

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

34th Judicial District

Vol. 4 ★ February 21, 2020 ★ Montrose, PA ★ No. 47



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**CASES REPORTED**

Jeory A. Dunham, Petitioner,  
vs.  
Jada L. Dunham, Respondent.

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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

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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.*

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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

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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.

**COURT OPINION**

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

JEORY A. DUNHAM, :  
Petitioner, :  
: :  
vs. : :  
: :  
JADA L. DUNHAM, : :  
Respondent. : :  
: :  
: : No. 2017 - 1259 C.P.

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**ORDER**

NOW, this 10th day of February, 2020, upon consideration of petitioner Jeory A. Dunham's petition to terminate alimony, and after a hearing held, and after consideration of the language in the parties' marital settlement agreement that provides for the termination of alimony payments only upon death or Respondent Jada Dunham's remarriage, and the record having demonstrated that Respondent Jada Dunham is living and has not remarried, **IT IS HEREBY ORDERED THAT:**

1. Petitioner Jeory A. Dunham's petition to terminate alimony is **DENIED**. See Woodings v. Woodings, 601 A.2d 854, 859 (Pa. Super. 1992) (holding that alimony provided under a settlement agreement may only be modified or terminated based upon language of settlement agreement); Peck v. Peck, 707 A.2d 1163, 1165-67 (Pa. Super. 1998) (finding that trial court was precluded from modifying the marital settlement agreement that provided for termination of alimony upon death or remarriage of the wife); McMahon v. McMahon, 612 A.2d 1360, 1363-64 (Pa. Super. Ct. 1992) (finding that alimony under settlement agreement would not be terminated even where wife remarried where settlement agreement failed to provide that remarriage would terminate alimony); 24A Standard Pennsylvania Practice 2d § 126:686 (Nov. 2019 Westlaw Update) ("The limitation of the power of a court to modify the terms of an incorporated agreement for the payment of alimony extends to termination of the payments agreed to on any basis other than what is agreed to by the parties even though the conduct of the payee spouse would require termination of alimony awarded by the court.").

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**Jason J. Legg  
President Judge**



## 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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#### NOTICE

In the Estate of Harriet L. Cronk, deceased, late of New Milford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Sharon L. Warren, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Sharon L. Warren  
7 Warren Road  
New Milford, PA 18834

OR

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

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2/21/2020 • 2/28/2020 • 3/6/2020

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#### EXECUTOR NOTICE

Estate of Constance Lucille Chamberlain AKA Constance L. Chamberlain  
Late of Jackson Township  
EXECUTOR  
Thomas J. Chamberlain  
106 Lakeland Court  
Sanford, NC 27332  
ATTORNEY  
Rachael Thomas  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

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2/21/2020 • 2/28/2020 • 3/6/2020

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#### ADMINISTRATRIX NOTICE

Estate of Patricia A. Bliss  
Late of Hallstead Borough  
ADMINISTRATRIX  
Laurie Bliss  
232 Dayton Avenue  
Hallstead, PA 18822  
ATTORNEY  
Rachael Thomas, Esq.  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

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2/21/2020 • 2/28/2020 • 3/6/2020

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#### EXECUTRIX NOTICE

Estate of Alice E. Sauter  
Late of New Milford Township  
EXECUTRIX  
Sheryl A. Aronoff  
4128 N.W. 96th Way  
Sunrise, Florida 33351

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2/21/2020 • 2/28/2020 • 3/6/2020

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## ESTATE NOTICE

In the Estate of **Alfred Leroy Aldrich, Jr., a/k/a Leroy Aldrich, a/k/a Alfred Leroy Aldrich, a/k/a A. Leroy Aldrich** 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:

Kimberly M. Travis,  
Co-Executor  
10775 N. Weston Road  
Montrose, PA 18801

and

Scott L. Aldrich  
Co-Executor  
10854 N. Weston Road  
Montrose, PA 18801

or

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

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2/14/2020 • 2/21/2020 • 2/28/2020

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## ADMINISTRATRIX NOTICE

Estate of Chester Thomas Chilewski, Jr. AKA C. Thomas Chilewski, Jr. AKA Thomas Chilewski  
Late of Oakland

ADMINISTRATRIX  
Stephanie Chilewski  
2400 Lakeview Drive  
Clarks Summit, PA 18411  
ATTORNEY  
Zachary D. Morahan  
21-23 Public Avenue  
Montrose, PA 18801

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2/14/2020 • 2/21/2020 • 2/28/2020

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## ESTATE NOTICE

In the Estate of Joanne Catherine Rose, aka Joanne C. Rose, aka Joanne Rose, 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:

Amanda Kemp  
61 Tiffany Drive  
Montrose, PA 18801

and

Zackery L. Cabisca  
472 Scott Road  
Montrose, PA 18801

or

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

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2/7/2020 • 2/14/2020 • 2/21/2020

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## ESTATE NOTICE

Estate of Douglas P. Pascoe, deceased, of 2049 State Route 2009, Hop Bottom, Susquehanna County, Pennsylvania, who died January 8, 2020.

Letters Testamentary have been granted to Meghan Casselbury, Executrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Meghan Casselbury  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
(570) 879-2534

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**2/7/2020 • 2/14/2020 • 2/21/2020**

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## ADMINISTRATRIX NOTICE

Estate of Rachel Montgomery Upright  
Late of New Milford  
**ADMINISTRATRIX**  
Susan L. English  
21-23 Public Ave.  
Montrose, PA 18801  
**ATTORNEY**  
Susan L. English  
21-23 Public Ave.  
Montrose, PA 18801

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**2/7/2020 • 2/14/2020 • 2/21/2020**

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## EXECUTRIX NOTICE

Estate of Grace P. Harvey AKA Grace Harvey  
Late of Bridgewater Township  
**EXECUTRIX**  
Jeannette Castrogiovanni  
8765 Forest Lake Road  
Montrose, PA 18801  
**ATTORNEY**  
Erin E. Donnelly, Esq.  
50 Public Avenue  
Montrose, PA 18801

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**2/7/2020 • 2/14/2020 • 2/21/2020**

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## OTHER NOTICES

### NOTICE

**PRIVATE SALE OF REAL  
ESTATE IN SUSQUEHANNA  
COUNTY PREVIOUSLY  
EXPOSED TO PUBLIC SALE BY  
THE SUSQUEHANNA COUNTY  
TAX CLAIM BUREAU AND NOT  
SOLD BECAUSE THE UPSET  
PRICE WAS NOT BID.**

**NOTICE** is hereby given that the Susquehanna County Tax Claim Bureau will expose to private sale property situate at 337 Shaughnessy Road, Little Meadows Borough, Parcel #021.06-1,003.00,000, Control # 28-0-017726, assessed in the names of HOWELL, EDRIC & THERESA G. The property will be sold free and clear of all tax claims and tax judgments.

The corporate authorities of any taxing district having any tax claims or tax judgments against the property which is to be sold, the owner, an interested party, or a person interested in purchasing the

property may, if not satisfied that the sale price indicated herein is sufficient, within forty-five (45) days after notice of the proposed sale, may petition the Court of Common Pleas of Susquehanna County to disapprove the sale.

The sale of the said property will be held April 14, 2020 at the hour of 10:00 A.M., at the Tax Claim Bureau office, Susquehanna County Courthouse, Montrose, Pennsylvania. The sale price of the property is \$12,779.63.

Jason D. Miller, Director  
Susquehanna County Tax Claim  
Bureau

**2/14/2020 • 2/21/2020**

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, PA  
CIVIL ACTION - LAW

PENNSYLVANIA HOUSING  
FINANCE AGENCY,  
PLAINTIFF

VS.

AMANDA MAFFETT, DONNA  
FERINGA MAFFETT AND  
NATHAN MAFFETT, KNOWN  
HEIRS OF WILLIAM E.  
MAFFETT, DECEASED AND THE  
UNKNOWN HEIRS OF WILLIAM  
E. MAFFETT, DECEASED,

MORTGAGE FORECLOSURE  
NO. 2019-1283-CP

**TO:**

You are hereby notified that on

November 4, 2019, Plaintiff, Pennsylvania Housing Finance Agency, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Susquehanna County, Pennsylvania, docketed to No. 2019-1283-CP wherein Plaintiff seeks to foreclose it's mortgage securing your property located at 2909 Potter Hill Road, Thompson, PA 18465, whereupon your property would be sold by the Sheriff of Somerset County.

You are hereby notified to plead to the above referenced Complaint on or before 20 DAYS from the date of this publication or a Judgment will be entered against you.

**NOTICE**

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER, TELEPHONE THE  
OFFICE BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL  
HELP.**

**IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE**

YOU WITH INFORMATION ON  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE

SUSQUEHANNA COUNTY  
PROTHONOTARY  
COURTHOUSE  
P.O. BOX 218,  
MONTROSE, PA 18801  
PH: 570-278-4600

PENNSYLVANIA BAR  
ASSOCIATION  
P.O. BOX 186  
HARRISBURG, PA 17108  
PH: 800-692-7375

Leon P. Haller, Esq.  
Attorney for Plaintiff  
1719 N. Front Street  
Harrisburg, PA 17102  
717-234-4178  
PA ID# 15700

**2/21/2020**

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**MORTGAGES AND DEEDS**

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**RECORDED FROM JANUARY 28, 2020 TO FEBRUARY 6, 2020**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

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**MORTGAGES**

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Information:	Consideration: \$64,306.00
Mortgagor: CARVIN, ROBERT E 2 - CARVIN, VALERIE A	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.10-2.009.00.000.	Municipality OAKLAND BOROUGH
Information: CORRECTIVE	Consideration: \$172,000.00
Mortgagor: RUPP, DONALD J 2 - RUPP, ERIN M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 266.01-1,031.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: CROWELL, JOHN 2 - THORN, MARY JO	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 133.00-2,031.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: WILBER, ADAM D 2 - WILBER, LINDSEY R	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: WATTS, RYAN LIAM	Mortgagee: NFM INC (DBA) 2 - NFM LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 095.00-1,013.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: MALESKI, DENISE 2 - MALESKI, PAUL R	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - 045.00-1,050.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$27,200.00
Mortgagor: LANE, KEITH A 2 - DODD-LANE, KAREN A (AKA) 3 - LANE, KAREN A DODD	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 107.00-2,015.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: BOGNATZ, MARGARET	Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 267.00-1,011.00.000.	Municipality CLIFFORD TOWNSHIP

Information: Mortgagor: HINDS OIL CO INC (AKA)	Consideration: \$1,500,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HINDS OIL COMPANY INC	
Locations: Parcel # 1 - 054.11-4,011.00,000. 2 - 054.11-4,011.00,000. 3 - 124.17-3,007.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W MONTROSE 2W
Information: Mortgagor: COMPTON, JAMES A SR	Consideration: \$342,000.00 Mortgagee: PS BANK
2 - COMPTON, FRANCES K	
Locations: Parcel # 1 - 207.00-1,027.01,000.	Municipality GIBSON TOWNSHIP
Information: Mortgagor: MCCORMACK, LINDA S	Consideration: \$71,900.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 054.10-1,031.00,000.	Municipality OAKLAND BOROUGH
Information: Mortgagor: MCDONALD, NANCY	Consideration: \$200,000.00 Mortgagee: STRONG HOME MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 135.05-1,031.00,000.	Municipality THOMPSON TOWNSHIP
Information: Mortgagor: BEAR SWAMP HOLDINGS LLC	Consideration: \$1,837,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 075.00-1,005.00,000.	Municipality HARMONY TOWNSHIP
Information: Mortgagor: HARASYMCZUK, JAMES R	Consideration: \$80,000.00 Mortgagee: HORIZONS FEDERAL CREDIT UNION
2 - HARASYMCZUK, MARY LOUISE	
Locations: Parcel # 1 - 026.00-2,046.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: MTG 1 Mortgagor: FRANTZ PROPERTIES LLC	Consideration: \$74,250.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information: MTG 2 Mortgagor: FRANTZ PROPERTIES LLC	Consideration: \$75,000.00 Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
2 - A&E TIRE & AUTO SERVICE CENTER	
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information: Mortgagor: JONES, FRED ROBERT	Consideration: \$158,400.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JONES, JENNIFER JEAN	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 266.12-1,038.00,000. CLIFFORD TOWNSHIP	Municipality
Information: Mortgagor: ESGRO, DESIREE	Consideration: \$92,400.00 Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 161.08-1,030.00,000.	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$60,000.00
Mortgagor: BIESECKER, ELAINE 2 - BIESECKER, RALPH	Mortgagee: FIRST CREDIT UNION OF SCRANTON
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$356,000.00
Mortgagor: HILLIS, MICHAEL W 2 - HILLIS, JENNIFER A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MERCHANTS BANK OF BANGOR
Locations: Parcel # 1 - 209.00-1,035.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$110,000.00
Mortgagor: TRUMAN, KENNETH J 2 - TRUMAN, SANDI L	Mortgagee: NEWREZ LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 199.00-1,030.01,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$121,000.00
Mortgagor: MCANDREW, JEFFREY	Mortgagee: PNC BANK
Locations: Parcel # 1 - 263.00-1,168.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: HENRY, ANDREW J 2 - HENRY, GEORGIA M	Mortgagee: PS BANK
Locations: Parcel # 1 - 198.00-1,007.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,950.00
Mortgagor: LEICHLITER, RUSSELL E 2 - LEICHLITER, RUTH H	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 213.00-1,037.01,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$176,022.00
Mortgagor: AYERS, TAMMY I 2 - AYERS, DAVID B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 241.00-1,008.00,000.	Municipality LATHROP TOWNSHIP
Information: AMENDMENT	Consideration: \$0.00
Mortgagor: ABARTA OIL & GAS CO LLC (FKA) 2 - ABARTA OIL & GAS CO INC 3 - BELKNAP, DOROTHY J (TRUST) 4 - RUSSELL, LANNY 5 - SWACKHAMMER, REBECCA 6 - SORBER, JOHN H 7 - LINDBERG, PATRICIA 8 - ALDERSON, VERNE 9 - FRATICK, THOMAS P 10 - WARNER, CHARLES E 11 - VANECK, STEPHEN 12 - PARK, JAMES D 13 - PEARCE, CHARLES R 14 - WIEDER, MICHAEL 15 - HESTON, GARY W 16 - MARTIN, JOHN W 17 - NAIBERK, JOSEPH	Mortgagee: WELLS FARGO STRATEGIC CAPITAL INC (FKA) 2 - WELLS FARGO ENERGY CAPITAL INC

18 - PURTELL, CHERYL  
 19 - ELLIS, DONALD R  
 20 - PHILLIPS, TERRY  
 21 - FERRILL, MITCHELL G  
 22 - HOULIHAN, SUSAN E  
 23 - CHASE, ALAN W

No Municipality Information

Information:	Consideration: \$149,433.00
Mortgagor: VAIL, STANLEY R 2 - VAIL, ANDREA L	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 045.00-1,028.02,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$36,300.00
Mortgagor: SANDERS, ADAM 2 - SANDERS, JENIFER L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 242.00-1,065.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$116,000.00
Mortgagor: KOCHMER, ROBERT W 2 - ELKINS, KATHRYNNS M	Mortgagee: PS BANK
Locations: Parcel # 1 - 265.01-1,035.00,000.	Municipality CLIFFORD TOWNSHIP

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**DEEDS**

Information:	Consideration: \$36,250.00
Grantor: STALEY, BRIAN T 2 - STALEY, JENNY	Grantee: CELLI, ROBERT A
Locations: Parcel # 1 - 208.00-2,034.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAMBAUER, RUSSELL Y 2 - MAMBAUER, RUTH E	Grantee: MAMBAUER, RUSSELL Y 2 - MAMBAUER, RUTH E 3 - MUMBAUER, PAUL D 4 - MILLAR, BONNY M
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTCHER FAMILY TRUST	Grantee: BUTCHER, VINCENT S
Locations: Parcel # 1 - 196.00-2,026.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTCHER FAMILY TRUST	Grantee: BUTCHER, VINCENT S
Locations: Parcel # 1 - 196.00-2,027.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: CHAFFEE, ALAN L 2 - GREEN, CYNTHIA K 3 - CHAFFEE, SCOTT D 4 - BUCK, IRVING L 5 - BUCK, GIRDON E	Grantee: FLOOD PLAIN ROD & GUN CLUB INC
Locations: Parcel # 1 - 077.00-2,009.00,000.	Municipality THOMPSON TOWNSHIP

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Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: SMITH, KENNETH E SR	Grantee: BLACHEK, ERIC R
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: BLACHEK, ERIC R	Grantee: WILBER, ADAM D
Locations: Parcel #	2 - WILBER, LINDSEY R
1 - N/A	Municipality
FRANKLIN TOWNSHIP	
Information:	Consideration: \$200,000.00
Grantor: HUBAL, ROBERT W (ESTATE)	Grantee: WATTS, RYAN LIAM
Locations: Parcel #	Municipality
1 - 095-00-1,013.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: BARON & BARON LLC	Grantee: SCUTARO, MICHAEL S
Locations: Parcel #	Municipality
1 - N/A	LANESBORO BOROUGH
Information:	Consideration: \$130,000.00
Grantor: EVERITT, REUBEN G	Grantee: MORONSKI, JAMES S
2 - EVERITT, ELIZABETH A	2 - MORONSKI, APRIL K
Locations: Parcel #	Municipality
1 - 065-00-1,038.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: WHEELER, DOLORES	Grantee: CRUZ-BREWER, APRIL (AKA)
2 - BREWER, APRIL CRUZ	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: ROMAN, MARGARET	Grantee: LANE, KEITH A
2 - ROMAN, KENNETH G SR	2 - DODD-LANE, KAREN A (AKA)
	3 - LANE, KAREN A DODD
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1,00
Grantor: OBELENUS, EARL WILLIAM	Grantee: OBELENUS, JASON
2 - OBELENUS, MARY ANN	2 - BLAUSER, LAURA ANN OBELENUS
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$100,630.00
Grantor: SAVERY, AVERIL I (TRUST)	Grantee: JCR GRANDS LLC
Locations: Parcel #	Municipality
1 - 214-00-1,018.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1,900.00
Grantor: TIFFANY, ALICE (BY TAX CLAIM BUREAU)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054-15-1,014.00,000.	SUSQUEHANNA
2 - 054-15-1,014.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$9,100.00
Grantor: STEWART, JONATHAN (BY TAX CLAIM BUREAU)	Grantee: BIGLIN, SHARLENE
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	2 - BIGLIN, DANIEL
Locations: Parcel #	Municipality
1 - 266-01-1,056.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$2,200.00
Grantor: DYMOND, JACK FLOYD (BY TAX CLAIM BUREAU)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.16-2,061.00,000.	SUSQUEHANNA
2 - 054.16-2,061.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$658.49
Grantor: TIFFANY, ALICE (BY TAX CLAIM)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 146.00-3,005.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$2,600.00
Grantor: RHINEBECK, LISA Y (BY TAX CLAIM)	Grantee: HOLLERAN, CATHERINE
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.11-2,074.00,000.	SUSQUEHANNA
2 - 054.11-2,074.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$8,000.00
Grantor: THOMPSON, KIMBERLY (BY TAX CLAIM)	Grantee: REGINAS ESTATES LLC
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.15-1,010.00,000.	SUSQUEHANNA
2 - 054.15-1,010.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1,506.36
Grantor: BALLARD, CECIL (BY TAX CLAIM)	Grantee: DRAKE, DAVID JR
2 - BALLARD, ALICE (BY TAX CLAIM)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.14-2,017.00,000.	SUSQUEHANNA
Information:	Consideration: \$2,102.47
Grantor: THOMAS, ALVIN W (BY TAX CLAIM)	Grantee: HOLDER, LARRY A
2 - THOMAS, ROBIN R (BY TAX CLAIM)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.10-1,073.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$844.59
Grantor: HOOPES, ETHEL (BY TAX CLAIM)	Grantee: ARTHUR, DOUGLAS
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.10-2,012.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$3,600.00
Grantor: STEWART, WILLIAM (BY TAX CLAIM)	Grantee: TRIVETT, SHANNON
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	2 - COTTON, KENNETH SR
Locations: Parcel #	Municipality
1 - 268.07-6,051.00,000.	FOREST CITY
Information:	Consideration: \$1,925.37
Grantor: DEGMA, ROSE MARIE (BY TAX CLAIM)	Grantee: DRAKE, MATTHEW
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 268.07-6,038.00,000.	FOREST CITY

Information:	Consideration: \$676.39
Grantor: TIFFANY, ALICE (BY TAX CLAIM)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.15-1,017.00,000.	SUSQUEHANNA
2 - 054.15-1,017.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1,600.00
Grantor: JO HILL LEE KENNELS INC (BY TAX CLAIM)	Grantee: PETROSKI, THOMAS
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$79,900.00
Grantor: NAPOLITANO, LOUIS F (ESTATE)	Grantee: MCCORMACK, LINDA
Locations: Parcel #	Municipality
1 - 054.10-1,031.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$375,000.00
Grantor: JENKINS, SUZANNE	Grantee: MCDONALD, NANCY
Locations: Parcel #	Municipality
1 - 135.05-1,031.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1,00
Grantor: ENGLISH, WILLIAM J (ESTATE AKA)	Grantee: ENGLISH, JUANITA G
2 - ENGLISH, WILLIAM JAMES SR (ESTATE)	
Locations: Parcel #	Municipality
1 - 231.00-1,007.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: VANTASSEL, ERIC A	Grantee: FOREST LAKE BAPTIST CHURCH
2 - VANTASSEL, RACHAEL A	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: VALENTINE, FRANCIS (ESTATE AKA)	Grantee: MASON, DARIN J
2 - VALENTINE, FRANK (ESTATE)	2 - MASON, VICKY
Locations: Parcel #	Municipality
1 - 225.00-1,031.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: FLORANCE, JOHNNIE A	Grantee: FRANTZ PROPERTIES LLC
2 - FLORANCE, MARSHA D	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$1,00
Grantor: HERMAN, STEVEN R (ESTATE)	Grantee: HERMAN, CHRISTOPHER S
Locations: Parcel #	Municipality
1 - 222.10-1,046.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$1.00
Grantor: STETSON, MICHELLE M	Grantee: STETSON, MICHELLE M
	2 - STETSON, JESSICA L
	3 - STETSON, MORGAN
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$1.00
Grantor: STETSON, MICHELLE M	Grantee: STETSON, MICHELLE M
	2 - STETSON, JESSICA L
	3 - STETSON, MORGAN
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH

**★ 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: \$265,000.00
Grantor: FERREL, MATTHEW	Grantee: GIBSON, GARY A 2 - GIBSON, CATHERINE J
Locations: Parcel # 1 - 190.04-1,016.31.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$8,000.00
Grantor: WH SERVICES INC	Grantee: VISION INTERNATIONAL ALLIANCE LLC
Locations: Parcel # 1 - 054.11-5,008.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$248,000.00
Grantor: TOMAINE, PAUL	Grantee: JONES, FRED ROBERT 2 - JONES, JENNIFER JEAN
Locations: Parcel # 1 - 266.12-1,038.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$58,000.00
Grantor: CITIMORTGAGE INC (SBM) 2 - CITIFINANCIAL MORTGAGE COMPANY INC	Grantee: GENTILE, WILLIAM 2 - GENTILE, BARBARA
Locations: Parcel # 1 - 266.01-1,024.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$115,500.00
Grantor: COLE, CHRISTOPHER L	Grantee: ESGRO, DESIREE
Locations: Parcel # 1 - 161.08-1,030.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: WARRINER, CHRISTOPHER P 2 - WARRINER, KRISTINE A	Grantee: LEICHLITER, DANIEL N
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1,00
Grantor: NUNEMACHER, DWIGHT A 2 - NUNEMACHER, JUDI (AKA) 3 - NUNEMACHER, JUDY 4 - NUNEMACHER, DWIGHT C 5 - NUNEMACHER, JOAN E	Grantee: OLIVER, DENNIS E 2 - OLIVER, CONNIE B
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1,00
Grantor: VILLAGE CAPITAL & INVESTMENT LLC	Grantee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT 2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT (AKA)
Locations: Parcel # 1 - 005.04-1,006.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TURNER, MORGAN J (ESTATE)	Grantee: TURNER, MICHAEL W
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1,00
Grantor: JOHNSON, BRIDGET L (NBM) 2 - KELLY, BRIDGET L	Grantee: KELLY, BRIAN J
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP

Information:	Consideration: \$73,900.00
Grantor: DARLING, EDWARD S 2 - WILDONER, CATHY	Grantee: LANGDON GROUP LLC 2 - MOUNTAIN STONE LLC
Locations: Parcel # 1 - 234.00-1,008.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LJW HOLDINGS INC	Grantee: WILKERSON, L JOHN (TRUST)
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$6,000.00
Grantor: BOWMAN, JEAN B	Grantee: BOWMAN, JAMES M 2 - BOWMAN, KIMBERLY A
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
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