COM LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 264.00-2,037.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$224,257.00
Mortgagor: OBOYLE, RICHARD J	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 024.00-1,012.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: LAKE, TAMMY L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 024.02-1,060.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$76,750.00
Mortgagor: MONGELLI, CHRISTINA	Mortgagee: R&S REALTY OF NY LLC
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$86,400.00
Mortgagor: BENARICK, CYNTHIA J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.07-6,080.00.000.	Municipality FOREST CITY
Information:	Consideration: \$119,600.00
Mortgagor: MOYER, MADISON LEGG 2 - MOYER, RAY	Mortgagee: NBT BANK
Locations: Parcel # 1 - 043.02-1,003.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$206,500.00
Mortgagor: GOFFREDO, DOMINIC II 2 - GOFFREDO, LYNNETTE T	Mortgagee: NBT BANK
Locations: Parcel # 1 - 191.00-1,047.00.000. 2 - 191.00-1,048.00.000.	Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP
Information:	Consideration: \$48,000.00
Mortgagor: PERRINGTON, MIKEL R	Mortgagee: NBT BANK NATIONAL ASSOCIATION
Locations: Parcel # 1 - 031.11-1,003.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$181,649.00
Mortgagor: DAVENPORT, BENJAMIN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SWBC MORTGAGE CORP
Locations: Parcel # 1 - 050.00-2,074.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$469,436.22
Mortgagor: DAVIS, ALICE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 068.00-2,002.00.000.	Municipality FRANKLIN TOWNSHIP

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Information: Mortgagor: KENT, MICHAEL	Consideration: \$548,137.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 147.00-2,038.16,000.	Municipality HARFORD TOWNSHIP
Information: Mortgagor: ARTHUR, BRANDY K (AKA) 2 - ARTHUR, BRANDY L 3 - ARTHUR, TIMOTHY A	Consideration: \$247,926.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 255.07-1,001.06,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: TYRRELL, ARTHUR L SR 2 - TYRRELL, LINDA J	Consideration: \$97,500.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 115.09-1,025.00,000.	Municipality THOMPSON BOROUGH
Information: Mortgagor: DELOUSIA, TERRY J (AKA) 2 - DELOUSIA, TERRY J JR 3 - DELOUSIA, MELINDA S	Consideration: \$230,000.00 Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 129.00-1,009.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: VANO, JOSEPH A	Consideration: \$114,000.00 Mortgagee: UNITED WHOLESALe MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 209.01-1,029.00,000.	Municipality HERRICK TOWNSHIP
Information: Mortgagor: MASON LEWIS ENTERPRISES LLC	Consideration: \$61,750.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 122.00-1,022.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: RUSSELL, NICOLE L 2 - RUSSELL, JACK T JR	Consideration: \$205,942.00 Mortgagee: M&T BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 022.00-1,002.00,000.	Municipality APOLACON TOWNSHIP
Information: Mortgagor: DELLAVALLE, JAMES A	Consideration: \$300,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 038.00-1,018.00,000.	Municipality HARMONY TOWNSHIP

## DEEDS

Information: MINERAL DEED Grantor: RISING PHOENIX RESOURCES LLC Locations: Parcel # 1 - 187.00-2,039.00,000. 2 - 207.00-1,001.00,000. 3 - 234.00-1,068.01,000.	Consideration: \$10.00 Grantee: BLIND HOG MINERAL HOLDINGS LLC Municipality GIBSON TOWNSHIP GIBSON TOWNSHIP AUBURN TOWNSHIP
Information: Grantor: R&S REALTY OF NY LLC Locations: Parcel # 1 - N/A	Consideration: \$155,000.00 Grantee: MONGELLI, CHRISTINA Municipality GREAT BEND BOROUGH

**★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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Information:	Consideration: \$1.00
Grantor: BENARICK, CYNTHIA J	Grantee: BENARICK, CYNTHIA J
2 - BENARICK, PAUL A (ESTATE AKA)	
3 - BENARICK, PAUL (ESTATE)	
4 - FITT, PAULA	
Locations: Parcel #	Municipality
1 - 268.07-6,080.00.000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: PELLY, GREGORY J (ESTATE)	Grantee: PELLY, AMYE E
2 - PELLY, MARGARET M	
Locations: Parcel #	Municipality
1 - 172.00-1,043.00.000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PELLY, GREGORY J (ESTATE)	Grantee: PELLY, MARGARET M
2 - PELLY, MARGARET M	
Locations: Parcel #	Municipality
1 - 172.00-1,046.00.000.	ARARAT TOWNSHIP
Information: UPSET SALE	Consideration: \$18,000.00
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: BLUE DIAMOND PROPERTIES LLC
2 - WESTGATE, JASON D (BY TAX CLAIM BUREAU)	
3 - WESTGATE, CARRIE A (BY TAX CLAIM BUREAU)	
Locations: Parcel #	Municipality
1 - 249.19-3,011.00.000.	FOREST CITY 2W
Information: UPSET SALE	Consideration: \$3,808.04
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: KODAK VIEW LLC
2 - LUGER, WALTER G (BY TAX CLAIM BUREAU)	
Locations: Parcel #	Municipality
1 - 178.00-2,007.00.000.	DIMOCK TOWNSHIP
Information: UPSET SALE	Consideration: \$15,000.00
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: DRAKE, MATTHEW L
2 - BARNES, VIRGINIA E (BY TAX CLAIM BUREAU)	
3 - BARNES, THOMAS C (BY TAX CLAIM BUREAU)	
Locations: Parcel #	Municipality
1 - 031.19-3,049.00.000.	HALLSTEAD BOROUGH
Information: UPSET SALE	Consideration: \$34,000.00
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: CROASDALE, DAKOTA
2 - BURKE, LOIS (BY TAX CLAIM BUREAU)	
3 - LEON, BARBARA JOY (BY TAX CLAIM BUREAU)	
Locations: Parcel #	Municipality
1 - 166.00-1,036.00.000.	HARFORD TOWNSHIP
Information: UPSET SALE	Consideration: \$1,743.73
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: YANNONE, PHILLIP
2 - TERBOSS, LINDA (BY TAX CLAIM BUREAU)	2 - YANNONE, JENNIFER
Locations: Parcel #	Municipality
1 - 054.14-1,010.00.000.	SUSQUEHANNA
Information: UPSET SALE	Consideration: \$9,603.17
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: KODAC VIEW LLC
2 - ACOSTA, VICTOR	
Locations: Parcel #	Municipality
1 - 054.15-2,056.00.000.	SUSQUEHANNA
Information: UPSET SALE	Consideration: \$1,703.73
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: YANNONE, PHILLIP
2 - TERBOSS, LINDA (BY TAX CLAIM BUREAU)	2 - YANNONE, JENNIFER
Locations: Parcel #	Municipality
1 - 054.14-1,009.00.000.	SUSQUEHANNA
Information:	Consideration: \$150,000.00
Grantor: ANGELIDES, JASON	Grantee: DEWITT, NICHOLAS
2 - ANGELIDES, JILL	2 - DEWITT, JACKLYNN
Locations: Parcel #	Municipality
1 - 190.00-1,017.02.000.	HERRICK TOWNSHIP

Information: Grantor: NIFFER LLC Locations: Parcel # 1 - 095.00-1,055.00,000. 2 - 095.00-1,055.03,000.	Consideration: \$1.00 Grantee: BRIGHT, FRANK Municipality THOMPSON TOWNSHIP THOMPSON TOWNSHIP
Information: Grantor: VANTEGER, BRENT (AKA) 2 - VANTEGER, BRENT W 3 - VANTEGER, LISA E Locations: Parcel # 1 - 111.14-1,047.00,000. 2 - 111.14-1,047.01,000.	Consideration: \$104,000.00 Grantee: KRICK, KENNETH G 2 - KRICK, JUDITH ANN Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information: Grantor: WARRINER, ROBERT S 2 - WARRINER, MARIE F Locations: Parcel # 1 - N/A	Consideration: \$1,000 Grantee: WARRINER, ROBERT S 2 - WARRINER, MARIE F 3 - WARRINER, ROBERT L 4 - WARRINER, TIFFANY S Municipality RUSH TOWNSHIP
Information: CORRECTIVE HYDROCARBON DEED Grantor: KROPA, THOMAS A (ESTATE) Locations: Parcel # 1 - 255.00-1,026.00,000.	Consideration: \$1.00 Grantee: BUCHMAN, KRISTY L 2 - DAVIS, SAMANTHA D Municipality SPRINGVILLE TOWNSHIP
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - BAKER, ALBERT ALLEN (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 113.00-1,075.00,000.	Consideration: \$2,058.05 Grantee: EDS MOBILE HOME SERVICES LLC Municipality JACKSON TOWNSHIP
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - WALKER, GERALD F (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 108.00-2,019.01,000.	Consideration: \$8,500.00 Grantee: SLATER, ANDREW KAZ Municipality NEW MILFORD TOWNSHIP
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - BURNS, TRACY M (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 222.06-1,009.00,000.	Consideration: \$10,000.00 Grantee: DRAKE, MATTHEW L Municipality HOP BOTTOM BOROUGH
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - RADICK, JOSEPH (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 241.00-2,031.00,000.	Consideration: \$5,500.00 Grantee: RABINOWITZ CAPITOL GROUP LTD Municipality LENOX TOWNSHIP
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - SMITH, VERNON L (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 223.00-1,012.01,000.	Consideration: \$12,084.74 Grantee: EDS MOBILE HOME SERVICES LLC Municipality LENOX TOWNSHIP
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - NYZIO, JOSEPH DANIEL (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 167.00-1,032.02,000.	Consideration: \$10,500.00 Grantee: LEWIS, PAMELA K 2 - LEWIS, MARK W Municipality HARFORD TOWNSHIP
Information: UPSET SALE Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU 2 - HOMSHER, BRYAN (BY TAX CLAIM BUREAU) Locations: Parcel # 1 - 045.08-1,015.00,000.	Consideration: \$13,000.00 Grantee: ROYALTY HOLDINGS LLC Municipality SILVER LAKE TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information: Grantor: ALDERSON, BETH Locations: Parcel # 1 - 050.00-2,074.00,000.	Consideration: \$185,000.00 Grantee: DAVENPORT, BENJAMIN Municipality GREAT BEND TOWNSHIP
Information: Grantor: GALIARDO, THOMAS Locations: Parcel # 1 - 096.00-1,007.08,000.	Consideration: \$160,000.00 Grantee: GALIARDO, FREDRICK Municipality THOMPSON TOWNSHIP
Information: Grantor: BEERS, RAYMOND SAMUEL 2 - BEERS, WANDA DIANE Locations: Parcel # 1 - N/A	Consideration: \$109,000.00 Grantee: SINGH, BALWINDER Municipality CHOCONUT TOWNSHIP
Information: Grantor: FABISZEWSKI, ROBERT A (TRUST) Locations: Parcel # 1 - 111.14-1,058.00,000.	Consideration: \$1,00 Grantee: FABISZEWSKI, ROBERT A Municipality NEW MILFORD TOWNSHIP
Information: Grantor: ELLIOTT, ROBERT H (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$100,000.00 Grantee: PERLICK, ZACHARY 2 - PERLICK, SHEILA Municipality SILVER LAKE TOWNSHIP
Information: MINERAL OIL AND GAS Grantor: FASULLO, MARIO Locations: Parcel # 1 - 147.00-2,029.00,000. 2 - 147.00-2,030.00,000.	Consideration: \$1.00 Grantee: FASULLO, MARIO 2 - FASULLO, NICHOLAS JOSEPH Municipality HARFORD TOWNSHIP HARFORD TOWNSHIP
Information: MINERAL OIL AND GAS Grantor: FASULLO, MARIO Locations: Parcel # 1 - 145.00-3,028.00,000.	Consideration: \$1.00 Grantee: FASULLO, MARIO 2 - FASULLO, NICHOLAS JOSEPH Municipality BROOKLYN TOWNSHIP
Information: MINERAL OIL AND GAS Grantor: FASULLO, MARIO Locations: Parcel # 1 - 138.00-1,042.00,000.	Consideration: \$1.00 Grantee: FASULLO, MARIO 2 - FASULLO, NICHOLAS JOSEPH Municipality RUSH TOWNSHIP
Information: Grantor: VANKUREN, JEFFREY L (AKA ESTATE) 2 - VANKUREN, JEFFREY LLOYD (ESTATE) 3 - VANTASSEL, DEBORAH E Locations: Parcel # 1 - N/A	Consideration: \$95,000.00 Grantee: LEONARD, CODY M Municipality FOREST LAKE TOWNSHIP
Information: Grantor: SHIMER, ROGER Locations: Parcel # 1 - 101.00-1,058.00,000.	Consideration: \$1.00 Grantee: SHIMER, THURSTON J Municipality FOREST LAKE TOWNSHIP
Information: Grantor: SHIMER, ROGER Locations: Parcel # 1 - 101.00-1,058.00,000.	Consideration: \$1.00 Grantee: SHIMER, ROGER 2 - SHIMER, THURSTON J Municipality FOREST LAKE TOWNSHIP
Information: Grantor: GURECKI, STANLEY J 2 - GURECKI, LINDA Locations: Parcel # 1 - N/A	Consideration: \$555,000.00 Grantee: KENT, MICHAEL Municipality HARFORD TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information: Grantor: MORRISON, DAVID E	Consideration: \$252,500.00 Grantee: ARTHUR, TIMOTHY A 2 - ARTHUR, BRANDY L
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: MCKINNEY, ROBERT (ESTATE AKA) 2 - MCKINNEY, ROBERT M (ESTATE)	Consideration: \$87,000.00 Grantee: REVIVAL RESIDENCIES LLC
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: Grantor: ODELL, SCOTT L 2 - ODELL, JULIE A	Consideration: \$1,000.00 Grantee: ODELL, SCOTT L 2 - ODELL, JULIE A
Locations: Parcel # 1 - 146.00-2,037.00.000.	Municipality HARFORD TOWNSHIP
Information: Grantor: CRAMER, PATRICK C 2 - CRAMER, SARAH E	Consideration: \$142,000.00 Grantee: RANDALL, RICHARD 2 - RANDALL, JACKIE 3 - COMPTON, DALE 4 - COMPTON, GINGER
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: UNIT 29 BREMER HOF Grantor: EBLE, RICHARD L 2 - EBLE, KIM S 3 - EBLE, DENNIS M 4 - EBLE, MELODY L	Consideration: \$120,000.00 Grantee: VANO, JOSEPH A
Locations: Parcel # 1 - 209.01-1,029.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: SRT 2012 LLC 2 - SRT 374 LLC	Consideration: \$688,250.00 Grantee: C&S CHALET PROPERTIES LLC
Locations: Parcel # 1 - 246.00-1,020.06.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: GIBSON UNITED METHODIST CHURCH	Consideration: \$1,000.00 Grantee: GIBSON CEMETERY ASSOCIATION INC
Locations: Parcel # 1 - 149.00-3,059.00.000.	Municipality GIBSON TOWNSHIP
Information: Grantor: SUTKOWSKI, ROBERT 2 - SUTKOWSKI, MAUREEN	Consideration: \$95,000.00 Grantee: MASON LEWIS ENTERPRISES LLC
Locations: Parcel # 1 - 122.00-1,022.00.000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: WARNER, RICHARD L	Consideration: \$18,000.00 Grantee: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2025 LEGAL ADVERTISING RATES

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*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

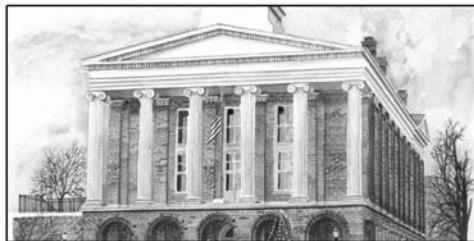
**Petition for Change of Name** \$45

*One (1) time insertion*

All other notices will be billed at \$1.90 per line.

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**The deadline for all advertising is 10 AM on**

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<b>Quarter Page</b>	\$50	\$325	\$475	\$745
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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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