

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 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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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.

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

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Incorporation Notices	\$45
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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

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Prorated subscriptions available

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Kenneth W. Seamans, *Senior Judge*

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Suzanne Brainard

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Cathy Hawley

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Clerk of The Orphan’s Court
Rachel R. Carrico

Coroner

Anthony J. Conarton

Auditors

Robert DeLuca
Richard Suraci
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

Estate of Mary E. Ainey
Late of Montrose, PA/Susquehanna
EXECUTRIX
Ann L. Brooks
2600 Redblush Ter.
St. Cloud, FL 34772

1/27/2023 • 2/3/2023 • 2/10/2023

ESTATE NOTICE

**RE: ESTATE OF
MARYANN T. LITCHKO**

NOTICE IS HEREBY GIVEN that Letters of Administration in the Estate of MARYANN T. LITCHKO, late of the Borough of Forest City, Susquehanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

MICHAEL R. OLEJAR,
ADMINISTRATOR
C/O MATTHEW J. PARKER,
ESQUIRE
MARSHALL, PARKER &
WEBER, LLC
49 E. 4TH STREET, SUITE 105
WILLIAMSPORT, PA 17701

Date of Death: October 23, 2022

1/27/2023 • 2/3/2023 • 2/10/2023

NOTICE

In the Estate of JAMES G. BURNETT, deceased, late of New Milford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Jennifer L. Burnett, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Executrix for the Estate:
Jennifer L. Burnett
1112 Washburn Road
Hallstead, PA 18822

OR

Michael 1. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

1/27/2023 • 2/3/2023 • 2/10/2023

NOTICE

In the Estate of MARY H. DECKER a/k/a MARY HELEN DECKER, deceased, late of the Borough of Great Bend, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Gary L. Decker, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Executor for the Estate:
Gary L. Decker
1642 Hawkins Pond Road
Susquehanna, PA 18847

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

1/27/2023 • 2/3/2023 • 2/10/2023

ESTATE NOTICE

Estate of Betty Jean Richards
Late of Great Bend Borough
ADMINISTRATRIX
Margaret A. Ainey
214 Johnston Street
New Miford, PA 18834
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

In the Estate of Mary E. McElhinney, AKA Mary Elizabeth Kameen McElhinney, of Forest City, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to John P. Kameen. 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

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of George Young Scott, Jr.
AKA George Y. Scott, Jr. AKA
George Y. Scott, AKA George Scott
Late of Auburn Township

EXECUTRIX
Maribeth M. Teel
721 Shady Lane Road
Mehoopany, PA 18629
ATTORNEY
Judd B. Fitz
7 Marion Street
Tunkhannock, PA 18657

1/13/2023 • 1/20/2023 • 1/27/2023

OTHER NOTICES

ORPHANS' 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:

Trust Under Alexander J Novack Sr.
The Honesdale National Bank,
Petitioner

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, February 21, 2023, and if no exceptions have been filed thereto the account will be Confirmed Final.

RACHEL R. CARRICO
ACTING CLERK OF ORPHANS'
COURT

1/27/2023 • 2/3/2023



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

03/14/2023 09:00 AM

Writ of Execution No.:

2022-454 CP

PROPERTY ADDRESS: 1649 McCarthy Road, Nicholson, PA 18446

LOCATION: Lenox Township
Tax ID #: 224.00-1,034.00,000.

IMPROVEMENTS: ONE – Manufactured Home
ONE – 32 x 36 Wood Frame Pole Building

ONE – 12 x 12 x 1 Wood Frame Hog Barn

ONE – Active Stone Quarry

DEFENDANTS: Jeremy Adams and Tammy Adams

ATTORNEY FOR PLAINTIFF:
Jeffrey W. Nepa, Esq.
(570) 282-7050

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

1/20/2023 • 1/27/2023 • 2/3/2023



MORTGAGES AND DEEDS

RECORDED FROM JANUARY 12, 2022 TO JANUARY 18, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$14,132.00
Mortgagor: GYLE, BRIAN DAVID	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - GYLE, KAYLA MARIE	
Locations: Parcel # 1 - 268.07-1,075.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$341,250.00
Mortgagor: MORCOM, ROBERT (TRUST BY TRUSTEES)	Mortgagee: WELLS FARGO BANK
2 - MORCOM, NIKOLE MALAXEACHEVARRIA (TRUST BY TRUSTEES)	
Locations: Parcel # 1 - 171.07-1,024.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$88,500.00
Mortgagor: SIVERS, MARY A	Mortgagee: COMMUNITY BANK
2 - NICHOLS, GERALD D II 3 - YAMELSKI, SUSAN E	
Locations: Parcel # 1 - 040.00-1,050.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$247,000.00
Mortgagor: ALESSI, AARON	Mortgagee: PEOPLES SECURITY BANK TRUST COMPANY
2 - ALESSI, ALIVIA	
Locations: Parcel # 1 - 228.00-2,043.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$270,700.00
Mortgagor: STUTZMAN, CHRISTOPHER BRIAN	Mortgagee: CORNING FEDERAL CREDIT UNION
Locations: Parcel # 1 - 148.00-2,032.03,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$88,000.00
Mortgagor: DRUMM, LISA (AKA)	Mortgagee: CHEMUNG CANAL TRUST COMPANY
2 - DRUMM, LISA K (FKA) 3 - PHILLIPS, LISA K 4 - DRUMM, CHAD P (AKA) 5 - DRUMM, CHAD	
Locations: Parcel # 1 - 090.18-2,016.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$98,000.00
Mortgagor: SAMUEL PA PROPERTIES LLC	Mortgagee: DIME BANK
Locations: Parcel # 1 - 268.07-1,074.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$97,000.00
Mortgagor: SAMUEL PA PROPERTIES LLC	Mortgagee: DIME BANK
Locations: Parcel # 1 - 268.11-1,070.00,000.	Municipality FOREST CITY
Information:	Consideration: \$99,000.00
Mortgagor: UNDERWOOD, ANDREW L	Mortgagee: TIOGA STATE BANK
2 - UNDERWOOD, BONNIE L	
Locations: Parcel # 1 - 006.00-1,005.01,000.	Municipality SILVER LAKE TOWNSHIP

Information:	Consideration: \$250,000.00
Mortagor: KIPAR, MICHAEL E	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 196.00-2,049.00.000.	AUBURN TOWNSHIP
Information:	Consideration: \$225,000.00
Mortagor: PLOUCHA, MARY A	Mortgagee: CHEMUNG CANAL TRUST COMPANY
Locations: Parcel #	Municipality
1 - 042.19-1,036.00.000.	CHOCONUT TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: MACDONALD, GRAHAM E JR	Grantee: MACDONALD, LINDA (ESTATE)
Locations: Parcel #	Municipality
1 - 180.00-2,042.00.000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAWLEY, ROBERT L	Grantee: HAWLEY, ANDREW J
2 - HAWLEY, CORRINE R	2 - HAWLEY, NICOLE M
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KIRCHMEIER, ANNA M (ESTATE)	Grantee: ORAL ROBERTS UNIVERSITY
	2 - TRINITY BROADCASTING NETWORK
	3 - BILLY GRAHAM EVANGELISTIC ASSOCIATION
Locations: Parcel #	Municipality
1 - 196.00-2,014.00.000.	AUBURN TOWNSHIP
Information:	Consideration: \$260,000.00
Grantor: COWLEY, JOANNE	Grantee: ALESSI, AARON
	2 - ALESSI, ALIVIA
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: IRION, WILLARD W JR	Grantee: BARNES REAL ESTATE HOLDINGS LLC
2 - IRION, SANDRA C	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$285,000.00
Grantor: SADLON, MICHAEL A	Grantee: STUTZMAN, CHRISTOPHER BRIAN
2 - SADLON, SUSAN	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITE, RONALD A (ESTATE)	Grantee: WHITE, PATRICIA A
Locations: Parcel #	Municipality
1 - 238.00-1,011.00.000.	SPRINGVILLE TOWNSHIP
Information: MINERAL AND ROYALTY	Consideration: \$100.00
Grantor: SEQUOIA ENERGY LLC	Grantee: PETERSON, JON
Locations: Parcel #	Municipality
1 - 163.00-1,004.00.000.	BRIDGEWATER TOWNSHIP
2 - 163.03-1,003.00.000.	BRIDGEWATER TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$87,000.00
Grantor: ROGERS, BETTY L	Grantee: MAZZOTTA, DEANNA
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ZEFRAN, LOUIS JOSEPH JR	Grantee: ZEFRAN, MARK L
2 - ZEFRAN, PATRICIA ANN	2 - ZEFRAN, MICHAEL L
	3 - KIMMERLE, KERRY A
Locations: Parcel #	Municipality
1 - 268.07-6,044.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: ZEFRAN, LOUIS	Grantee: ZEFRAN, MARK L
2 - ZEFRAN, PATRICIA	2 - ZEFRAN, MICHAEL L
	3 - KIMMERLE, KERRY A
Locations: Parcel #	Municipality
1 - 268.11-1,014.00,000.	FOREST CITY
Information:	Consideration: \$225,505.00
Grantor: SPARROW ASSOCIATES LP	Grantee: OWNES, ROBERT M JR
	2 - OWNES, KAREN M
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: TORNEY, MARY S (AKA)	Grantee: CLARK, JORDAN
2 - TORNEY, MARY L	
3 - CIRCLE T FAMILY LIMITED PARTNERSHIP	
Locations: Parcel #	Municipality
1 - 160.00-1,030.03,000.	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GIORDANO, VINCENT B (ESTATE)	Grantee: GIORDANO, NORRYCE G
2 - GIORDANO, VINCENT B (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - 004.00-2,004.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: PENRITH, ADRIAN L	Grantee: DIXON, ETHAN
2 - PENRITH, HOLLY A	
Locations: Parcel #	Municipality
1 - 054.11-2,015.00,000.	SUSQUEHANNA
Information: MINERAL	Consideration: \$100,000.00
Grantor: WIRTHMORE LLC	Grantee: EMIL J WIRTH COMPANY LLC
Locations: Parcel #	Municipality
1 - 194.00-1,025.00,000.	RUSH TOWNSHIP
2 - 194.00-1,024.00,000.	RUSH TOWNSHIP
3 - 194.00-1,012.00,000.	RUSH TOWNSHIP
4 - 194.00-1,010.00,000.	RUSH TOWNSHIP
5 - 194.00-2,016.00,000.	AUBURN TOWNSHIP
6 - 194.00-2,017.00,000.	AUBURN TOWNSHIP
7 - 194.00-1,013.00,000.	RUSH TOWNSHIP
8 - 194.00-1,016.01,000.	RUSH TOWNSHIP
9 - 194.00-2,013.00,000.	AUBURN TOWNSHIP
10 - 194.00-2,020.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCCAIN, PAUL R	Grantee: MCCAIN, JEFFREY S
2 - MCCAIN, CHRISTINE	2 - MCCAIN, JOANNE M
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH

Susquehanna County LEGAL JOURNAL

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