

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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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.

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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Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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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.

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

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 Philip Grieco,
deceased

Michael J. Gathany, Esq., Executor
67 Main Street, PO Box 953
Hallstead PA 18822

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, February 11, 2025, and if no objections have been filed thereto the account will be confirmed final.

WENDY ZAPOLSKI
CLERK OF ORPHANS' COURT

1/17/2025 • 1/24/2025

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.

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, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

1/3/2025 • 1/10/2025 • 1/17/2025

MORTGAGES AND DEEDS

RECORDED FROM JANUARY 2, 2025 TO JANUARY 8, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$100,000.00
Mortgagor: CHIDESTER, ANIKA 2 - CHIDESTER, SIDNEY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 201.00-2,012.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$660,000.00
Mortgagor: CLISHAM, GERARD 2 - CLISHAM, ANNE	Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 210.00-1,029.01,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: PUZIO, RALPH	Mortgagee: LABAU, DONNA G
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: HENRY, DANIEL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 048.00-1,034.02,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$159,900.00
Mortgagor: HUNSAKER, GARRETT	Mortgagee: NAVY FEDERAL CREDIT UNION
Locations: Parcel # 1 - 180.00-2,004.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: TOMETCHKO, JOSPEH C 2 - TOMETCHKO, PAMELA B	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 125.03-1,015.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: WARNER, GRETCHEN M 2 - WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 160.00-1,042.01,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: POTTER, MATTHEW J 2 - POTTER, LYDIA M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 222.10-1,051.00,000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$35,000.00
Mortgagor: MCARTHUR, JOHN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 092.00-1,010.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: CORREA, FELICIA MARIE (AKA) 2 - HUNTER, FELICIA M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 268.11-1,042.00,000.	Municipality FOREST CITY
Information:	Consideration: \$125,000.00
Mortgagor: LESLIE HOLDINGS LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-3,039.00,000.	Municipality FOREST CITY 2W

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Mortagor: AWAN, TARIQ Locations: Parcel # 1 - 031.15-1,056.00,000.	Consideration: \$50,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality GREAT BEND BOROUGH
Information: Mortagor: DOYLE, DAVID A 2 - SMITH, KRISTEN (AKA) 3 - SMITH, KIRSTEN Locations: Parcel # 1 - 264.00-2,031.00,000.	Consideration: \$175,000.00 Mortgagee: SCHELL, FRANCIS J Municipality CLIFFORD TOWNSHIP

DEEDS

Information: Grantor: FRIENDSVILLE FARMS LLC Locations: Parcel # 1 - N/A	Consideration: \$400,000.00 Grantee: LAI, JAMES 2 - LAI, THERESA Municipality MIDDLETOWN TOWNSHIP
Information: CORRECTIVE Grantor: HORN, JEREMY J 2 - HORN, KATIE S Locations: Parcel # 1 - 237.00-1,037.01,000.	Consideration: \$1.00 Grantee: HORN, JEREMY J 2 - HORN, KATIE S Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: PARRISH, GUYL 2 - STONE, DAVID A 3 - STONE, GAIL M 4 - STONE, LOGAN Locations: Parcel # 1 - N/A	Consideration: \$25,000.00 Grantee: ADRIANCE, VESTA 2 - GLEASON, TERRY 3 - GLEASON, SHERRIE Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: WHITE, JAMES CHRISTOPHER Locations: Parcel # 1 - 265.00-1,029.00,000.	Consideration: \$200,000.00 Grantee: WHITE-LIGHTNER, THERESA (AKA) 2 - LIGHTNER, THERESA WHITE Municipality CLIFFORD TOWNSHIP
Information: Grantor: MARCHO, EDWARD J 2 - BOSTJANCIC, KIM Y 3 - MARCHO, SHAWN N 4 - MARCHO, CHRIS D Locations: Parcel # 1 - N/A	Consideration: \$300,000.00 Grantee: CHELMAR PROPERTIES LLC Municipality CLIFFORD TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: MCGUIGAN, DAVID R 2 - MCGUIGAN, SHARRON L Locations: Parcel # 1 - 060.00-1,003.01,000.	Consideration: \$1.00 Grantee: MCGUIGAN, MATTHEW D 2 - ROXBY, KATHERINE D Municipality APOLACON TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: MCGUIGAN, DAVID R 2 - MCGUIGAN, SHARRON L Locations: Parcel # 1 - 060.00-1,003.00,000.	Consideration: \$1.00 Grantee: MCGUIGAN, MATTHEW D 2 - ROXBY, KATHERINE D Municipality APOLACON TOWNSHIP
Information: Grantor: RANDALL, ELDORA J (ESTATE AKA) 2 - RANDALL, ELDORA JEAN (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$169,000.00 Grantee: TIERNEY, CHAD J Municipality GREAT BEND TOWNSHIP

Information: Grantor: SRT 374 LLC	Consideration: \$880,000.00 Grantee: CLISHAM, GERARD 2 - CLISHAM, ANNE
Locations: Parcel # 1 - 210.00-1,029.01.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: BALDWIN, MARA ANN (NBM) 2 - HERD, MARA	Consideration: \$1.00 Grantee: HERD, MARA ANN 2 - HERD, EDWARD
Locations: Parcel # 1 - 124.17-1,060.00.000.	Municipality MONTROSE 2W
Information: Grantor: PETROSKI, THOMAS (ESTATE AKA) 2 - PETROSKI, THOMAS M SR (ESTATE)	Consideration: \$125,000.00 Grantee: KIERSKI, KRIS 2 - KUBALSKA, ANNA
Locations: Parcel # 1 - 151.00-1,003.01.000.	Municipality GIBSON TOWNSHIP
Information: Grantor: H&BO FAMILY LAKE PROPERTY LLC	Consideration: \$1.00 Grantee: FORD, JEAN OTTO
Locations: Parcel # 1 - 182.01-1,008.00.000.	Municipality BROOKLYN TOWNSHIP
Information: CORRECTIVE Grantor: JONES, DAVID A (TRUST BY TRUSTEE)	Consideration: \$1.00 Grantee: JONES, SANDRA M
Locations: Parcel # 1 - 245.00-3,013.00.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: HOLGASH, RICHARD D JR 2 - HOLGASH, TRACY L 3 - HOLGASH, STEPHEN F 4 - HOLGASH, KRISTOPHER S	Consideration: \$1,254,465.00 Grantee: LILYPAD HOLDINGS 2 LLC
Locations: Parcel # 1 - 025.03-1,047.00.000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: KARL AND NELSON HERRMANN LLC	Consideration: \$1.00 Grantee: HERRMANN, NELSON JR
Locations: Parcel # 1 - 172.00-2,019.00.000.	Municipality HERRICK TOWNSHIP
Information: MINERAL DEED Grantor: GUZIOR, JANE E	Consideration: \$1.00 Grantee: GUZIOR, KATHLEEN
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information: MINERAL DEED Grantor: GUZIOR, JANE E	Consideration: \$1.00 Grantee: GUZIOR, KATHLEEN
Locations: Parcel # 1 - 239.00-2,003.00.000.	Municipality LATHROP TOWNSHIP
Information: MINERAL DEED Grantor: GUZIOR, JANE E	Consideration: \$1.00 Grantee: GUZIOR, JOHN
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information: MINERAL DEED Grantor: GUZIOR, JANE E	Consideration: \$1.00 Grantee: GUZIOR, JOHN
Locations: Parcel # 1 - 239.00-2,003.00.000.	Municipality LATHROP TOWNSHIP
Information: Grantor: SCHAEFER, GARY LEE	Consideration: \$1.00 Grantee: SCHAEFER, GARY LEE 2 - MILLER, CHRISTOPHER L
Locations: Parcel # 1 - 088.03-1,007.00.000.	Municipality FRANKLIN TOWNSHIP
Information: Grantor: EDWARD L ROSE CONSERVANCY INC	Consideration: \$199,900.00 Grantee: HUNSAKER, GARRETT
Locations: Parcel # 1 - 180.00-2,004.00.000.	Municipality DIMOCK TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: KARL & NELSON HERRMANN LLC	Consideration: \$235,000.00 Grantee: COSTELLO, GERALD SR 2 - COSTELLO, MARY M
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: MISKOVSKY, J SCOTT 2 - MISKOVSKY, MARY JANE	Consideration: \$110,000.00 Grantee: HODGES REALTY LLC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information: Grantor: CROASDALE, VERNE 2 - CROASDALE, KIMBERLY	Consideration: \$1,000 Grantee: CROASDALE, DAKOTA D
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information: Grantor: MAURO, CECELIA A 2 - MAURO, DOMENIC M	Consideration: \$1,000 Grantee: FICHERA, DYANA J
Locations: Parcel # 1 - 062.01-3,001.00.000.	Municipality FRIENDSVILLE BOROUGH
Information: Grantor: PENAMBERE, BONNIE J (NBM) 2 - BYRNES, BONNIE J	Consideration: \$1,000 Grantee: BYRNES, MICHAEL 2 - BYRNES, BONNIE J
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH
Information: Grantor: DURANTE, JOHN J (ESTATE AKA) 2 - DURANTE, JOHN SR (ESTATE AKA) 3 - DURANTE, JOHN J SR (ESTATE)	Consideration: \$1,000 Grantee: DURANTE, FRANK 2 - PYSKATY, AMELIA
Locations: Parcel # 1 - 255.00-1,019.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: JENKINS, WILLIAM 2 - JENKINS, AMANDA	Consideration: \$1,000 Grantee: JENKINS, KURTIS SCOTT
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information: Grantor: SCHELL, FRANCIS J	Consideration: \$175,000.00 Grantee: DOYLE, DAVID A 2 - SMITH, KIRSTEN
Locations: Parcel # 1 - 264.00-2,031.00.000.	Municipality CLIFFORD TOWNSHIP





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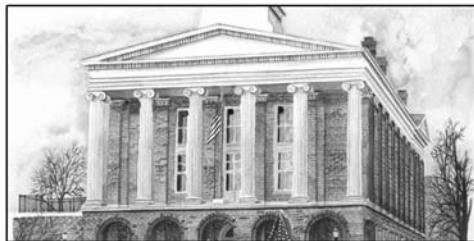
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