

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 7 ★ June 10, 2022 ★ Montrose, PA ★ No. 11



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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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P: 570-251-1512
F: 570-647-0086
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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Estate Notice (3-time insertion)	\$65
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Kenneth W. Seamans, *Senior Judge*

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Clerk of The Orphan’s Court
Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

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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.

the undersigned, all persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Timothy M. Michaels, Esq., Administrator, c/o JAMI LAYAOU HEARN, ESQ. 181 West Tioga Street, Tunkhannock, PA 18657.

6/10/2022 • 6/17/2022 • 6/24/2022

EXECUTRIX NOTICE

Estate of James Frank Swetter
AKA James F. Swetter, AKA
James Swetter
Late of Clifford Township
EXECUTRIX
Patricia A. Swetter
114 Swetland Road
Clifford Twp., PA 18470
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

6/10/2022 • 6/17/2022 • 6/24/2022

LEGAL NOTICE

ESTATE NOTICE IN THE
ESTATE OF THOMAS DALE
BELL, a/k/a THOMAS D. BELL,
late of the Township of Auburn,
County of Susquehanna,
Commonwealth of Pennsylvania,
who died on December 15, 2021.
Letters of Administration in the
above estate have been granted to

NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF Diane M. Brooks, late of the Town of Rush, Pennsylvania, (died January 9, 2022) to Ronald A. Brooks, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Ronald A. Brooks or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

6/10/2022 • 6/17/2022 • 6/24/2022

NOTICE

IN THE ESTATE OF HELEN L.
TITUS, a/k/a HELEN L. GAREY
TITUS, a/k/a HELEN LYDIA
TITUS, a/k/a HELEN TITUS, 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 to and all having claims or demands against said estate are requested to present them without delay to:

PAULA H. CATLIN
8012 MESHOPPEN CREEK
ROAD
MONTROSE, PA 18801

OR

ABBEY KATHERINE LEWIS,
ESQUIRE
26 DRINKER ST.
MONTROSE, PA 18801

6/3/2022 • 6/10/2022 • 6/17/2022

EXECUTRIX NOTICE

Estate of Laura A. Geertgens
Late of Franklin Township
EXECUTRIX
Deborah Conklin
270 High Street
Montrose, PA 18801

6/3/2022 • 6/10/2022 • 6/17/2022

NOTICE

LETTERS OF
ADMINISTRATION have been
granted to the undersigned
Administratrix of the Estate of
THOMAS ROBERT RINDOCK,
late of Clifford Township,
Susquehanna County,
Pennsylvania, who died on July 18,

2016. All persons having claims against said Estate are requested to make such claims known to the undersigned. Those persons indebted to the decedent are requested to make payment without delay to: CYNTHIA RINDOCK, Administratrix, c/o Tracy Thomas Cadzow, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457.

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of MAE C.
STODDARD a/k/a MAE CELIA
STODDARD, deceased, late of
New Milford Township,
Susquehanna County,
Pennsylvania.

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

Executor for the Estate:
Lisa M. Tompkins
1492 N. Plank Road
Montrose, PA 18801

OR

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

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of **THERESA ELDRIDGE - WATTS**, deceased, late of the Borough of Susquehanna, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate having been issued to Thomas Watts, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Administrator for the Estate:
Thomas Watts
261 Oliver Road
Harford, PA 18823

OR

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

5/27/2022 • 6/3/2022 • 6/10/2022

OTHER NOTICES

NOTICE

Susquehanna County
Court of Common Pleas

Number: 2020-676 CP

Notice of Action in Mortgage
Foreclosure

Bank of New York Mellon Trust
Company, N.A. as Trustee for

Mortgage Assets Management
Series I Trust, Plaintiff v. Lynda S.
Williams, Known Surviving Heir
of Audrey J. Kurosky, Perry
Maddox, Known Surviving Heir of
Audrey J. Kurosky, Larry Maddox,
Known Surviving Heir of Audrey
J. Kurosky, Beth Allen, Known
Surviving Heir of Audrey J.
Kurosky, Beverly Moon, Known
Surviving Heir of Audrey J.
Kurosky, Clifford Maddox, Known
Surviving Heir of Audrey J.
Kurosky, Rex Barbur, Known
Surviving Heir of Audrey J.
Kurosky, and Unknown Surviving
Heirs of Audrey J. Kurosky,
Defendants

TO: Beverly Moon, Known
Surviving Heir of Audrey J.
Kurosky, Clifford Maddox, Known
Surviving Heir of Audrey J.
Kurosky, and Rex Barbur, Known
Surviving Heir of Audrey J.
Kurosky. Premises subject to
foreclosure: 587 Bendix Road, fka
RD 1 Box 256, Montrose,
Pennsylvania 18801. NOTICE: 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, go to or telephone the
office set forth below. This office

can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Susquehanna County Prothonotary Office, Susquehanna County Courthouse, Courthouse Square, P.O. Box 218, Montrose, Pennsylvania 18801, (570) 278-4600 x 6641. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

6/10/2022

**ORPHANS' COURT DIVISION
ESTATE NOTICE**

Public notice is hereby given to all persons interested in the following named Estate. The

accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

The Estate of EVELYN G.
JERAULD, deceased
Terry L. Jerauld, Executor

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, June 21, 2022, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

6/10/2022 • 6/17/2022



MORTGAGES AND DEEDS

RECORDED FROM MAY 26, 2022 TO JUNE 1, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$152,000.00
Mortgagor: MONTROSE 100 LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 239.00-2,003.01,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: BRABANT, CHARLES JR 2 - BRABANT, KATHLEEN A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 107.00-2,027.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$159,065.00
Mortgagor: STOCKAGE, CHRISTOPHER	Mortgagee: KIND LENDING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.06-2,052.00,000.	Municipality FOREST CITY
Information:	Consideration: \$401,250.00
Mortgagor: AKERLEY, BRUCE D 2 - AKERLEY, REBECCA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FULTON BANK
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$6,000,000.00
Mortgagor: XPRESS NATURAL GAS LLC	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 084.00-1,030.02,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$172,660.00
Mortgagor: HELMAN, REBECCA MAY 2 - MONTALVO, KAMREN JAMES LEE	Mortgagee: CROSSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 090.18-1,054.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$257,254.00
Mortgagor: RAMIREZ, CELSO F AVILA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - KIND LENDING LLC
Locations: Parcel # 1 - 156.00-1,035.00,000.	Municipality RUSH TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	
Mortgagor: AIZENBERG, DAVID J	Consideration: \$120,700.00
2 - SPENCE-AIZENBERG, ANDREA (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
3 - AIZENBERG, ANDREA SPENCE	SYSTEMS INC
Locations: Parcel #	2 - BANK OF AMERICA
1 - 209.00-1,084.00.000.	Municipality
	HERRICK TOWNSHIP
Information:	
Mortgagor: KRAYESKI, MAE RENE ANNA	Consideration: \$112,100.00
Locations: Parcel #	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
1 - 218.03-1,062.00.000.	SYSTEMS INC
	2 - SWBC MORTGAGE CORP
Municipality	
SPRINGVILLE TOWNSHIP	
Information:	
Mortgagor: SWEETMAN, TOMAS J	Consideration: \$127,085.00
2 - ONEILL, CASEY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
Locations: Parcel #	SYSTEMS INC
1 - 245.00-2,005.00.000.	2 - GUILD MORTGAGE COMPANY LLC
	Municipality
	CLIFFORD TOWNSHIP
Information:	
Mortgagor: LOBY, STEVEN A SR	Consideration: \$117,000.00
2 - LOBY, MARY K	Mortgagee: UNITED STATES DEPARTMENT OF
Locations: Parcel #	AGRICULTURE (SUCCESSOR)
1 - 110.00-2,003.00.000.	2 - RURAL HOUSING SERVICE
	Municipality
	NEW MILFORD TOWNSHIP
Information:	
Mortgagor: SEAMANS, SARAH (AKA)	Consideration: \$228,937.00
2 - PROOF, SARAH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
Locations: Parcel #	SYSTEMS INC
1 - 104.00-1,005.00.000.	2 - FREEDOM MORTGAGE CORPORATION
	Municipality
	BRIDGEWATER TOWNSHIP

DEEDS

Information:	
Grantor: TAFT, CLINT B	Consideration: \$243,500.00
Locations: Parcel #	Grantee: MEYERS, CHARLES E
1 - N/A	2 - MEYERS, BARBARA A
	Municipality
	APOLACON TOWNSHIP
Information:	
Grantor: KUHN, TIMOTHY	Consideration: \$40,000.00
2 - KUHN, MARIE	Grantee: ROTHERFORTH, GARY
Locations: Parcel #	Municipality
1 - 268.11-1,050.00.000.	FOREST CITY
2 - 268.11-1,049.00.000.	FOREST CITY
Information:	
Grantor: ODELL, WILLIAM	Consideration: \$1.00
2 - ODELL, PATRICIA	Grantee: RUDDY, KASIE ANN
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: CORRECTIVE DEED Grantor: FEAL, GENEROSA C (ESTATE)	Consideration: \$150,000.00 Grantee: OAKLEY, ADAM T 2 - OAKLEY, DANIELLE L
Locations: Parcel # 1 - 131.00-1,060.02,000.	Municipality JACKSON TOWNSHIP
Information: Grantor: MULHERN, MICHAEL F 2 - MULHERN, KEVIN J 3 - MULHERN, JOSEPH G (ESTATE)	Consideration: \$150,000.00 Grantee: MONTROSE 100 LLC
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information: Grantor: MOORE, KEVIN J	Consideration: \$1.00 Grantee: MOORE, JOSEPH R
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information: Grantor: CBH INVESTMENTS LLC	Consideration: \$100,000.00 Grantee: HAWKINS, DON E 2 - HAWKINS, TIFFANY MARIE
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: WARRINER, STELLA M F (TRUST BY TRUSTEE FBO)	Consideration: \$1.00 Grantee: WARRINER, STELLA M F (TRUST BY TRUSTEE FBO)
Locations: Parcel # 1 - 106.03-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: WARRINER, STELLA M F (TRUST)	Consideration: \$1.00 Tax Basis: \$0.00 Grantee: WARRINER, STELLA M F (TRUST BY TRUSTEE FBO)
Locations: Parcel # 1 - 125.01-1,008.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: EXECUTORS DEED Grantor: GIORDANO, VINCENT B (ESTATE) 2 - GIORDANO, VINCENT B (TRUST)	Consideration: \$1.00 Grantee: MARTIN, LAURA F
Locations: Parcel # 1 - 004.00-2,004.00,000.	Municipality CHOCONUT TOWNSHIP
Information: EXECUTORS DEED Grantor: GIORDANO, VINCENT B (ESTATE) 2 - GIORDANO, VINCENT B (TRUST)	Consideration: \$1.00 Grantee: GIORDANO, VINCENT CHRISTOPHER
Locations: Parcel # 1 - 004.00-2,004.00,000.	Municipality CHOCONUT TOWNSHIP
Information: Grantor: WOODY, MICHELLE M (NKA) 2 - LAPENTA, MICHELLE M	Consideration: \$162,000.00 Grantee: STOCKAGE, CHRISTOPHER
Locations: Parcel # 1 - 268.06-2,052.00,000.	Municipality FOREST CITY

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: MCKEE, VERON D 2 - MCKEE, SHARON A Locations: Parcel # 1 - N/A	Consideration: \$535,000.00 Grantee: AKERLEY, BRUCE D 2 - AKERLEY, REBECCA L Municipality APOLACON TOWNSHIP
Information: Grantor: MOWRY, SANDRA W 2 - MOWRY, SANDRA W (TRUST) Locations: Parcel # 1 - 111.07-1.001.01.000.	Consideration: \$1.00 Grantee: MOWRY, DAVID J (TRUST) Municipality NEW MILFORD TOWNSHIP
Information: Grantor: BEESIMER, PAUL Locations: Parcel # 1 - N/A	Consideration: \$56,500.00 Grantee: MARINI, VASILIO Municipality JACKSON TOWNSHIP
Information: Grantor: AYRES, VIRGINIA Locations: Parcel # 1 - 054.11-4,036.00.000.	Consideration: \$1.00 Grantee: AYERS, BRYAN 2 - AYERS, VALERE 3 - AYERS, SCOTT 4 - AYERS, CHRISTINA Municipality SUSQUEHANNA
Information: Grantor: FIELDS, MICHAEL C 2 - FIELDS, HANANE Locations: Parcel # 1 - 054.12-2,034.00.000.	Consideration: \$4,000.00 Grantee: KELLY, DANIEL 2 - KELLY, TARA 3 - KELLY, ROBERT Municipality SUSQUEHANNA
Information: Grantor: HEIN, JESSICA M Locations: Parcel # 1 - 090.18-1,054.00.000.	Consideration: \$178,000.00 Grantee: HELMAN, REBECCA MAY 2 - MONTALVO, KAMREN JAMES LEE Municipality NEW MILFORD BOROUGH
Information: Grantor: SUSQUEHANNA DEVELOPMENT GROUP LLC Locations: Parcel # 1 - N/A	Consideration: \$297,000.00 Grantee: RAMIREZ, CELSO F AVILA Municipality RUSH TOWNSHIP
Information: Grantor: WISE, CATHERINE Locations: Parcel # 1 - 209.00-1,084.00.000.	Consideration: \$155,000.00 Grantee: AIZENBERG, DAVID J 2 - SPENCE-AIZENBERG, ANDREA (AKA) 3 - AIZENBERG, ANDREA SPENCE Municipality HERRICK TOWNSHIP
Information: Grantor: STANG, AARON 2 - STANG, SHERRY LEE (AKA) 3 - STANG, SHERRY L Locations: Parcel # 1 - N/A	Consideration: \$118,000.00 Grantee: KRAYESKI, MAE RENE ANNA Municipality SPRINGVILLE TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Consideration: \$150,000.00
Grantor: WHEATON, ERIC J Grantee: SMITH, TODD W
Locations: Parcel # 2 - SMITH, DEBORAH L
1 - N/A Municipality
BRIDGEWATER TOWNSHIP

Information: Consideration: \$1.00
Grantor: SEWERYN, MICHAEL J Grantee: STANTON, DENNIS J
2 - SEWERYN, ARLENE
3 - SEWERYN, KATHLEEN
4 - SEWERYN, HELEN
5 - STANTON, MICHAEL P
Locations: Parcel # Municipality
1 - 134.00-2,005.00,000. ARARAT TOWNSHIP

Information: Consideration: \$136,000.00
Grantor: VEGA, JUAN Grantee: SWEETMAN, TOMAS J
2 - VEGA, LYNN A 2 - ONEILL, CASEY
Locations: Parcel # Municipality
1 - N/A CLIFFORD TOWNSHIP

Information: Consideration: \$1.00
Grantor: COLEMAN, ROBERT A Grantee: BOWTIE LLC
2 - COLEMAN, DONNA C
Locations: Parcel # Municipality
1 - 034.00-1,008.00,000. GREAT BEND TOWNSHIP

Information: Consideration: \$1.00
Grantor: COLEMAN, ROBERT A Grantee: BOWTIE LLC
2 - COLEMAN, DONNA C
Locations: Parcel # Municipality
1 - 034.00-2,020.00,000. OAKLAND TOWNSHIP

Information: Consideration: \$1.00
Grantor: COLEMAN, ROBERT A Grantee: BOWTIE MINERALS LLC
2 - COLEMAN, DONNA C
Locations: Parcel # Municipality
1 - 074.00-1,044.00,000. OAKLAND TOWNSHIP

Information: Consideration: \$1.00
Grantor: COLEMAN, ROBERT A Grantee: BOWTIE MINERALS LLC
2 - COLEMAN, DONNA C
Locations: Parcel # Municipality
1 - 074.00-1,002.00,000. OAKLAND TOWNSHIP

Information: Consideration: \$240,000.00
Grantor: REPINE, TERENCE W Grantee: FIONDI INC
2 - REPINE, SUSAN K
Locations: Parcel # Municipality
1 - N/A CHOCONUT TOWNSHIP
2 - N/A FRIENDSVILLE BOROUGH

Information:
Grantor: ELY, SHEILA A

Locations: Parcel #
1 - 200.00-1,048.00,000.

Consideration: \$1.00
Grantee: ELY, SHEILA A
2 - TEEL, CURTIS WILLIAM
Municipality
DIMOCK TOWNSHIP

Information:
Grantor: ALESKY, BEATRICE (AKA)
2 - ALESKY, BEATRICE F
Locations: Parcel #
1 - 031.16-1,036.00,000.
2 - 031.15-1,089.00,000.

Consideration: \$200,000.00
Grantee: MESS, JERRY SCOTT
Municipality
GREAT BEND BOROUGH
GREAT BEND BOROUGH

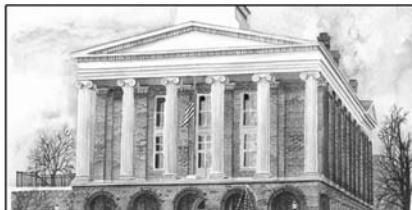
Susquehanna County LEGAL JOURNAL

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Contact for Advertising Details:

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