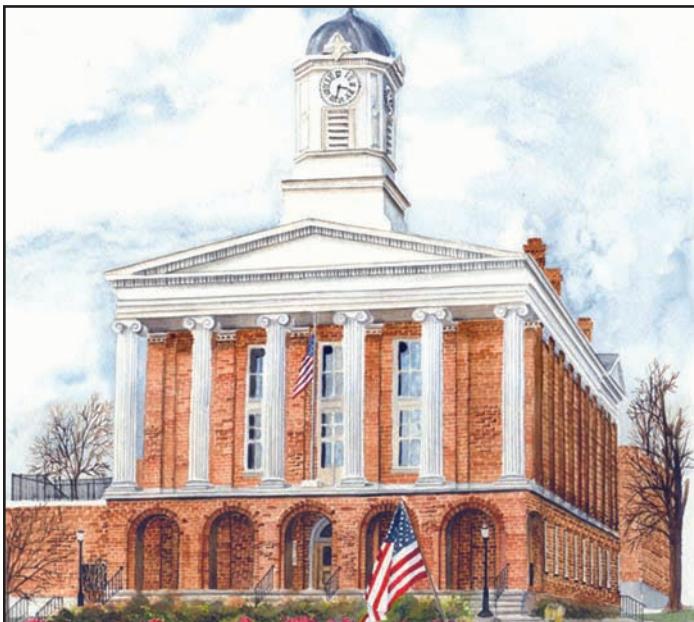


OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 6 ★ September 17, 2021 ★ Montrose, PA ★ No. 25



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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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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	\$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
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

### *Judge of the Court of Common Pleas*

Jason J. Legg, *President Judge*  
Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

Jeffrey Hollister  
Jodi L. Cordner, Esq.  
Suzanne Brainard

### *Court Administrator*

Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

Marion O’Malley, Esq.

### *Prothonotary, Clerk of The Court*

Jan Krupinski

### *Chief Public Defender*

Linda LaBarbara, Esq.

### *Commissioners*

Elizabeth M. Arnold — Chair  
Alan M. Hall — Vice-Chair  
Judith Herschel

### *Treasurer*

Jason D. Miller

### *Register of Wills/Recorder of Deeds/*

*Clerk of The Orphan’s Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

Robert DeLuca  
Richard Suraci  
Rick Ainey

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.*

#### EXECUTOR NOTICE

Estate of Irving Pinchuk  
Late of Susquehanna  
EXECUTOR  
Bartt Pinchuk  
445 West Street  
Uxbridge, MA 01569

**9/17/2021 • 9/24/2021 • 10/1/2021**

#### ESTATE NOTICE

NOTICE is hereby given that Letters of Administration have been given in the Estate of Richard McGranham, Jr., of Forest City, Susquehanna County, Pennsylvania, who died March 29, 2021. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Administratrix, Judy Alexander, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

Hourigan, Kluger & Quinn, P.C.  
600 Third Avenue Kingston, PA  
18704

**9/17/2021 • 9/24/2021 • 10/1/2021**

#### ESTATE NOTICE

In the Estate of Graydon L. Frazier, late of the Forest Lake Township, 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:

Jon Frazier  
1095 Jefferson Court  
Newburgh, IN 47630

James Frazier  
4727 N. Clark St., #4S  
Chicago, IL 60640

or

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

**9/17/2021 • 9/24/2021 • 10/1/2021**

## **ADMINISTRATOR NOTICE**

Estate of Randy Zick  
Late of Brooklyn Township  
**ADMINISTRATOR**  
Daniel Zick  
115 Vincent Dr.  
Stephens City, VA 22655  
**ATTORNEY**  
Robert Kelly  
425 Spruce Street  
Scranton, PA 18503

**9/3/2021 • 9/10/2021 • 9/17/2021**

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## **ESTATE NOTICE**

Estate of Ann Jean Chorba, late of Kingsley, Pennsylvania, (Died: July 15, 2012). Notice is hereby given that Letters Administration on the above Estate have been granted to Mary Jane Garvey, Administrator. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Administrator named herein, or to Neil F. MacDonald, Esquire, Durkin MacDonald, LLC, Attorney for this Estate, 536 East Drinker Street, Dunmore, Pennsylvania 18512.

**9/3/2021 • 9/10/2021 • 9/17/2021**

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## **EXECUTOR NOTICE**

Estate of Warren A. Ditzel  
Late of New Milford Township  
**EXECUTOR**  
Edward A Ditzel  
96 Patricia Pl.  
Media, PA 19063

**9/3/2021 • 9/10/2021 • 9/17/2021**

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## **OTHER NOTICES**

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### **NOTICE**

#### **IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, PENNSYLVANIA**

**NO. 848CP TERM, 2021**

#### **EMINENT DOMAIN PROCEEDING IN REM**

**IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 0081, SECTION 511**

**IN THE BOROUGH OF NEW MILFORD, BOROUGH OF GREAT BEND AND TOWNSHIP OF GREAT BEND**

#### **NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on August 24, 2021 a Declaration of Taking to the

above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on May 26, 2021 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 0081 Section 511 R/W in Susquehanna County, Drawings Re-Establishing Limited Access Highway and Authorizing Acquisition of Right-of-Way for State Route 0081 Section 511 R/W in Susquehanna County", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on June 17, 2021, in Instrument Number 202105541.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The

Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No. 5700514000  
Parcel No. 16  
Name Unknown Owner  
Address STA 1018+92 L to STA 1020+26L

Claim No. 5700541000  
Parcel No. 64  
Name Unknown Owner  
Address STA 1342+71 L to STA 1343+10 L

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

**FURTHERMORE, NOTICE IS GIVEN THAT** the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the

Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been

deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Ralph Del Rosso

District Right-of-Way  
Administrator  
Engineering District 4-0  
Pennsylvania Department of  
Transportation

9/17/2021

### SUSQUEHANNA IN THE 1960s



*Nell's, circa 1960*



*The Round House, circa 1960*

### SUSQUEHANNA SCENES BY ARTIST ARMONDO DELLASANTA

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OIL PAINTINGS, PEN DRAWINGS, ETCHINGS  
COLOR PRINTS & NOTECARDS

[WWW.LKBURKEFINEART.COM](http://WWW.LKBURKEFINEART.COM)

EMAIL: [GALLERY@LKBURKEFINEART.COM](mailto:GALLERY@LKBURKEFINEART.COM)

## NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for the Commonwealth of Pennsylvania, in Harrisburg, PA on the 19th day of May, 2021. Articles of Incorporation were requested for McAndrew Law Offices, P.C., for the purpose of obtaining the Certificate of Incorporation for profit of a proposed corporation to be organized under the Corporation Law of 1988, as amended.

The Professional Corporation shall have unlimited power to engage in the practice of Law.

**9/17/2021**

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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 NOVEMBER 9, 2021

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

**11/09/2021 09:30 AM**

Writ of Execution No.:

2020-412 CP

PROPERTY ADDRESS: 1942 Little Ireland Road AKA 5377 Little Ireland Road, Starrucca, PA 18462

LOCATION: Thompson Township Tax ID #: 096.00-1,012.00,000

IMPROVEMENTS: ONE – 1 story manufactured dwelling

ONE – 18 x 20 metal car port

ONE – 12 X 19 wood framed shed

DEFENDANTS: Ashley Kapcsandi Solely in Her Capacity as Heir of Martha Stiller Kapcsandi, Deceased Anthony Lopez Solely in His Capacity as Heir of Martha Stiller Kapcsandi, Deceased Brian Lopez Solely in His Capacity as Heir of Martha Stiller Kapcsandi, Deceased

ATTORNEY FOR PLAINTIFF:

Stephanie A. Walczak, Esq.

(215) 627-1322

## 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

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**9/17/2021 • 9/24/2021 • 10/1/2021**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 9, 2021**

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  
11/9/21 10:00 AM**

Writ of Execution No.:

2021-179 CP

PROPERTY ADDRESS: 6006 Kingsley Road, Kingsley, PA 18826

LOCATION: Brooklyn Township  
Tax ID #: 183.00-1,047.00,000.

IMPROVEMENTS: ONE – 1 and 2/3 story wood framed dwelling  
ONE – 20 X 24 wood framed garage

DEFENDANTS: Amanda Edner and Jeremiah J. Lannon

ATTORNEY FOR PLAINTIFF:  
Stephanie A. Walczak, Esq.  
(215) 627-1322

**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

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**9/17/2021 • 9/24/2021 • 10/1/2021**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 9, 2021**

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**

**11/9/21 10:30 AM**

Writ of Execution No.:

2021-309 CP

PROPERTY ADDRESS: 376 Lake Avenue, Montrose, PA 18801

LOCATION: Montrose Borough  
Tax ID #: 124.14-2,026.00,000.

IMPROVEMENTS: ONE – 2 story wood framed dwelling

ONE – 16 X 22 X 1 wood framed garage

DEFENDANTS: Nadine Lucas

ATTORNEY FOR PLAINTIFF:  
M. Troy Freedman, Esq.  
(215) 886-8790

### 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

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**9/17/2021 • 9/24/2021 • 10/1/2021**

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**MORTGAGES AND DEEDS**

**RECORDED FROM SEPTEMBER 2, 2021 TO SEPTEMBER 8, 2021**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$172,800.00
Mortgagor: EVANS, DANIELLE N 2 - EVANS, ZACHARY A	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 024.02-1,045.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$122,038.00
Mortgagor: LEGG, LAURA 2 - LEGG, MARK JOHN	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 062.04-2,024.03,000.	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$274,500.00
Mortgagor: JOHNSON, MATTHEW 2 - JOHNSON, REBECCA	Mortgagee: CALIBER HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 142.03-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Mortgagor: MROZ, KARL 2 - MROZ, CAROL	Mortgagee: SWBC MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 069.00-1,001.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$88,000.00
Mortgagor: WEST, ADAM L 2 - WEST, CHELSEA M	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 026.00-2,036.01,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$200,800.00
Mortgagor: GABRIEL, LANCE E 2 - GABRIEL, HEATHER MARIE YOUNG 3 - SIKORA, CINDY L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 167.00-1,011.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$132,000.00
Mortgagor: BARANKOVICH, PATRICIA ANN 2 - HOLDEN, ELIZABETH H	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 222.10-1,059.00,000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$235,000.00
Mortgagor: HOMYAK, JORDYN K 2 - HOMYAK, SABRENA A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 049.00-1,022.11,000.	Municipality LIBERTY TOWNSHIP

Information:	Consideration: \$247,000.00
Mortgagor: LICATA, NICHOLAS J	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - LICATA, CAROLINA A	
Locations: Parcel # 1 - 195.00-2,014.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: KAZMIERSKI, KAY LA M (AKA) 2 - KAZMIERSKI, KAY LA	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 264.00-2,035.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$36,310.00
Mortgagor: WICKIZER, SAMANTHA J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.11-2,063.00,000.	2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Information:	Municipality GREAT BEND BOROUGH
Mortgagor: BOZZO, CARLENE	Consideration: \$85,000.00
Locations: Parcel # 1 - 086.00-1,018.00,000.	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Information:	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Mortgagor: BUCIOR, BRIAN F 2 - BUCIOR, CHEYENNE L	Municipality FRANKLIN TOWNSHIP
Locations: Parcel # 1 - 268.06-1,026.00,000.	Consideration: \$60,176.36
Information:	Mortgagee: HODGES, PHILLIP JR
Mortgagor: LAPSLY, KIMBERLY ANNE	
Locations: Parcel # 1 - 209.10-1,016.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$129,200.00
Mortgagor: GAGNON, VICTOR L 2 - GAGNON, SUSAN K	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 113.00-1,022.02,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$104,000.00
Mortgagor: WEIDA, SCOTT A 2 - WEIDA, MANDY L	Mortgagee: MUTUAL OF OMAHA MORTGAGE INC
Locations: Parcel # 1 - 244.00-2,011.00,000.	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Information:	Municipality JACKSON TOWNSHIP
Mortgagor: WHITMORE, KATHLEEN A	Consideration: \$340,000.00
Locations: Parcel # 1 - 025.00-2,080.00,000.	Mortgagee: PENN EAST FEDERAL CREDIT UNION
Information:	Municipality LENOX TOWNSHIP
Mortgagor: BUNNELL, CHARLES E 2 - BUNNELL, MANDY L	Consideration: \$40,000.00
Locations: Parcel # 1 - 140.00-1,085.00,000.	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Information:	Municipality SILVER LAKE TOWNSHIP
Mortgagor: BUNNELL, CHARLES E 2 - BUNNELL, MANDY L	Consideration: \$25,000.00
Locations: Parcel # 1 - 140.00-1,085.00,000.	Mortgagee: PS BANK
Information:	Municipality JESSUP TOWNSHIP

Information:	Consideration: \$135,000.00
Mortgagor: PRIORITY FENCING AND CONTRACTING LLC	Mortgagee: BIDWELL, RICHARD P 2 - BIDWELL, DIANE E
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$338,000.00
Mortgagor: KELLER, BARRY H 2 - KELLER, DEBRA J	Mortgagee: CITIZENS SAVINGS BANK
Locations: Parcel # 1 - 190.00-1,028.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: GOFFREDO, DOMINIC II 2 - GOFFREDO, LYNNETTE T	Mortgagee: NBT BANK
Locations: Parcel # 1 - 191.00-1,047.00,000. 2 - 191.00-1,048.00,000.	Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: LEWIS, SENECA 2 - SAVICH, PAUL	Mortgagee: PS BANK
Locations: Parcel # 1 - 122.00-2,007.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$70,475.00
Mortgagor: TODD, JAMES B 2 - TODD, KAREN F	Mortgagee: PRESENCE BANK
Locations: Parcel # 1 - 190.04-1,005.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$96,000.00
Mortgagor: FAUGHNAN, KAITLIN B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - KEYBANK
Locations: Parcel # 1 - 010.00-1,003.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$239,700.00
Mortgagor: WOOLCOCK, TIMOTHY J 2 - WOOLCOCK, LAURIE A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 179.00-1,033.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$287,910.00
Mortgagor: HALLIBURTON, CARY 2 - BUCKWALTER, MATTHEW	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - BETTER MORTGAGE CORPORATION
Locations: Parcel # 1 - 139.00-2,002.01,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: YANNONE, JOHN JR 2 - YANNONE, JENNIFER L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 166.00-1,064.00,000.	Municipality HARFORD TOWNSHIP

## DEEDS

Information:	Consideration: \$1.00
Grantor: CROMER, EVELYN (ESTATE)	Grantee: CROMER, JAMES R 2 - CROMER, DONALD W 3 - CROMER, ROBERT A
Locations: Parcel # 1 - 107.00-1,006.00,000.	Municipality FRANKLIN TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: CLEMENS, DAVID H (ESTATE)	Grantee: CLEMENS, PAULA R
Locations: Parcel # 1 - 070.00-2,035.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: FIORELL, LOUIS 2 - FIORELL, LORI	Grantee: VADELLA, MICHAEL J 2 - VADELLA, HANNELORE
Locations: Parcel # 1 - 205.03-1,053.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$305,000.00
Grantor: WEAVER, LAURA L	Grantee: JOHNSON, REBECCA 2 - JOHNSON, MATTHEW
Locations: Parcel # 1 - 142.03-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$218,000.00
Grantor: ARTHUR, ALAN J 2 - ARTHUR, JULINA C	Grantee: MROZ, KARL 2 - MROZ, CAROL
Locations: Parcel # 1 - 069.00-1,001.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$450,000.00
Grantor: CRIMMINS-MURDOCK, MARK (AKA) 2 - MURDOCK, MARK CRIMMINS 3 - CRIMMINS-MURDOCK, MARIANNA (AKA) 4 - MURDOCK, MARIANNA CRIMMINS	Grantee: OBRIEN, CHERYL ANN
Locations: Parcel # 1 - 026.12-1,016.00,000. 2 - 026.00-1,045.00,000.	Municipality SILVER LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAGGART, JAMES WELDON (ESTATE AKA) 2 - HAGGART, JAMES W (ESTATE AKA) 3 - HAGGART, JAMES (ESTATE)	Grantee: HAGGART, JAMES 2 - HAGGART-PIERCE, LAURIE ANNE (AKA) 3 - PIERCE, LAURIE ANN HAGGART 4 - HAGGART, KAREN SUE
Locations: Parcel # 1 - 022.00-1,028.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$251,000.00
Grantor: MICHAELS TRUST	Grantee: SIKORA, CINDY L 2 - GABRIEL, LANCE E 3 - GABRIEL, HEATHER MARIE YOUNG
Locations: Parcel # 1 - 167.00-1,011.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEE, CLAIRE (AKA)	Grantee: CERVELLO, CHARLES A 2 - CERVELLO, DENISE M
Locations: Parcel # 1 - 266.12-1,060.00,000. 2 - 266.12-1,084.00,000. 3 - 266.12-1,059.00,000.	Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP

Information:	Consideration: \$300,000.00
Grantor: ATKINSON, ADELAIDE S (ESTATE)	Grantee: BIDWELL, RICHARD 2 - BIDWELL, DIANE
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: MULOCK, STANLEY 2 - SAND, CLAUDIA	Grantee: WARNER, DANIEL 2 - WARNER, GRETHER
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: LEWIS, THOMAS H 2 - LEWIS, SUZANNE R	Grantee: HOMYAK, JORDYN 2 - HOMYAK, SABRENA
Locations: Parcel # 1 - 049.00-1,022.11.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$260,000.00
Grantor: DOCKTOR, WILLARD S (ESTATE AKA) 2 - DOCKTOR, WILLARD STEPHEN (ESTATE) 3 - DOCKTOR, DIRK 4 - DOCKTOR, JULI K 5 - LICATA, FRANK 6 - LICATA, DIANE M 7 - OTTEN, DAWN M 8 - OTTEN, CALVIN 9 - WALSH, DENISE M 10 - WALSH, PATRICK 11 - DOCKTOR, ALICE M (ESTATE AKA) 12 - DOCKTOR, ALICE MAE (ESTATE AKA) 13 - DOCKTOR, ALICE (ESTATE)	Grantee: LICATA, NICHOLAS J 2 - LICATA, CAROLINA A
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: STURCHIO, JOSEPH	Grantee: EVANS, THOMAS 2 - GRIFFIN, JENNIFER
Locations: Parcel # 1 - 115.09-1,061.00.000.	Municipality THOMPSON BOROUGH
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: FISKE, MICHAEL J 2 - EDWARDS, SHELLEY M	Grantee: LAKESIDE OUTING CLUB
Locations: Parcel # 1 - 111.00-2,037.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$39,900.00
Grantor: PARDOSKI, MICHAEL	Grantee: TODD, MIRIAM L
Locations: Parcel # 1 - 130.00-1,025.06.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$480,000.00
Grantor: COOPER, LAURA	Grantee: ATHENA UNA LLC
Locations: Parcel # 1 - 205.01-1,004.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOCAN, EDWARD 2 - BOCAN, PAUL	Grantee: BOCAN, PAUL 2 - BOCAN, DONNA
Locations: Parcel # 1 - 171.00-2,006.00.000.	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BOCAN, PAUL 2 - BOCAN, EDWARD	Grantee: BOCAN, EDWARD 2 - BOCAN, KERRY
Locations: Parcel # 1 - 171.00-2,006.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HENRY, JAMES B 2 - HENRY, CARLENE A (NKA) 3 - BOZZO, CARLENE A	Grantee: BOZZO, CARLENE
Locations: Parcel # 1 - 086.00-1,018.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: HODGES, PHILLIP JR	Grantee: BUCIOR, BRIAN F 2 - BUCIOR, CHEYENNE L
Locations: Parcel # 1 - 268.06-1,026.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$163,000.00
Grantor: DUNN, JOSEPH (TRUST BY TRUSTEE) 2 - DUNN, KATHRYN (TRUST BY TRUSTEE)	Grantee: LAPSLEY, KIMBERLY ANNE
Locations: Parcel # 1 - 209.10-1,016.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: KUHN, JAMES ROBERT 2 - DOWNTON, MARY ANN	Grantee: HILKERT, FRANK S JR 2 - HILKERT, JUDY M
Locations: Parcel # 1 - 054.12-2,056.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$230,000.00
Grantor: BUONGIORNE, JAMES E	Grantee: JEESE, NELSON 2 - JEESE, LUCRECIA
Locations: Parcel # 1 - 147.03-1,013.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$440,000.00
Grantor: GERMAN, DANIEL M 2 - GERMAN, MARY ELLEN (AKA) 3 - GERMAN, MARYELLEN	Grantee: ASIMAKOPOULOS, SPILIOS 2 - ASIMAKOPOULOS, FOTINA
Locations: Parcel # 1 - 126.10-1,052.00.000. 2 - 126.10-1,051.00.000.	Municipality BRIDGEWATER TOWNSHIP BRIDGEWATER TOWNSHIP
Information:	Consideration: \$65,670.00
Grantor: VANDERBILT MORTGAGE AND FINANCE INC	Grantee: HOLLERAN HOLDINGS LLC 2 - HOLLERAN, THOMAS 3 - HOLLERAN, CATHERINE
Locations: Parcel # 1 - 127.00-1,040.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: WOODEN, SHERMAN F 2 - WOODEN, CYNTHIA A	Grantee: LIONE, BRIAN 2 - SCHENKER, HILLORI
Locations: Parcel # 1 - 124.18-1,013.00.000.	Municipality MONTROSE
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: WELCH, VICKY	Grantee: GALLOWAY, WALTER D (ESTATE)
Locations: Parcel # 1 - 032.00-1,066.00.000.	Municipality GREAT BEND TOWNSHIP

**★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★**

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Information:	Consideration: \$1.00
Grantor: GALLOWAY, WALTER D (AKA)	Grantee: GALLOWAY, GARY 2 - DODD, WENDY 3 - GILMAN, SHARON 4 - WELCH, VICKY
Locations: Parcel # 1 - 032.00-1,066.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GALLOWAY, GARY (AKA)	Grantee: WELCH, VICKY
2 - GALLOWAY, GARY D 3 - DODD, WENDY (AKA) 4 - DODD, WENDY D 5 - GILMAN, SHARON	
Locations: Parcel # 1 - 032.00-1,066.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: BIDWELL, RICHARD P	Grantee: PRIORITY FENCING AND CONTRACTING LLC
2 - BIDWELL, DIANE E	
Locations: Parcel # 1 - 245.00-3,050.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: HOYT, JAMIE A	Grantee: DAVIS, ARTHUR W 2 - DAVIS, PAMELA R
2 - HOYT, KELLY A	
Locations: Parcel # 1 - 083.20-1,047.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GOFFREDO, DOMINIC M	Grantee: GOFFREDO, DOMINIC II 2 - GOFFREDO, LYNNETTE T
2 - GOFFREDO, SHARON L 3 - GOFFREDO, DOMINIC II 4 - GOFFREDO, LYNNETTE T	
Locations: Parcel # 1 - 191.00-1,048.00.000. 2 - 191.00-1,047.00.000.	Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: BOSTJANCIC, MARK	Grantee: DEWITT, NICHOLAS 2 - WILSON, JACKLYNN
2 - BOSTJANCIC, LILLIAN M	
Locations: Parcel # 1 - 190.00-1,060.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$325,000.00
Grantor: WOOD, RUSSELL J	Grantee: LEWIS, SENECA 2 - SAVICH, PAUL
2 - WOOD, MARY K 3 - JORDAN KEATING ENTERPRISES LLC	
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$151,000.00
Grantor: CINKUTIS, BRIAN	Grantee: LANTZ PROPERTIES LLC
2 - CINKUTIS, HOLLY	
Locations: Parcel # 1 - 198.01-1,003.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: HUGHES, KENNETH J	Grantee: FAUGHNAN, KAITLIN B
Locations: Parcel # 1 - 010.00-1,003.00.000.	Municipality LIBERTY TOWNSHIP

Information:	Consideration: \$388,750.00
Grantor: LTS HOLDINGS LLC	Grantee: WEIDA, RICHARD 2 - WEIDA, JILL
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$388,750.00
Grantor: LTS HOLDINGS LLC	Grantee: WEIDA, RICHARD 2 - WEIDA, JILL
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information: OIL & GAS	Consideration: \$1.00
Grantor: WATERMAN, MARY E (ESTATE)	Grantee: CRONIN, MICHAEL
Locations: Parcel # 1 - 125.04-1,022.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$319,900.00
Grantor: MOORE, KAREN I 2 - MOORE, JAMES LEWIS	Grantee: HALLIBURTON, CARY 2 - BUCKWALTER, MATTHEW
Locations: Parcel # 1 - 139.00-2,002.01,000.	Municipality JESSUP TOWNSHIP



# Susquehanna County LEGAL JOURNAL

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