

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ July 25, 2025 ★ Montrose, PA ★ No. 18

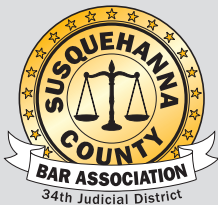


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Court of Common Pleas  
34th Judicial District:

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*



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.*

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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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

*All other notices will be billed at \$1.95 per line. Minimum insertion fees apply.*

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### SUSQUEHANNA COUNTY OFFICIALS

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#### **Coroner**

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#### **Auditors**

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Stephanie Sojka-Reisch  
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

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IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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**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.*

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**ESTATE NOTICE**

Nancy Wind Ross a/k/a Nancy W. Ross, Deceased. Late of Union Dale Borough, Susquehanna County, PA. D.O.D. 10/27/24. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to B. Elliot Ross, Executor, c/o Brett W. Senior, Esq., 125 Strafford Ave., #112, Wayne, PA 19087. Atty.: Brett W. Senior, Atty., Brett Senior & Assoc., PC, 125 Strafford Ave., #112, Wayne, PA 19087

7/18/2025 • 7/25/2025 • 8/1/2025

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**NOTICE**

In the Estate of Gary Sternberg a/k/a Gary G. Sternberg, deceased, late of Great Bend Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Ronald G. Sternberg and Kimberly C. Sternberg, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Ronald G. Sternberg  
131 Walling Road  
Port Crane, NY 13833

OR

Kimberly C. Sternberg  
361 Foxwood Drive  
Richmond, KY 40475

OR

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

7/18/2025 • 7/25/2025 • 8/1/2025

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**ESTATE NOTICE**

Estate of Ignazio Cavallaro  
Late of Susquehanna/Montrose  
EXECUTOR  
T. Cavallaro  
6526 South Kanner Hwy  
Stuart, FL 34997

7/18/2025 • 7/25/2025 • 8/1/2025

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## ESTATE NOTICE

RE: Estate of Samuel Colman Jr., late of Montrose, Susquehanna County, Pennsylvania (died October 19, 2024). Letters Testamentary in the above estate having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said estate shall make payment thereof without delay to Claudia Anne Colman, Executrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Oliver, Price and Rhodes, LLP  
By. James W. Reid, Esquire

7/18/2025 • 7/25/2025 • 8/1/2025

## ESTATE NOTICE

Estate of Kenneth J. Kublo  
AKA Ken  
Late of Silver Lake Township,  
Susquehanna County, Pa.  
EXECUTOR  
Deborah Slentz  
4199 State Highway 8  
New Berlin, NY 13411

7/11/2025 • 7/18/2025 • 7/25/2025

## ESTATE NOTICE

Robert M. Purcell, Deceased. Late of Ararat Twp. Susquehanna County, PA. D.O.D. 4/23/24. Letters of Administration on the above Estate have been granted to

the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Edward P. Purcell, Administrator, c/o John S. Custer, Jr., Esq., 7 St. Albans Circle, Newtown Square, PA 19073. Atty.: John S. Custer, Jr., Custer & Custer, 7 St. Albans Circle, Newtown Square, PA 19073.

7/11/2025 • 7/18/2025 • 7/25/2025

## DECEDENT'S ESTATE

**ESTATE OF ROSEMARY  
PHILLIPS A/K/A  
ROSEMARY PASHCHUK  
PHILLIPS, DECEASED  
Late of Nicholson, Pennsylvania  
(Died January 4, 2025)**

Letters Testamentary have been granted to Mr. Samuel Spadine. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA, 18503.

7/11/2025 • 7/18/2025 • 7/25/2025



## OTHER NOTICES

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### 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 Joseph A. Blaisure,  
deceased  
Mary Lou Warner, Executrix  
Michael J. Giangrieco, Esq.  
Giangrieco Law P.C.  
Attorney for the Estate

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, August 12, 2025, and if no exceptions have been filed thereto the account will be Confirmed Final.

WENDY ZAPOLSKI  
CLERK OF ORPHANS' COURT

7/18/2025 • 7/25/2025

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## 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.*

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### 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 09/09/2025 09:00 AM

Writ of Execution No.: 2025-0019 CP  
PROPERTY ADDRESS: 33 High Street, Susquehanna, PA 18847

LOCATION: Susquehanna

Borough

Tax ID #: 054.15-2,097.00,000.

IMPROVEMENTS: ONE – two story wood framed dwelling aluminum sided with 8' x 20' porch and attached deck

ONE – 8' x 12' wood framed plywood sided shed

DEFENDANTS: John R. Stackowitz, Jr., a/k/a John R. Stackowitz

ATTORNEY FOR PLAINTIFF:

Nicholas D. Gregory, Esq.  
(570) 251-9960

#### 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](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

7/18/2025 • 7/25/2025 • 8/1/2025



## SUSQUEHANNA COUNTY LEGAL JOURNAL

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## SUSQUEHANNA COUNTY BAR ASSOCIATION



## MORTGAGES AND DEEDS

*RECORDED FROM JULY 10, 2025 TO JULY 15, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### MORTGAGES

Information:	Consideration: \$100,000.00
Mortgagor: KLEIN, JOHN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KLEIN, BONNIE LEE	
Locations: Parcel #	Municipality
1 - 130.00-2,015.00,000.	JACKSON TOWNSHIP
2 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$162,500.00
Mortgagor: JS MARTIN SLH LLC	Mortgagee: EVERENCE FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 114.00-1,015.01,000.	THOMPSON TOWNSHIP
2 - 114.00-1,015.02,000.	THOMPSON TOWNSHIP
3 - 114.00-1,015.03,000.	THOMPSON TOWNSHIP
4 - 114.00-1,015.04,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$157,500.00
Mortgagor: SAMUEL PA PROPERTIES LLC	Mortgagee: KIAVI FUNDING INC
Locations: Parcel #	Municipality
1 - 268.07-6,036.00,000.	FOREST CITY
Information:	Consideration: \$42,100.00
Mortgagor: JONES, TYLER RAYMOND	Mortgagee: PENNYMAC LOAN SERVICES LLC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 169.00-1,039.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$67,500.00
Mortgagor: BARNES, JENNIFER E	Mortgagee: ROCKET MORTGAGE LLC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 043.00-1,018.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$38,500.00
Mortgagor: STROHL, RONALD L	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel #	Municipality
1 - 149.00-1,001.02,000.	HARFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: TRACY, MARY	Mortgagee: NEWREZ LLC
2 - JOY, GERARD BRENDAN	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 203.00-4,004.00,000.	LATHROP TOWNSHIP
Information: CORRECTION	Consideration: \$93,000.00
Mortgagor: DAUGHERTY, PATRICIA A	Mortgagee: FLEET NATIONAL BANK
2 - DAUGHERTY, THOMAS K	
Locations: Parcel #	Municipality
1 - 268.00-1,003.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$278,303.00
Mortgagor: STOCKHOLM, DAVID G	Mortgagee: CITIZENS & NORTHERN BANK
2 - STOCKHOLM, JENNIFER R	
Locations: Parcel #	Municipality
1 - 107.00-1,010.00,000.	FRANKLIN TOWNSHIP



Information: Mortgagor: LEBIAK, ALEXANDER JR 2 - LEBIAK, MICHEIE P Locations: Parcel # 1 - 111.14-1,042.00,000.	Consideration: \$30,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: DAVIS, RICKY E SR Locations: Parcel # 1 - 155.00-1,011.00,000.	Consideration: \$85,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality RUSH TOWNSHIP
Information: Mortgagor: BISSINGER, JOSEPH (AKA) 2 - BISSINGER, JOSEPH E Locations: Parcel # 1 - 222.10-1,045.00,000.	Consideration: \$33,400.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality HOP BOTTOM BOROUGH

## DEEDS

Information: Grantor: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION Municipality NEW MILFORD BOROUGH
Information: Grantor: HALL, RICHARD A (ESTATE AKA) 2 - HALL, RICHARD ARDEN (ESTATE) Locations: Parcel # 1 - 141.00-2,006.00,000.	Consideration: \$1.00 Grantee: NEWHART, SHARON ANN 2 - NEWHART, CARL A Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: WRIGHT, JESSICA L Locations: Parcel # 1 - 031.15-1,077.00,000.	Consideration: \$1.00 Grantee: WRIGHT, JESSICA L Municipality GREAT BEND BOROUGH
Information: Grantor: WRIGHT, JESSICA L Locations: Parcel # 1 - 031.15-1,078.00,000.	Consideration: \$1.00 Grantee: WRIGHT, JESSICA L Municipality GREAT BEND BOROUGH
Information: Grantor: NOLAN, EDWARD C (AKA) 2 - NOLAN, EDWARD C JR 3 - NOLAN, BEVERLY (AKA) 4 - NOLAN, BEVERLY J Locations: Parcel # 1 - 128.00-1,009.00,000.	Consideration: \$1.00 Grantee: NOLAN, EDWARD C JR (TRUST) 2 - NOLAN, BEVERLY J (TRUST) Municipality NEW MILFORD TOWNSHIP
Information: Grantor: FIKE, RANDY R 2 - FIKE, RANDY D 3 - FIKE, RAYMOND Locations: Parcel # 1 - 102.00-1,051.00,000.	Consideration: \$1.00 Grantee: FIKE, RANDY D 2 - FIKE, RAYMOND Municipality FOREST LAKE TOWNSHIP
Information: Grantor: SNYDER, CHARLES H 2 - WALKER, MARY ANN SNYDER Locations: Parcel # 1 - 114.00-1,015.01,000. 2 - 114.00-1,015.02,000. 3 - 114.00-1,015.03,000. 4 - 114.00-1,015.04,000.	Consideration: \$250,000.00 Grantee: JS MARTIN SLH LLC Municipality THOMPSON TOWNSHIP THOMPSON TOWNSHIP THOMPSON TOWNSHIP THOMPSON TOWNSHIP

Information: Grantor: GREGORY, MARLIES J (AKA) 2 - GREGORY, MARLIES Locations: Parcel # 1 - 225.00-1,042,01,000.	Consideration: \$1.00 Grantee: KOCHMER, JENNIFER 2 - KELLY, ASHLEY Municipality LENOX TOWNSHIP
Information: Grantor: BAREFOOT HOLDINGS LLC Locations: Parcel # 1 - 268.07-6,036.00,000.	Consideration: \$160,000.00 Grantee: SAMUEL PA PROPERTIES LLC Municipality FOREST CITY
Information: Grantor: LOWRIE, NICOLE M Locations: Parcel # 1 - 203.00-4,004.00,000.	Consideration: \$115,000.00 Grantee: TRACY, MARY 2 - JOY, GERARD BRENDAN Municipality LATHROP TOWNSHIP
Information: Grantor: REID, JOHN C (ESTATE) Locations: Parcel # 1 - 074.00-1,053.00,000.	Consideration: \$390,000.00 Grantee: ANTONELLI, MICHAEL Municipality OAKLAND TOWNSHIP
Information: Grantor: LILLER, ELEONORE Locations: Parcel # 1 - N/A	Consideration: \$132,250.00 Grantee: CARDEN, FRED J 2 - CARDEN, KAREN E Municipality LENOX TOWNSHIP
Information: Grantor: ESTABROOK, MALYNDA R Locations: Parcel # 1 - 147.00-2,058.00,000.	Consideration: \$1.00 Grantee: ESTABROOK, NIKOLAS R Municipality HARFORD TOWNSHIP
Information: Grantor: ESTABROOK, MALYNDA R Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ESTABROOK, MALYNDA R Municipality HARFORD TOWNSHIP
Information: Grantor: DROST, REBECCA Locations: Parcel # 1 - 205.01-1,032.00,000.	Consideration: \$306,500.00 Grantee: DEMARINIS, CHRISTINE Municipality LENOX TOWNSHIP
Information: INTERVAL 41 UNIT 38 Grantor: IANNICELLO, CHERYL W (AKA) 2 - IANNICELLO, CHERYL Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INT 6 WK 46 Grantor: WOODFORK, TERRY J 2 - WOODFORK, MARY P 3 - WOODFORK, MATTHEW B 4 - WOODFORK, JARRETT A Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: SCRO, KENNETH G SR Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: SCRO, KENNETH G SR Municipality SUSQUEHANNA

# Susquehanna County LEGAL JOURNAL

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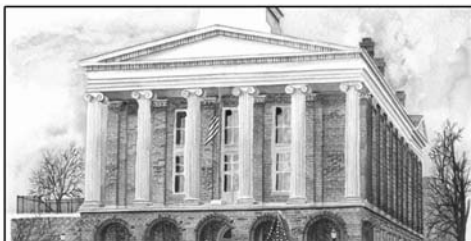
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