

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



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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	\$75
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Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

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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

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

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

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

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

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



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

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, 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



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**SUSQUEHANNA COUNTY
BAR ASSOCIATION**

34th Judicial District

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 2 - KLEIN, BONNIE LEE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 130.00-2,015.00.000. 2 - N/A	Municipality JACKSON TOWNSHIP NEW MILFORD TOWNSHIP
Information:	Consideration: \$162,500.00
Mortgagor: JS MARTIN SLH LLC	Mortgagee: EVERENCE FEDERAL CREDIT UNION
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.	Municipality THOMPSON TOWNSHIP THOMPSON TOWNSHIP THOMPSON TOWNSHIP THOMPSON TOWNSHIP
Information:	Consideration: \$157,500.00
Mortgagor: SAMUEL PA PROPERTIES LLC	Mortgagee: KIAVI FUNDING INC
Locations: Parcel # 1 - 268.07-6,036.00.000.	Municipality FOREST CITY
Information:	Consideration: \$42,100.00
Mortgagor: JONES, TYLER RAYMOND	Mortgagee: PENNYMAC LOAN SERVICES LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 169.00-1,039.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$67,500.00
Mortgagor: BARNES, JENNIFER E	Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 043.00-1,018.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$38,500.00
Mortgagor: STROHL, RONALD L	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel # 1 - 149.00-1,001.02.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: TRACY, MARY 2 - JOY, GERARD BRENDAN	Mortgagee: NEWREZ LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 203.00-4,004.00.000.	Municipality LATHROP TOWNSHIP
Information: CORRECTION	Consideration: \$93,000.00
Mortgagor: DAUGHERTY, PATRICIA A 2 - DAUGHERTY, THOMAS K	Mortgagee: FLEET NATIONAL BANK
Locations: Parcel # 1 - 268.00-1,003.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$278,303.00
Mortgagor: STOCKHOLM, DAVID G 2 - STOCKHOLM, JENNIFER R	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel # 1 - 107.00-1,010.00.000.	Municipality FRANKLIN TOWNSHIP

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Information: Mortgagor: LEBIAK, ALEXANDER JR 2 - LEBIAK, MICHEIE P	Consideration: \$30,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 111.14-1,042.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: DAVIS, RICKY E SR	Consideration: \$85,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 155.00-1,011.00.000.	Municipality RUSH TOWNSHIP

DEEDS

Information: Grantor: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION	Consideration: \$1.00 Grantee: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information: Grantor: HALL, RICHARD A (ESTATE AKA) 2 - HALL, RICHARD ARDEN (ESTATE)	Consideration: \$1.00 Grantee: NEWHART, SHARON ANN 2 - NEWHART, CARL A
Locations: Parcel # 1 - 141.00-2,006.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: WRIGHT, JESSICA L	Consideration: \$1.00 Grantee: WRIGHT, JESSICA L
Locations: Parcel # 1 - 031.15-1,077.00.000.	Municipality GREAT BEND BOROUGH
Information: Grantor: WRIGHT, JESSICA L	Consideration: \$1.00 Grantee: WRIGHT, JESSICA L
Locations: Parcel # 1 - 031.15-1,078.00.000.	Municipality GREAT BEND BOROUGH
Information: Grantor: NOLAN, EDWARD C (AKA) 2 - NOLAN, EDWARD C JR 3 - NOLAN, BEVERLY (AKA) 4 - NOLAN, BEVERLY J	Consideration: \$1.00 Grantee: NOLAN, EDWARD C JR (TRUST) 2 - NOLAN, BEVERLY J (TRUST)
Locations: Parcel # 1 - 128.00-1,009.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: FIKE, RANDY R 2 - FIKE, RANDY D 3 - FIKE, RAYMOND	Consideration: \$1.00 Grantee: FIKE, RANDY D 2 - FIKE, RAYMOND
Locations: Parcel # 1 - 102.00-1,051.00.000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: SNYDER, CHARLES H 2 - WALKER, MARY ANN SNYDER	Consideration: \$250,000.00 Grantee: JS MARTIN SLH LLC
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.	Municipality THOMPSON TOWNSHIP THOMPSON TOWNSHIP THOMPSON TOWNSHIP THOMPSON TOWNSHIP

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Information: Grantor: GREGORY, MARLIES J (AKA) 2 - GREGORY, MARLIES	Consideration: \$1.00 Grantee: KOCHMER, JENNIFER 2 - KELLY, ASHLEY
Locations: Parcel # 1 - 225.00-1,042.01.000.	Municipality LENOX TOWNSHIP
Information: Grantor: BAREFOOT HOLDINGS LLC	Consideration: \$160,000.00 Grantee: SAMUEL PA PROPERTIES LLC
Locations: Parcel # 1 - 268.07-6,036.00.000.	Municipality FOREST CITY
Information: Grantor: LOWRIE, NICOLE M	Consideration: \$115,000.00 Grantee: TRACY, MARY 2 - JOY, GERARD BRENDAN
Locations: Parcel # 1 - 203.00-4,004.00.000.	Municipality LATHROP TOWNSHIP
Information: Grantor: REID, JOHN C (ESTATE)	Consideration: \$390,000.00 Grantee: ANTONELLI, MICHAEL
Locations: Parcel # 1 - 074.00-1,053.00.000.	Municipality OAKLAND TOWNSHIP
Information: Grantor: LILLER, ELEONORE	Consideration: \$132,250.00 Grantee: CARDEN, FRED J 2 - CARDEN, KAREN E
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information: Grantor: ESTABROOK, MALYNDA R	Consideration: \$1.00 Grantee: ESTABROOK, NIKOLAS R
Locations: Parcel # 1 - 147.00-2,058.00.000.	Municipality HARFORD TOWNSHIP
Information: Grantor: ESTABROOK, MALYNDA R	Consideration: \$1.00 Grantee: ESTABROOK, MALYNDA R
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information: Grantor: DROST, REBECCA	Consideration: \$306,500.00 Grantee: DEMARINIS, CHRISTINE
Locations: Parcel # 1 - 205.01-1,032.00.000.	Municipality LENOX TOWNSHIP
Information: INTERVAL 41 UNIT 38	Consideration: \$100.00
Grantor: IANNICELLO, CHERYL W (AKA) 2 - IANNICELLO, CHERYL	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 6 WK 46	Consideration: \$100.00
Grantor: WOODFORK, TERRY J 2 - WOODFORK, MARY P 3 - WOODFORK, MATTHEW B 4 - WOODFORK, JARRETT A	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: SCRO, KENNETH G SR	Consideration: \$1.00 Grantee: SCRO, KENNETH G SR
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA

Susquehanna County **LEGAL JOURNAL**

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