

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ October 8, 2021 ★ Montrose, PA ★ No. 28



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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

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
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Mailed & Emailed	\$125

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Prorated subscriptions available

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Kenneth W. Seamans, *Senior Judge*

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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

*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

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of Martin S. Masar, Jr., late of the Township of Bridgewater, Susquehanna County, Pennsylvania, who died on January 22, 2021, have been granted to Martin S. Masar, III, Executor. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to:

David E. Schwager, Esquire
183 Market Street
Suite 100
Kingston, PA 18704-5444

10/8/2021 • 10/15/2021 • 10/22/2021

ESTATE NOTICE

Estate of VIOLA M. ELLIS,
DECEASED, late of 9915 STATE
ROUTE 3004, SPRINGVILLE, PA

18844, (Died AUGUST 29, 2021)
JEFFREY S. ELLIS, Executor,
Dante A. Cancelli, 125 N.
Washington Ave., Suite 260,
Scranton, PA, 18503, Attorney.
DANTE A. CANCELLI,
ESQUIRE

10/8/2021 • 10/15/2021 • 10/22/2021

ESTATE NOTICE

In the Estate of Robert F. Mood,
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:

Cynthia Barros
2528 Lakevale Drive
Vienna, VA 22181

or

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

10/1/2021 • 10/8/2021 • 10/15/2021

EXECUTOR NOTICE

Estate of Thomas G. Canouse AKA
Tom G. Canouse
Late of Montrose Borough
EXECUTOR
Kelly W. Howard
420 McDonald Ave., Apt. 1R
Brooklyn, NY 11218
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

10/1/2021 • 10/8/2021 • 10/15/2021

ADMINISTRATRIX NOTICE

Estate of Eric Frederick Ultzen
Late of Jackson Township,
Susquehanna County
ADMINISTRATRIX
Linda A. Kenney
672 Tyson Rd.
Virginia Beach, VA 23462

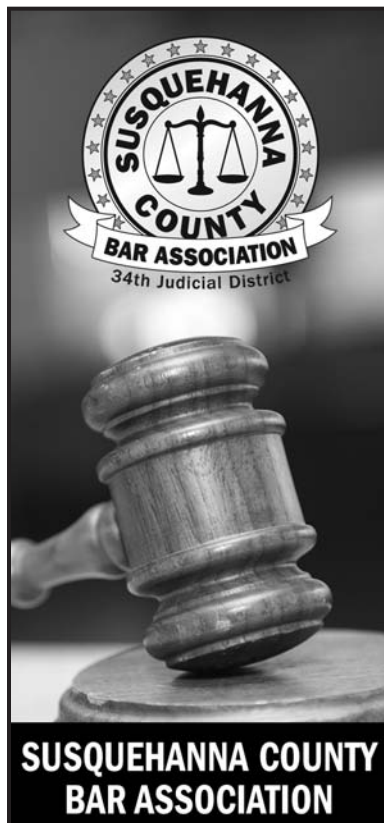
9/24/2021 • 10/1/2021 • 10/8/2021



EXECUTOR NOTICE

Estate of Richard Lyon Arnold Sr.
AKA Richard L. Arnold
Late of Springville Township
EXECUTOR
David Arnold
883 McCann Road
Springville, PA 18844
ATTORNEY
Travis Eckersley
1212 S. Abington Road
Clarks Summit, PA 18411

9/24/2021 • 10/1/2021 • 10/8/2021



MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 23, 2021 TO SEPTEMBER 29, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$98,000.00
Mortgagor: MCGRATH, DANIEL M	Mortgagee: DISCOVER BANK
Locations: Parcel #	Municipality
1 - 143.05-2,008.00,000.	MONTROSE 2W
Information:	Consideration: \$129,000.00
Mortgagor: WATTS, JOHN P	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
2 - WATTS, LAURA A	
Locations: Parcel #	Municipality
1 - 126.03-1,016.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$142,000.00
Mortgagor: SCHACHER, MITCHELL	Mortgagee: NBT BANK
2 - SCHACHER, ELIZABETH	
Locations: Parcel #	Municipality
1 - 209.09-1,021.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$97,500.00
Mortgagor: HERR, DONALD K	Mortgagee: PENTAGON FEDERAL CREDIT UNION
2 - HERR, JANICE E	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 209.01-1,031.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$22,500.00
Mortgagor: SMITH, TAYLOR D	Mortgagee: CITIZENS & NORTHERN BANK
2 - SMITH, KARI A	
Locations: Parcel #	Municipality
1 - 126.00-2,011.07,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$108,000.00
Mortgagor: HORCHER, GREGG A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HORCHER, CATHERINE T	2 - WILMINGTON SAVINGS FUND SOCIETY (DBA) 3 - WSFS MORTGAGE
Locations: Parcel #	Municipality
1 - 181.00-1,043.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: SCOTT, DEAN F	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 266.00-1,039.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$296,000.00
Mortgagor: UFBERG, ROSS ELI	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
2 - UFBERG, DANIELLE GOLDEN	
Locations: Parcel #	Municipality
1 - 209.09-1,044.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$109,997.00
Mortgagor: SYPNIEFSKI, DANIELLE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 115.09-1,022.00,000.	THOMPSON BOROUGH

Information:	Consideration: \$128,000.00
Mortgagor: STEWART, ROGER E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STEWART, ERIN K	2 - ROCKET MORTGAGE LLC (FKA)
	3 - QUICKEN LOANS LLC
Locations: Parcel #	Municipality
1 - 101.00-1,039.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$157,500.00
Mortgagor: THOMAS, JAMES D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - ROCKET MORTGAGE LLC (FKA)
	3 - QUICKEN LOANS LLC
Locations: Parcel #	Municipality
1 - 045.00-1,072.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: POWERS, ALICE ANN (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - YEISLEY, ALICE ANN	
Locations: Parcel #	Municipality
1 - 031.20-1,005.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$40,000.00
Mortgagor: COTTRELL, RICHARD B	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - COTTRELL, SUE E	
Locations: Parcel #	Municipality
1 - 153.00-1,099.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: RAMOS, BONIFACIO	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 191.00-1,001.02,000.	HERRICK TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: TRAVERS I, EMILY MARIE (BY ATTY)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 133.00-2,055.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$750,000.00
Mortgagor: DONNIE SR LLC	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 264.00-2,021.00,000.	CLIFFORD TOWNSHIP
2 - 264.00-2,022.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: PITRE, CHAD	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 048.00-1,013.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$180,500.00
Mortgagor: AOOLETON, DAVID	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 068.00-1,005.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$120,707.00
Mortgagor: RIDER, JOSH A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - RIDER, DENYIL C FENTON	2 - SUMMIT MORTGAGE CORP
3 - RIDER-FENTON, DENYIL C	
Locations: Parcel #	Municipality
1 - 031.16-1,049.00,000.	GREAT BEND BOROUGH

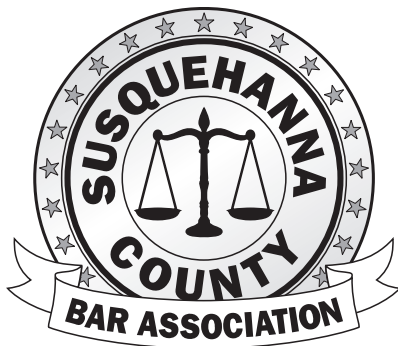
Information: RE-RECORDING	Consideration: \$108,000.00
Mortgagor: HORCHER, GREGG A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HORCHER, CATHERINE T	2 - WILMINGTON SAVINGS FUND SOCIETY (DBA)
	3 - WSFS MORTGAGE
Locations: Parcel #	Municipality
1 - 181.00-1,043.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$257,600.00
Mortgagor: NAIA, DEBRA	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 045.00-1,010.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$223,250.00
Mortgagor: FISHER, BRADLEY M	Mortgagee: HOMESTEAD FUNDING CORP
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 031.18-1,020.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: PUZO, MARY K	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PUZO, DOUGLAS L	
Locations: Parcel #	Municipality
1 - 144.00-1,031.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$180,000.00
Mortgagor: DEC, MICHAEL J	Mortgagee: HONESDALE NATIONAL BANK
2 - DEC, SUSANNE	
Locations: Parcel #	Municipality
1 - 268.00-1,015.02,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$255,000.00
Mortgagor: GARBER, MATTHEW	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GARBER, VALERIYA	2 - GUARANTEED RATE INC
Locations: Parcel #	Municipality
1 - 171.07-1,006.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: BIERWERTH, CYNTHIA R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - ZILLOW HOME LOANS LLC
Locations: Parcel #	Municipality
1 - 106.00-1,003.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$66,590.00
Mortgagor: WOJCIK, JOSEPH A	Mortgagee: PSECU
2 - WOJCIK, CHRISTINA GENEVEIVE (AKA)	
3 - BISIGNANI, CHRISTINA	
Locations: Parcel #	Municipality
1 - 229.00-2,057.00,000.	CLIFFORD TOWNSHIP

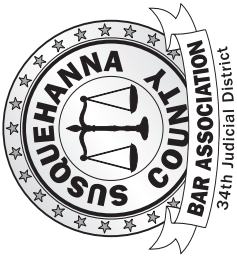
DEEDS

Information:	Consideration: \$120,000.00
Grantor: HEIN, FREDERICK J JR 2 - HEIN, JESSICA L	Grantee: HORCHER, GREGG 2 - HORCHER, CATHERINE
Locations: Parcel # 1 - 181.00-1,043.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: TEETER, CHAD	Grantee: HICKS, MARK D
Locations: Parcel # 1 - 098.00-1,030.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: KETTELL, KERRIE B	Grantee: PARRY, CHARLES J 2 - PARRY, RENEE L
Locations: Parcel # 1 - 111.06-1,001.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$370,000.00
Grantor: GRAY, RICHARD J 2 - GRAY, DENISE L	Grantee: UFBERG, ROSS ELI 2 - UFBERG, DANIELLE GOLDEN
Locations: Parcel # 1 - 209.09-1,044.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GARRICK, NICHOLAS J 2 - GARRICK, SHARON L	Grantee: GARRICK, NICHOLAS JAMES (TRUST) 2 - GARRICK, SHARON LEE (TRUST)
Locations: Parcel # 1 - 111.00-2,032.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$113,400.00
Grantor: THOMPSON UNITED METHODIST CHURCH	Grantee: SYPNIEFSKI, DANIELLE
Locations: Parcel # 1 - 115.09-1,022.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$8,500.00
Grantor: KEARNS, ANTOINETTE D (ESTATE AKA) 2 - KEARNS, ANTOINETTE (ESTATE)	Grantee: FITZSIMONS, REID 2 - HUENEMOERDER, PATRICIA
Locations: Parcel # 1 - N/A	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRIFFIN, JOHN M 2 - GRIFFIN, MARY ELLEN	Grantee: GRIFFIN, JOSEPH R
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: JOHNSON, DEBORAH 2 - JOHNSON, RONALD P JR	Grantee: BROWN, MARTIN H 2 - BROWN, KATHY M
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$45,000.00
Grantor: SCHELL, JOSEPH F 2 - SCHELL, LINDA K	Grantee: APONTE, MOISES
Locations: Parcel # 1 - 054.14-2,021.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$83,000.00
Grantor: STEELE, GLENN A 2 - STEELE, LINDA J	Grantee: SCOPELLITI, ROBERT 2 - SCOPELLITI, LORI ANN
Locations: Parcel # 1 - 093.16-1,045.00,000.	Municipality JACKSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BIRD, LOREY H	Grantee: JEROME, BROOKE ELIZABETH 2 - JEROME, LEE ALLEN
Locations: Parcel # 1 - 177.00-1,023.01,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCCOLLUM, MARIANNE	Grantee: MCCOLLUM, MARIANNE (TRUST)
Locations: Parcel # 1 - 031.19-2,077.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: WASMANSKI, LEONARD D (ESTATE)	Grantee: WASMANSKI, JESSE 2 - WASMANSKI, ANIELA 3 - WASMANSKI, DAVID 4 - WASMANSKI, PAUL JR
Locations: Parcel # 1 - 173.00-2,008.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WASMANSKI, LEONARD D (ESTATE AKA) 2 - WASMANSKI, LEONARD (ESTATE)	Grantee: WASMANSKI, JESSE 2 - WASMANSKI, ANIELA 3 - WASMANSKI, DAVID 4 - WASMANSKI, PAUL JR
Locations: Parcel # 1 - 172.00-2,006.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$960,000.00
Grantor: ETTELLIG ENTERPRISES LLC	Grantee: DONNIE SR LLC
Locations: Parcel # 1 - 264.00-2,021.00,000. 2 - 264.00-2,022.00,000.	Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BELCHER, FRANKLIN GERALD 2 - BELCHER, JANET S	Grantee: BELCHER, ERVIN 2 - BELCHER, LORRAINE
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: SCEPANIAK, CIERA N 2 - GILROY, CIERA N (NBM)	Grantee: AOOLETON, DAVID
Locations: Parcel # 1 - 068.00-1,005.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$119,500.00
Grantor: FISHER, BRADLEY M	Grantee: RIDER, JOSH A 2 - RIDER, DENYIL C 3 - RIDER-FENTON, DENYIL C (AKA)
Locations: Parcel # 1 - 031.16-1,049.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$40,000.00
Grantor: POCIUS, NICOLETTE V	Grantee: JAC PARTNERS LLC
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: WILBER, ADAM D 2 - WILBER, LINDSEY R	Grantee: FISHER, BRADLEY M
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP

Information: CORRECTIVE	Consideration: \$1.00
Grantor: PENNMARC RESOURCES IV LLC (AKA) 2 - PENNMARC RESOURCES IV LP	Grantee: PENNMARC RESOURCES IV LLC
Locations: Parcel # 1 - 139.00-2,002.04,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHIMER, DOREEN ALICE	Grantee: SHIMER, DOREEN ALICE 2 - CASTELLI, ROBERTA DIANE SHIMER
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: HENRY, JUDITH L (ESTATE) 2 - HARSHAW, KIMBERLY 3 - COOK, MICHELLE 4 - HENRY, PAUL	Grantee: BARKAN, JEANNETTE (TRUST)
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$320,000.00
Grantor: BROWN, LAWRENCE A SR 2 - BROWN LINDA C	Grantee: 2380 OLD NEWBURGH TURNPIKE LLC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$340,000.00
Grantor: ENDY, MICHAEL 2 - FEELY, MARGARET E	Grantee: GARBER, MATTHEW A 2 - GARBER, VALERIYA
Locations: Parcel # 1 - 171.07-1,006.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAKER, JAMES R 2 - BAKER, CHRISTINE M	Grantee: BAKER, RICHARD L
Locations: Parcel # 1 - 182.00-2,013.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$265,000.00
Grantor: CHIARIELLO, JAMES M SR 2 - CHIARIELLO, ANNITA	Grantee: BIERWERTH, CYNTHIA R
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP





Legal Journal of Susquehanna County
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