

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

34th Judicial District

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



**IN THIS ISSUE**

COURT OPINION .....	4
LEGAL NOTICES .....	5
MORTGAGES & DEEDS .....	10

**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.



**PA LEGAL ADS**

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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

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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
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*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

### SUSQUEHANNA COUNTY OFFICIALS

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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

IN THE COURT OF COMMON PLEAS OF  
SUSQUEHANNA COUNTY, PENNSYLVANIAJEORY A. DUNHAM,  
Petitioner,

vs.

JADA L. DUNHAM,  
Respondent.:  
:  
:  
:  
No. 2017 - 1259 C.P.  
:  
:

## 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, P A 18822

**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

**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

**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

**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

**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

**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

**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

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

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

2/7/2020 • 2/14/2020 • 2/21/2020

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## OTHER NOTICES

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## 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

### **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 its 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**

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

**MORTGAGES**

Information:	Consideration: \$64,306.00
Mortgagor: CARVIN, ROBERT E	Mortgagee: QUICKEN LOANS INC
2 - CARVIN, VALERIE A	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 054.10-2,009.00,000.	OAKLAND BOROUGH
Information: CORRECTIVE	Consideration: \$172,000.00
Mortgagor: RUPP, DONALD J	Mortgagee: NBT BANK
2 - RUPP, ERIN M	
Locations: Parcel #	Municipality
1 - 266.01-1,031.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: CROWELL, JOHN	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
2 - THORN, MARY JO	
Locations: Parcel #	Municipality
1 - 133.00-2,031.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: WILBER, ADAM D	Mortgagee: HONESDALE NATIONAL BANK
2 - WILBER, LINDSEY R	
Locations: Parcel #	Municipality
1 - N/A	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 #	Municipality
1 - 095.00-1,013.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: MALESKI, DENISE	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - MALESKI, PAUL R	
Locations: Parcel #	Municipality
1 - 045.00-1,050.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$27,200.00
Mortgagor: LANE, KEITH A	Mortgagee: AGCHOICE FARM CREDIT
2 - DODD-LANE, KAREN A (AKA)	
3 - LANE, KAREN A DODD	
Locations: Parcel #	Municipality
1 - 107.00-2,015.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: BOGNATZ, MARGARET	Mortgagee: AMERISAVE MORTGAGE CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 267.00-1,011.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1,500,000.00
Mortgagor: HINDS OIL CO INC (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HINDS OIL COMPANY INC	
Locations: Parcel #	Municipality
1 - 054.11-4,011.00,000.	SUSQUEHANNA
2 - 054.11-4,011.00,000.	SUSQUEHANNA 2W
3 - 124.17-3,007.00,000.	MONTROSE 2W
Information:	Consideration: \$342,000.00
Mortgagor: COMPTON, JAMES A SR	Mortgagee: PS BANK
2 - COMPTON, FRANCES K	
Locations: Parcel #	Municipality
1 - 207.00-1,027.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$71,900.00
Mortgagor: MCCORMACK, LINDA S	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 054.10-1,031.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: MCDONALD, NANCY	Mortgagee: STRONG HOME MORTGAGE LLC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 135.05-1,031.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1,837,000.00
Mortgagor: BEAR SWAMP HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 075.00-1,005.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: HARASYMCZUK, JAMES R	Mortgagee: HORIZONS FEDERAL CREDIT UNION
2 - HARASYMCZUK, MARY LOUISE	
Locations: Parcel #	Municipality
1 - 026.00-2,046.00,000.	SILVER LAKE TOWNSHIP
Information: MTG 1	Consideration: \$74,250.00
Mortgagor: FRANTZ PROPERTIES LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: MTG 2	Consideration: \$75,000.00
Mortgagor: FRANTZ PROPERTIES LLC	Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
2 - A&E TIRE & AUTO SERVICE CENTER	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$158,400.00
Mortgagor: JONES, FRED ROBERT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JONES, JENNIFER JEAN	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 266.12-1,038.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$92,400.00
Mortgagor: ESGRO, DESIREE	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 161.08-1,030.00,000.	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	Mortgagee: QUICKEN LOANS INC
2 - VAIL, ANDREA L	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 045.00-1,028.02,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$36,300.00
Mortgagor: SANDERS, ADAM	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - SANDERS, JENIFER L	
Locations: Parcel #	Municipality
1 - 242.00-1,065.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$116,000.00
Mortgagor: KOCHMER, ROBERT W	Mortgagee: PS BANK
2 - ELKINS, KATHRYNS M	
Locations: Parcel #	Municipality
1 - 265.01-1,035.00,000.	CLIFFORD TOWNSHIP

**DEEDS**

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

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
	2 - WILBER, LINDSEY R
Locations: Parcel #	Municipality
1 - N/A	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: HOOPEES, 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



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:  
 Grantor: DARLING, EDWARD S  
 2 - WILDONER, CATHY  
 Locations: Parcel #  
 1 - 234.00-1,008.00,000.

Information:  
 Grantor: LJW HOLDINGS INC  
 Locations: Parcel #  
 1 - N/A

Information:  
 Grantor: BOWMAN, JEAN B

Locations: Parcel #  
 1 - N/A

Consideration: \$73,900.00  
 Grantee: LANGDON GROUP LLC  
 2 - MOUNTAIN STONE LLC  
 Municipality  
 AUBURN TOWNSHIP

Consideration: \$1.00  
 Grantee: WILKERSON, L JOHN (TRUST)  
 Municipality  
 FOREST LAKE TOWNSHIP

Consideration: \$6,000.00  
 Grantee: BOWMAN, JAMES M  
 2 - BOWMAN, KIMBERLY A  
 Municipality  
 LATHROP TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

# Susquehanna County LEGAL JOURNAL

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