

**OFFICIAL
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OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 5 ★ August 21, 2020 ★ Montrose, PA ★ No. 21



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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.



The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor
mike@briechlelaw.com

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F: 570-647-0086
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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.

PRICING & RATES

Notice Pricing

One time Insertions

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

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Subscription Year: March–February

Prorated subscriptions available

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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 Larry W. Herbert late of the Township of New Milford, 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:

Curtis D. Herbert
4575 State Route 547
Harford, PA 18823

or

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

8/21/2020 • 8/28/2020 • 9/4/2020

ESTATE NOTICE

In the Estate of Kim D. Williams, late of the Township of Lenox, 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:

Jeffrey D. Williams and
Beth A. Williams
5653 South Weston Road
Kingsley, PA 18826

or

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

8/21/2020 • 8/28/2020 • 9/4/2020

ESTATE NOTICE

In the Estate of Carl E. Upright, a/k/a Carl Earl Upright, late of the Township of Harmony, 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:

Brenda M. Reddon
927 Germantown Road
Susquehanna, PA 18847

or

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

8/21/2020 • 8/28/2020 • 9/4/2020

EXECUTRIX NOTICE

Estate of Barbara J. Rydzewski
Late of Bridgewater Township
EXECUTRIX
Sandra J. Major
361 South Shore Lane
Brackney, PA 18812
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

8/21/2020 • 8/28/2020 • 9/4/2020

ESTATE NOTICE

Notice is hereby given that letters testamentary have been granted in the **ESTATE OF SANDRA M. CONKLIN** late of New Milford Township, Pennsylvania, (died

June 23, 2020) to Charles L. E. Wage, Executor. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to Charles L. E. Wage or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY.

8/14/2020 • 8/21/2020 • 8/28/2020

EXECUTRIX NOTICE

Estate of Paul J. Knotek AKA Paul John Knotek
Late of Franklin Township
EXECUTRIX
Doreen Peters
514 Park Ave.
Lebanon, PA 17042

8/7/2020 • 8/14/2020 • 8/21/2020

EXECUTOR NOTICE

Estate of Doris R. Ward
Late of Springville Township
CO-EXECUTOR
Ronald L. Dickinson
210 Dickinson Drive
Factoryville, PA 18419
CO-EXECUTOR
Paul Ward
62 Cemetery St.
Springville, PA 18844
ATTORNEY
Jason G. Beardsley
37 Public Ave.
Montrose, PA 18801

8/7/2020 • 8/14/2020 • 8/21/2020

MORTGAGES AND DEEDS

RECORDED FROM AUGUST 6, 2020 TO AUGUST 12, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$15,000.00
Mortgagor: FLOOD, MICHAEL	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-5,048.00,000.	Municipality FOREST CITY
Information:	Consideration: \$40,000.00
Mortgagor: FRENCH, ROGER S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FRENCH, MARY J	
Locations: Parcel # 1 - 055.00-2,011.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$239,216.00
Mortgagor: WILBUR, JONATHAN L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WILBUR, TARA L	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 084.00-2,006.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$47,500.00
Mortgagor: COPE, JACOB M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 080.00-1,008.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$67,920.00
Mortgagor: LUNGER, KRISTIAN W	Mortgagee: AGCHOICE FARM CREDIT
2 - LUNGER, JESSICA L	
Locations: Parcel # 1 - 180.00-1,071.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: WHITING, COLIN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 115.09-1,044.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$50,374.00
Mortgagor: ARNOLD, BECKY LYNN	Mortgagee: PS BANK
2 - GARREHY, JOSEPH RAY	
Locations: Parcel # 1 - 045.12-1,063.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$180,000.00
Mortgagor: GRIFFITHS, STACY	Mortgagee: NBT BANK
Locations: Parcel # 1 - 124.14-2,039.00,000.	Municipality MONTROSE
Information:	Consideration: \$32,700.00
Mortgagor: CONBOY, PATRICK J	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 123.00-1,013.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$167,214.00
Mortgagor: DARDE, ERIC	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 265.00-1,009.00,000.	Municipality 2 - RESIDENTIAL MORTGAGE SERVICES INC CLIFFORD TOWNSHIP

Information:	Consideration: \$200,000.00
Mortgagor: MAZA, ALEXANDER	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 268.11-1,085.00,000.	Municipality FOREST CITY
Information:	Consideration: \$236,550.00
Mortgagor: THOMAS, MICHEAL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - THOMAS, AMY	2 - MOVEMENT MORTGAGE LLC
Locations: Parcel # 1 - 262.00-1,005.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$164,000.00
Mortgagor: MASANKAY, MARIA L	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 190.04-1,028.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: GURN, LISA M	Mortgagee: NBT BANK
2 - GURN, JAMES J III	
Locations: Parcel # 1 - 007.00-1,014.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$63,000.00
Mortgagor: LEDONNE, JOSEPH M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEDONNE, ELISA ANN	2 - CARRINGTON MORTGAGE SERVICES LLC
Locations: Parcel # 1 - 031.11-2,077.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$125,000.00
Mortgagor: KIOWA SERVICES LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 141.00-1,027.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$160,075.00
Mortgagor: BUNNEY, PRESTON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LAYTOS, MICHAEL	2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 234.00-1,008.00,000.	Municipality AUBURN TOWNSHIP

DEEDS

Information:	Consideration: \$152,000.00
Grantor: CUCURA, VALERIE E	Grantee: EDWARDS, ZACHARY M SR
2 - CUCURA, DANIEL J	2 - EDWARDS, DONNA L
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CROSSLEY, ANTHONY K	Grantee: CROSSLEY, ANTHONY K
2 - CROSSLEY, MARILYN N	
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EGLI, MICHAEL L	Grantee: EGLI, MICHELLE
2 - EGLI, PETER	
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: EGLI, MICHAEL L	Grantee: EGLI, MICHELLE 2 - EGLI, PETER
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$256,500.00
Grantor: SCHERMERHORN, GARY P	Grantee: SHEA, TIMOTHY N
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$84,900.00
Grantor: DAVIS, THOMAS J 2 - DAVIS, GAIL E	Grantee: LUNGER, KRISTIAN W 2 - LUNGER, JESSICA L
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ZUBER, MARY K (NBM) 2 - WAGER, MARY K 3 - WAGER, JEFFREY S	Grantee: WAGER, MARY K 2 - WAGER, JEFFREY S
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: CULNANE, MARY KAY 2 - CULNANE, THOMAS M	Grantee: FRENCH, ROGER 2 - FRENCH, MARY
Locations: Parcel # 1 - 054.15-2,024.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: PIZZURRO, PETER E 2 - BROWN, MADONNA	Grantee: PIZZURRO, PETER E (TRUST) 2 - BROWN, MADONNA J (TRUST)
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$18,500.00
Grantor: WHITETAIL RIDGE PROPERTIES LLC	Grantee: ALVORD, FRANK 2 - EMERY, DEBRA ANNE
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MILLARD, DOLORES 2 - WEBB, BRIAN	Grantee: MILLARD, DOLORES
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$200,000.00
Grantor: MILLARD, DOLORES	Grantee: GRIFFITHS, STACY
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: LEIDY, TERRACE K 2 - LEIDY, DARLENE	Grantee: THE LEIDY-OTSEGO LIMITED PARTNERSHIP
Locations: Parcel # 1 - 156.00-1,069.00.000. 2 - 156.00-1,079.00.000. 3 - 156.00-1,082.00.000.	Municipality RUSH TOWNSHIP RUSH TOWNSHIP RUSH TOWNSHIP

Information:	Consideration: \$170,300.00
Grantor: COSKLO, EDWARD 2 - COSKLO, DIANE	Grantee: DARDE, ERIC
Locations: Parcel # 1 - 265.00-1,009.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$59,000.00
Grantor: SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: GARREHY, JOSEPH R
Locations: Parcel # 1 - 005.04-1,006.00.000.	Municipality 2 - ARNOLD, BECKY L
Information:	Consideration: \$235,000.00
Grantor: ODELL, WILLIAM 2 - ODELL, PATRICIA	Grantee: MAZA, ALEXANDER
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$210,000.00
Grantor: BUFFINGTON, LINDA V 2 - BUFFINGTON, CHARLES	Grantee: THOMAS, EDWARD M 2 - THOMAS, LAUREN C
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$99,000.00
Grantor: RAFFERTY, EDWARD W	Grantee: KARPEL, THOMAS J 2 - KARPEL, MARGARET
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: HIBBARD, DAVID	Grantee: KIOWA SERVICES LLC
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RICHARDSON, TIMOTHY D 2 - RICHARDSON, MARLENE 3 - HOCKIN, ANN E 4 - HOCKIN, THOMAS	Grantee: LATZ, ALISON R 2 - LATZ, RONALD CHARLES JR
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: SNITCHLER, TODD (AKA) 2 - SNITCHLER, TODD A 3 - SNITCHLER, MELANIE	Grantee: THAKRAL, DANIELLE N
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: ROUTE 29 PROPERTIES LLC	Grantee: DEMAREST, STEPHEN H 2 - DEMAREST, BRENDA J 3 - DEMAREST, STEPHEN T
Locations: Parcel # 1 - 083.00-2,007.00.000.	Municipality FOREST LAKE TOWNSHIP

Information:

Grantor: COMMONWEALTH OF PENNSYLVANIA
2 - DEPARTMENT OF CONSERVATION AND
NATURAL RESOURCES

Locations: Parcel #

1 - 031.19-2,045.00,000.
2 - 054.11-1,035.00,000.

Consideration: \$0.00

Grantee: BB LAND HOLDINGS LLC

Municipality

HALLSTEAD BOROUGH
OAKLAND BOROUGH

Information:

Grantor: LANGDON GROUP LLC
2 - MOUNTAIN STONE LLC

Locations: Parcel #

1 - 234.00-1,008.00,000.

Consideration: \$168,500.00

Grantee: BUNNEY, PRESTON
2 - LAYTOS, MICHAEL

Municipality

AUBURN TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION

Susquehanna County LEGAL JOURNAL

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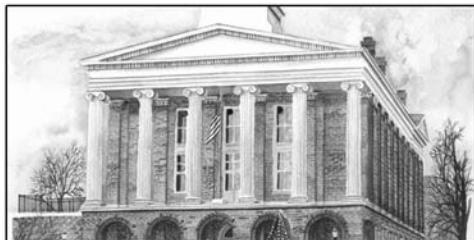
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