

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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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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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 KENNETH E. SMITH, deceased, late of Hallstead, Susquehanna County, Pennsylvania who died testate on October 2d, 2022. Letters Testamentary in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make immediate Payment and all those having claims against the same are requested to present them without delay to:

Ms. Julie E. Nelson, Executrix
P.O. Box 733
Hallstead, PA 18822
or

Ms. Rebecca A. Abbott
280 Main Street Apt B
Great Bend, PA 18821
or

Laurence M. Kelly
Kelly Law Office
Attorney for the Estate

65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

In the Estate of WAYNE L. VANDERMARK, deceased, late of Dimock Township, Susquehanna County, Pennsylvania who died testate on September 16, 2022. Letters Testamentary in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make immediate Payment and all those having claims against the same are requested to present them without delay to:

Ms. Cheryl J. Kurosky, Executrix
49 Lori Drive
Apalachin, NY 13732

or
Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

In the Estate of RUTH E. VANDERMARK, deceased, late of Dimock Township, Susquehanna

County, Pennsylvania who died testate on September 13, 2022. Letters Testamentary in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make immediate Payment and all those having claims against the same are requested to present them without delay to:

Ms. Cheryl J. Kurosky, Executrix
49 Lori Drive
Apalachin, NY 13732

or
Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

In the Estate of Joseph A. Bickar, late of the Town of Sevierville, Sevier County, Tennessee,

Letters of 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:

Carol Faith Bickar, Administrator
372 Hattie Branch Road
Sevierville, TN 37876
OR

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21 -23 Public Avenue
Montrose, PA 18801

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

In the Estate of Mary Pevec, of Forest City Borough, Susquehanna County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Robin Brooks. 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

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

Estate of Barbara J. Layfield
AKA Barbara L. Layfield
Late of Liberty Township
CO-EXECUTOR
Kimberly J. Wisner
40 Hilltop Drive
West Hartford, CT 06107
CO-EXECUTOR
Susan E. Grawn
514 Lake Street
Negaunee, MI 49866

ATTORNEY
Whitney P. O'Reilly, Esquire
1600 Market Street, Fl 32
Philadelphia, PA 19103

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

In the Estate of Dolores Kowalewski, of Forest City Borough, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Mary Wielebinski. 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

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

Notice is hereby given that letters of administration have been granted in the ESTATE OF Keith D. Robinson, late of the Township of Great Bend, Pennsylvania, (died March 4, 2022) to Jonah Robinson, Administrator. All persons indebted to the said estate are required to make payment, and those having claims or demands are required to present the same without delay to

Jonah Robinson or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

Estate of Jerry Allen
Late of Rush Township
CO-ADMINISTRATOR
William Allen
609 Birchardville Hill Road
Montrose, PA 18801
CO-ADMINISTRATOR
Carrie Allen
1038 Ford Street
Le Raysville, PA 18829

10/14/2022 • 10/21/2022 • 10/28/2022

ESTATE NOTICE

Estate of Robert R. Lewis
Late of Montrose Borough
EXECUTOR
Lavonne E. Lewis
38 Hillside Drive
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly, Esquire
50 Public Avenue
Montrose, PA 18801

10/14/2022 • 10/21/2022 • 10/28/2022

ESTATE NOTICE

In the Estate of William H. Blackburn, late of the Township of Apolacon, 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:

Ian R. Blackburn, Co-Executor
3823 Sanderson Road
Erieville, NY 13061

OR

Lindsay C. Smith, Co-Executor
P.O. Box 257
Pine Grove Mills, PA 16868

OR

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21 -23 Public Avenue
Montrose, PA 18801

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

In the Estate of Franz E. Fearnley,
late of the Township of
Middletown, 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:

Susan Fearnley, Executrix
15019 Madeira Way, #8801
Madeira Beach, FL 33738

OR

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Dorothy Hoholick
Late of Clifford Township
EXECUTOR/ADMINISTRATOR
John Daniel Hoholick
1303 Lenape Road
West Chester, PA 19382

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Notice is hereby given that an exemplified copy of the Letters Administration with Limitations in the Estate of James E. Andrews, late of the Broome County, New York, (died August 2, 2019) issued to Todd Andrews, 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 Todd Andrews or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, New York 13850.

10/7/2022 • 10/14/2022 • 10/21/2022

MORTGAGES AND DEEDS

RECORDED FROM OCTOBER 6, 2022 TO OCTOBER 13, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$242,500.00
Mortgagor: ORSZAG, ANIELL 2 - ORSZAG, GABOR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC
Locations: Parcel # 1 - 126.03-1,018.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: HINDS, MARY A (TRUST) 2 - HINDS, MICHAEL A (TRUST)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 142.04-1,027.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: KLEIN, MARTIN ALAN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 026.16-1,013.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$93,100.00
Mortgagor: SWEET, COREY R	Mortgagee: TIOGA STATE BANK NA
Locations: Parcel # 1 - 021.04-1,023.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$17,993.00
Mortgagor: WHITE, MARCIA	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$22,235.00
Mortgagor: BRIZZOLARO, JACOB	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$18,000.00
Mortgagor: FANCHER, JOAN	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$18,000.00
Mortgagor: TYRRELL, ARTHUR 2 - TYRRELL, LINDA	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality THOMPSON BOROUGH

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$17,993.00
Mortgagor: WYMBs, TIMOTHY 2 - WYMBs, BARBARA	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$22,000.00
Mortgagor: BUFFORD, JUJUAN	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$98,000.00
Mortgagor: MONTROSE 100 LLC	Mortgagee: FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel # 1 - 124.14-3,001.00,000.	Municipality MONTROSE
Information:	Consideration: \$125,000.00
Mortgagor: LAGUZZI, JOSEPH P JR	Mortgagee: NBT BANK
Locations: Parcel # 1 - 248.00-1,020.08,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$225,000.00
Mortgagor: CURE, DANIEL A 2 - CURE, KARIN M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 224.00-1,052.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: KELLY, BRENDAN M	Mortgagee: THOMAS, TIMOTHY D 2 - THOMAS, STEPHANIE J
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$14,300.00
Mortgagor: COSGROVE, STEVEN C (AKA) 2 - COSGROVE, STEVEN 3 - COSGROVE, ALISON E	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 180.00-1,050.00,000.	Municipality DIMOCK TOWNSHIP
Information: PARTIAL CLAIM	Consideration: \$2,677.49
Mortgagor: GAMBLE, JEFFREY	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 228.00-2,038.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: KOLOSKI, LINDA COLE 2 - KOLOSKI, MICHAEL J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 026.00-2,010.02,000.	Municipality SILVER LAKE TOWNSHIP

DEEDS

Information: Grantor: REDDON, ROBERT R 2 - REDDON, BRENDA Locations: Parcel # 1 - N/A 2 - N/A	Consideration: \$325,000.00 Grantee: REDDON, WILLIAM 2 - REDDON, KATIE Municipality HARMONY TOWNSHIP LANESBORO BOROUGH
Information: Grantor: CORNELISON, EDWIN JR 2 - CORNELISON, CYNTHIA Locations: Parcel # 1 - 161.00-2,010.00,000.	Consideration: \$1.00 Grantee: CORNELISON, EDWIN JR 2 - CORNELISON, CYNTHIA Municipality DIMOCK TOWNSHIP
Information: SPECIAL WARRANTY Grantor: MCKEVITT, CAROL A (ESTATE AKA) 2 - MCKEVITT, CAROL (ESTATE) Locations: Parcel # 1 - 126.03-1,018.00,000.	Consideration: \$250,000.00 Grantee: ORSZAG, ANIELL 2 - ORSZAG, GABOR Municipality BRIDGEWATER TOWNSHIP
Information: OIL, GAS AND MINERAL Grantor: NEWLIN, WILLIAM S JR Locations: Parcel # 1 - 106.03-1,016.00,000.	Consideration: \$5,519,514.15 Tax Grantee: NEWLIN, WILLIAM S JR (TRUST) Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: LEE, RAYMOND J 2 - LEE, LINDA Locations: Parcel # 1 - 095.00-1,004.00,000.	Consideration: \$63,000.00 Grantee: HYON, KRISTEN 2 - HYON, YONG Municipality THOMPSON TOWNSHIP
Information: Grantor: YOUNG, ROBERT F 2 - YOUNG, RAINER J Locations: Parcel # 1 - N/A	Consideration: \$55,000.00 Grantee: FIONDI INC Municipality FOREST LAKE TOWNSHIP
Information: Grantor: ADAMS, JOHN R Locations: Parcel # 1 - 015.00-1,005.00,000. 2 - 015.00-1,006.00,000. 3 - 015.00-1,007.00,000.	Consideration: \$1.00 Tax B Grantee: ADAMS, JOHN R (TRUST BY TRUSTEE) Municipality GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP
Information: Grantor: CORNELISON, EDWIN JR 2 - CORNELISON, CYNTHIA Locations: Parcel # 1 - N/A	Consideration: \$155,000.00 Grantee: FIONDI INC Municipality DIMOCK TOWNSHIP
Information: Grantor: HAM, ISAIAH M Locations: Parcel # 1 - N/A	Consideration: \$387,000.00 Grantee: KLEIN, MARTIN ALAN Municipality SILVER LAKE TOWNSHIP
Information: Grantor: FRANTZ, ROBERT D 2 - FRANTZ, LOIS G Locations: Parcel # 1 - 111.10-1,025.00,000.	Consideration: \$125,000.00 Grantee: GUNN, JEFFERY A 2 - GUNN, MARIA K Municipality NEW MILFORD TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: RUSSELL, FRANK T 2 - RUSSELL, JANICE M	Consideration: \$98,000.00 Grantee: SWEET, COREY R
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information: Grantor: SCHOLLER, BARBARA ANN	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: SCHOLLER, BARBARA ANN	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: COLWELL, BELINDA L	Consideration: \$100.00 Grantee: COLWELL, GARY R JR 2 - COLWELL, JASON S
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: Grantor: GRAVES, CEDITA LETRELLE	Consideration: \$210,000.00 Grantee: YOUNG, MICHAEL L 2 - YOUNG, SHARON A 3 - YOUNG, DANA R 4 - YOUNG, MICHELE E 5 - GARCIE, JOHN T
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: Grantor: KVERAGAS, APRIL (NMB) 2 - OLIVEIRA, APRIL 3 - OLIVEIRA, RONALD	Consideration: \$24,000.00 Grantee: MOORE, DYLAN T
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: POWELL, LYNN R 2 - POWELL, BARBARA (AKA) 3 - POWELL, BARBARA A	Consideration: \$1.00 Grantee: DARRAH, PATRICIA L 2 - POWELL, SHANE L
Locations: Parcel # 1 - 124.17-4.014.00,000. 2 - 067.00-2,046.00,000.	Municipality MONTROSE 2W FRANKLIN TOWNSHIP
Information: Grantor: POWELL, LYNN R 2 - POWELL, BARBARA (AKA) 3 - POWELL, BARBARA A	Consideration: \$1.00 Grantee: DARRAH, PATRICIA L 2 - POWELL, SHANE L
Locations: Parcel # 1 - 084.00-1,011.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: THOMAS, TIMOTHY D 2 - THOMAS, STEPHANIE J	Consideration: \$125,000.00 Grantee: KELLY, BRENDAN M
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$1.00
Grantor: DUNBACK, CAROLYN 2 - BUTCHER, NICHOLAS 3 - BUTCHER, TRUDY	Grantee: DUNBACK, CAROLYN 2 - DUNBACK, NICHOLAS 3 - DUNBACK, TRUDY
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEKUNDA, DOLORES	Grantee: SEKUNDA, DOLORES 2 - PEDLEY, SEAN R 3 - PEDLEY, KYLA A
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: HARVATINE, FRANK J (ESTATE) 2 - EDMONDS, DENISE H	Grantee: INGLS, LISA KAYE HARVATINE
Locations: Parcel # 1 - 191-09-1,031.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HARVATINE, FRANK J (ESTATE)	Grantee: HARVATINE, FRANCIS J
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: BRAINARD, ROBERT A (TRUST) 2 - BRAINARD, PATRICIA L (TRUST)	Grantee: MURRAY, RICHARD 2 - MURRAY, ELIZABETH
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: HAYNES, KEVIN	Grantee: PRICE-BETSON LAKE LEGACY PARTNERSHIP
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: CABOT OIL & GAS CORPORATION (NBM) 2 - COTERRA ENERGY INC	Grantee: BAIER, JONATHAN J
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP





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Name: _____

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City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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Susquehanna County LEGAL JOURNAL

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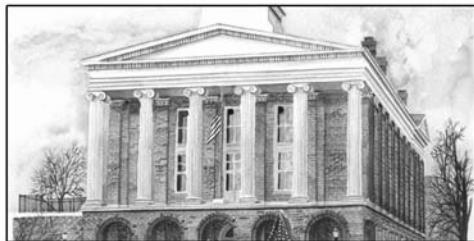
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