

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ December 23, 2016 ★ Montrose, PA ★ No. 38

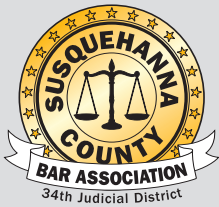


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**Court of Common Pleas
34th Judicial District:**

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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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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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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

Robert Klein, Esq.

Prothonotary, Clerk of The Court

Susan F. Eddleston

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec

Susan Jennings

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.

EXECUTRIX NOTICE

Estate of Allan D. Arnold
Late of New Milford Borough
EXECUTRIX
Connie Breese
4137 SR 547
Harford, PA 18823
ATTORNEY
Jami Layaou Hearn, Esq.
181 W. Tioga St.
Tunkhannock, PA 18657

12/23/2016 • 12/30/2016 • 1/6/2017

ESTATE NOTICE

In the Estate of WILLIAM J. DETWEILER, deceased, late of Franklin Township, Susquehanna County, Pennsylvania who died intestate on January 25th, 2014. Letters of Administration in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims

against the same are requested to present them without delay to:

DEBORA FAVA
945 School Rd.
New Milford, PA 18834
or
Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

12/23/2016 • 12/30/2016 • 1/6/2017

EXECUTOR NOTICE

Estate of Mary O'Neil
Late of New Milford Township
EXECUTOR
John J. Ward
170 West Shore Dr.
New Milford, PA 18834

12/23/2016 • 12/30/2016 • 1/6/2017

ESTATE NOTICE

In the Estate of Lura Marie Potter Tiffany a/k/a Marie P. Tiffany, deceased, late of Great Bend Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Russell A. Tiffany, all persons indebted to the said estate are requested to make payment; those having claims to present the same

without delay to:

Russell A. Tiffany
999 New York Avenue
Hallstead, PA 18822

OR

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

12/16/2016 • 12/23/2016 • 12/30/2016

EXECUTRIX NOTICE

Estate of Elizabeth B. Tunilo AKA
Elizabeth Bickel Tunilo
Late of Bridgewater Township
EXECUTRIX
Elizabeth Suzanne Anderson
1644 William Pond Rd.
New Milford, PA 18834
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

12/9/2016 • 12/16/2016 • 12/23/2016

EXECUTRIX NOTICE

Estate of Elaine E. Brink
Late of Harford Township
EXECUTRIX
Darlene M. Mack
2215 Creek Road
Kingsley, PA 18826
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

12/9/2016 • 12/16/2016 • 12/23/2016

EXECUTRIX NOTICE

Estate of Louis D. Augustine
Late of Silver Lake Township
EXECUTRIX
Susan L. English
16435 State Route 167
Montrose, PA 18801
ATTORNEY
Susan L. English
21-23 Public Avenue
Montrose, PA 18801

12/9/2016 • 12/16/2016 • 12/23/2016

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
SUSQUEHANNA COUNTY,
PENNA

QUIET TITLE ACTION
NO.: 2016 - 1178 C.P.

THOMAS W. NORTON and
SHARON D. NORTON, Plaintiffs

vs.

RUBY M. HILTON, her heirs and
assigns, generally, executors,
administrators, legatees, grantees
and all other persons claiming by
or through the said parties and all
other persons interested in said
property
Defendants

MOTION FOR PUBLICATION

AND NOW, to wit, this 6th day of
December 2016, a Complaint
having been executed and filed,

and it is set forth that no known address for the Defendant Ruby M. Hilton exists, the Plaintiffs, by their attorney, Francis X. O'Connor, Esquire, move the Court for leave to serve the Complaint on the Defendants by publication in such a manner as the Court shall direct as provided by Pa. R.C.P. 430 (b)(1) as attached.

/s/ Francis X. O'Connor
Francis X. O'Connor, Esquire
Attorney for Plaintiff

ORDER

AND NOW, to wit, this 6th day of December 2016, upon consideration of the forgoing Motion, the Plaintiffs are granted leave to make service of the complaint on the Defendants, by publication once in a newspaper of general circulation in Susquehanna County. The insertion is to appear not less than thirty (30) days prior to the hearing on the said complaint which is hereby set for the 31st day of January, 2017 at 11:45 A.M. in Susquehanna County Courthouse, Montrose, Pennsylvania in Courtroom No.1.

By The Court:
/s/ Jason J. Legg
Jason J. Legg, P.J.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or

by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Susquehanna Co. Prothonotary
Courthouse - PO Box 218
Montrose, PA 18801
570.278.4600, Ext. 120

Address where all papers may be served:

FRANCIS K O'CONNOR,
ESQUIRE
PO Box 591
Great Bend, PA 18821

12/23/2016

NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA.

The name of the proposed corporation is ALLEN'S GARAGE & RADIATOR, INC. The corporation is to be (or has been) incorporated under the Pennsylvania Business Corporation Law of 1988.

Michael J. Gathany, Esquire
671 Main Street
PO Box 953
Hallstead, PA 18822

12/23/2016

**NOTICE OF FILING OF
SHERIFF'S SALES**

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 10, 2017**

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

1-10-2017 9:30 AM

Writ of Execution No.:

2016-823 CP

PROPERTY ADDRESS: 328

Phillips Road
Springville, Pa 18844
LOCATION: Springville Township
Tax ID #: 218.00-2,061.00,000.
IMPROVEMENTS: ONE - 100 X
125 STEEL FRAMED BUILDING
DEFENDANTS: Somerset
Regional Water Resources, LLC
ATTORNEY FOR PLAINTIFF:
James T.Shoemaker, Esq (570)287-
3000

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.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 10, 2017**

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

1-10-2017 9:00 AM

Writ of Execution No.:

2016-829 CP

PROPERTY ADDRESS: RR 2 Box

T-0647 a/k/a 1178 Cole Road

Montrose, Pa 18801

LOCATION: Forest Lake

Township

Tax ID #: 083.00-2,031.00,000.

IMPROVEMENTS: ONE-

MANUFACTURED TRAILER
HOME

ONE - 24 X 24

WOODFRAME/CINDERBLOCK
GARAGE

ONE - 8 X 12 WOODFRAME
SHED

DEFENDANTS: Gemini LaRue

a/k/a Gemini D. La Rue

ATTORNEY FOR PLAINTIFF:

Andrew Markowitz, Esq

(215)790-1010

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.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 10, 2017**

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

1-10-2017 10:00 AM

Writ of Execution No.:

2016-835 CP

PROPERTY ADDRESS: 914
Mitchell Road

Montrose, Pa 18801
LOCATION: Franklin Township
Tax ID #: 106.00-1,022.01,000.
IMPROVEMENTS: ONE – ONE
STORY WOOD FRAME
DWELLING
DEFENDANTS: Joshua K. Mess
ATTORNEY FOR PLAINTIFF:
Bradley Osborne, 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.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 10, 2017

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

1-10-2017 10:30 AM

Writ of Execution No.:

2016-831 CP

PROPERTY ADDRESS: 952

Maple Street f/k/a RR 1 Box 39

Little Meadows, Pa 18830

LOCATION: Little Meadows

Borough

Tax ID #: 021.05-1,044.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE - 13 X 27 WOOD FRAMED
GARAGE

DEFENDANTS: Marie Moran,
individually and as heir to Paul F.
Moran Sr. and James Russell and
Patricia Russell

ATTORNEY FOR PLAINTIFF:

Adam Nachmani, Esq

(215)864-9700

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.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 10, 2017

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

1-10-2017 11:00 AM
Writ of Execution No.:
2016-841 CP

PROPERTY ADDRESS: 598 Stark Road

Union Dale, Pa 18470

LOCATION: Herrick Township

Tax ID #: 210.00-1,044.01,000.

IMPROVEMENTS: ONE – ONE

STORY WOOD FRAME

DWELLING

DEFENDANTS: Nancy Jane Wink

a/k/a Nancy J. Wink

ATTORNEY FOR PLAINTIFF:

Vishal J. Dobarra, Esq

(215)563-7000

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.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 8, 2016 TO DECEMBER 15, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$152,000.00
Mortgagor: PHILLIPS, JAMIE C 2 - PHILLIPS, JENNIFER L	Mortgagee: CHEMUNG CANAL TRUST COMPANY
Locations: Parcel # 1 - 089.00-2,032.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$199,121.35
Mortgagor: JENNINGS, WAYNE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 266.01-1,036.00,000. 2 - 171.00-1,034.00,000.	Municipality CLIFFORD TOWNSHIP ARARAT TOWNSHIP
Information:	Consideration: \$400,000.00
Mortgagor: THOMPSON HOSE COMPANY INC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 115.00-1,032.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$45,000.00
Mortgagor: ACKER, WILLIAM L III 2 - ACKER, PATRICIA P	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 263.00-1,031.00,000. 2 - 263.00-1,009.00,000.	Municipality LENOX TOWNSHIP LENOX TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: SCHUTZ, FRANK 2 - SCHUTZ, CHRISTINA I DECKER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 222.00-1,013.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: KINNEY, ROBERT E 2 - THOMAS, SHARON L (NBM) 3 - KINNEY, SHARON L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 222.10-1,048.00,000.	Municipality HOP BOTTOM BOROUGH
Information: PARTIAL CLAIM MORTGAGE	Consideration: \$60,893.38
Mortgagor: BEAVER, BUCKY E	Mortgagee: UNITED STATES SECRETARY OF HOUSING URBAN DEVELOPMENT
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$144,000.00
Mortgagor: BEACH, FLOYD E 2 - BEACH, RITA M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.16-1,064.00,000.	Municipality GREAT BEND BOROUGH

Information: OPEN-END MTG	Consideration: \$30,000.00
Mortgagor: WOOD, DAVID	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WOOD, AMY	
Locations: Parcel #	Municipality
1 - 086.00-1,034.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$260,022.00
Mortgagor: BENNICI, ANTONINO JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BENNICI, SUZANNE	2 - NATIONS LENDING CORPORATION
Locations: Parcel #	Municipality
1 - 167.00-1,002.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: LEWIS, PHILIP A	Mortgagee: TIOGA STATE BANK
Locations: Parcel #	Municipality
1 - 031.00-3,086.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$79,600.00
Mortgagor: CONKLIN, ERIC M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - CONKLIN, MARIE L	
Locations: Parcel #	Municipality
1 - 225.00-1,016.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$76,000.00
Mortgagor: SHERMAN, DEBORAH A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 210.00-1,027.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: OLIVER, SARA ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$23,000.00
Mortgagor: SHAGER, MELISSA	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 268.11-1,002.00,000.	FOREST CITY
Information:	Consideration: \$17,000.00
Mortgagor: MCGEE, CHRISTOPHER	Mortgagee: HONESDALE NATIONAL BANK
2 - EMMONS-MCGEE, COURTNEY L	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$124,096.00
Mortgagor: WEIDA, RICHARD V	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - WEIDA, JILL A	
Locations: Parcel #	Municipality
1 - 244.00-1,019.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$94,261.00
Mortgagor: ABPLANALP, JACOB E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - TOTAL MORTGAGE SERVICES LLC
Locations: Parcel #	Municipality
1 - 268.06-1,028.00,000.	FOREST CITY 2W

For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.

Information:	Consideration: \$159,500.00
Mortgagor: EARLEY, STANTON K	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - EARLEY, KARRIE A	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$8,250,000.00
Mortgagor: ROUNDTOP ENERGY LLC	Mortgagee: MACQUARIE ENERGY LLC
Locations: Parcel #	Municipality
1 - 252.00-1,011.01,000.	AUBURN TOWNSHIP
2 - 252.00-1,011.00,000.	AUBURN TOWNSHIP
3 - 252.00-1,012.00,000.	AUBURN TOWNSHIP
4 - 252.00-1,016.00,000.	AUBURN TOWNSHIP
5 - 252.00-1,007.00,000.	AUBURN TOWNSHIP
6 - 252.00-1,008.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: COOK, JILL	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - COOK, MICHAEL A	
Locations: Parcel #	Municipality
1 - 202.00-1,064.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$26,477.00
Mortgagor: COBB, ROBERT	Mortgagee: COMMUNITY BANK
2 - COBB, DORA	
Locations: Parcel #	Municipality
1 - 196.00-2,010.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$110,400.00
Mortgagor: GOFFREDO, LYNNETTE T	Mortgagee: NBT BANK
2 - GOFFREDO, DOMINIC II	
Locations: Parcel #	Municipality
1 - 191.00-1,047.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$58,000.00
Mortgagor: MCCAREY, JASON	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 226.00-1,060.05,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$115,862.00
Mortgagor: LEWIS, WILLIAM PAUL	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 133.00-2,015.00,000.	ARARAT TOWNSHIP 2 - 133.00-2,010.00,000. ARARAT TOWNSHIP
Information: OPEN-END MTG	Consideration: \$95,500.00
Mortgagor: SHIELDS, ERIC J	Mortgagee: M&T BANK
2 - SHIELDS, PAMELA A	
Locations: Parcel #	Municipality
1 - 217.00-1,003.01,000.	DIMOCK TOWNSHIP
2 - 217.00-1,007.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$135,500.00
Mortgagor: BRASSETT, IAN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 172.00-1,073.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$89,351.00
Mortgagor: CHIARAMONTE, VINCENT J JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ZAWESKI, JESSICA	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 054.16-2,017.00,000.	SUSQUEHANNA 2W

Information:	Consideration: \$128,000.00
Mortgagor: DECKER, FELICIA ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DECKER, CURTIS D	2 - LIMITED LIABILITY COMPANY
Locations: Parcel #	Municipality
1 - 050.07-2,036.03,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$106,700.00
Mortgagor: CULLAGH, ROSALIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 226.07-1,015.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$98,675.00
Mortgagor: JOHNS, JOSEPH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - PLANET HOME LENDING LLC
Locations: Parcel #	Municipality
1 - 268.06-2,061.00,000.	FOREST CITY
Information:	Consideration: \$159,125.00
Mortgagor: BROWN, STEPHANIE N	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BROWN, CHRISTOPHER G	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 109.00-1,087.00,000.	NEW MILFORD TOWNSHIP

DEEDS

Information:	Consideration: \$28,997.07
Grantor: JOHNSON, GARY E (BY SHERIFF)	Grantee: COMMUNITY BANK (DBA)
2 - JOHNSON, SHIRLEY E (BY SHERIFF)	2 - FIRST LIBERTY BANK & TRUST
Locations: Parcel #	Municipality
1 - 180.00-2,031.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LATTNER, DOUGLAS K	Grantee: LATTNER, DOUGLAS K
2 - LATTNER, CYNTHIA A	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE 2W
Information:	Consideration: \$1,201.87
Grantor: CAPOTOSTO, CHRISTIAN (BY SHERIFF)	Grantee: FANNIE MAE
2 - CAPOTOSTO, VALARIE (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 026.00-1,013.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1,269.86
Grantor: MAJOR, CHARLES F (BY SHERIFF)	Grantee: BANK OF NEW YORK MELLON TRUST COMPANY (SUCC IN INT)
2 - MAJOR, DORIS A (BY SHERIFF)	2 - JPMORGAN CHASE BANK
Locations: Parcel #	Municipality
1 - 222.00-3,027.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$148,000.00
Grantor: VANGORDEN, MICHAEL J	Grantee: BEACH, FLOYD E
2 - VANGORDEN, CINDY	2 - BEACH, RITA M
3 - VANGORDEN, DAVID L	
Locations: Parcel #	Municipality
1 - 031.16-1,064.00,000.	GREAT BEND BOROUGH

Information:	Consideration: \$1.00
Grantor: LOMMA, JOYCE J	Grantee: LOMMA, JONATHAN D 2 - LOMMA, SHEA SCANLON
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: JPMORGAN CHASE BANK (SBM) 2 - BANK ONE	Grantee: DEVANEY, ROBERT 2 - DEVANEY, LISA
Locations: Parcel # 1 - 133.00-2,045.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$54,600.00
Grantor: LEWIS, PHILIP A 2 - LEWIS, DARLENE M	Grantee: LEWIS, PHILIP A
Locations: Parcel # 1 - 031.00-3,086.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: MORGAN, TIFFANY MAE (AKA) 2 - MORGAN, TIFFANY M 3 - MORGAN, DAVID L	Grantee: BURKE, JOSEPH
Locations: Parcel # 1 - 143.05-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: HERLEHY, SHARON LYNN (ESTATE AKA) 2 - HERLEHY, SHARON L (ESTATE)	Grantee: BRUNORI, RICHARD M 2 - BRUNORI, ANN C
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAVELSKI, JOSEPH (AKA) 2 - PAVELSKI, JOSEPH R 3 - PAVELSKI, SANDRA	Grantee: PAVELSKI FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - 150.00-2,007.00,000. 2 - 150.00-2,031.00,000. 3 - 150.00-2,005.00,000. 4 - 150.00-2,006.00,000.	Municipality GIBSON TOWNSHIP GIBSON TOWNSHIP GIBSON TOWNSHIP GIBSON TOWNSHIP
Information:	Consideration: \$1,000.00
Grantor: RUSSO, GLENN 2 - RUSSO, MARGARET	Grantee: LEE, CLAIRE
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$187,500.00
Grantor: MAPLE HIGHLANDS LLC	Grantee: LOWE LAKE ASSOCIATION INC 2 - LOWE LAKE ESTATES
Locations: Parcel # 1 - 190.00-1,069.00,000. 2 - 191.00-1,065.00,000.	Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LESNIAK, JOHN W (TRUST BY TRUSTEE) 2 - LESNIAK, DONNA L (TRUST BY TRUSTEE)	Grantee: LESNIAK, JOHN W (TRUST) 2 - LESNIAK, DONNA L (TRUST)
Locations: Parcel # 1 - 142.01-1,009.03,000.	Municipality BRIDGEWATER TOWNSHIP

<p>Information: OIL GAS & MINERAL Grantor: FORNICOLA, DOMINIC Locations: Parcel # 1 - 239.00-2,040.00,000. 2 - 239.00-2,008.02,000. 3 - 239.00-2,008.03,000.</p>	<p>Consideration: \$10.00 Grantee: FREESTAR ENERGY GROUP LLC Municipality LATHROP TOWNSHIP LATHROP TOWNSHIP LATHROP TOWNSHIP</p>
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<p>Information: Grantor: BRAINARD, WILLIAM L 2 - BRAINARD, BONNIE L Locations: Parcel # 1 - 186.00-1,063.00,000.</p>	<p>Consideration: \$1.00 Grantee: BRAINARD FAMILY TRUST Municipality HARFORD TOWNSHIP</p>
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<p>Information: Grantor: BRAINARD, WILLIAM L 2 - BRAINARD, BONNIE (AKA) 3 - BRAINARD, BONNIE L Locations: Parcel # 1 - 167.00-1,051.00,000.</p>	<p>Consideration: \$1.00 Grantee: BRAINARD FAMILY TRUST Municipality HARFORD TOWNSHIP</p>
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<p>Information: Grantor: SICKLER, RANDY 2 - SICKLER, LAURA Locations: Parcel # 1 - N/A</p>	<p>Consideration: \$1.00 Grantee: SICKLER, RANDY Municipality AUBURN TOWNSHIP</p>
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<p>Information: Grantor: HODGES, PHILLIP C JR 2 - HODGES, ALICIA Locations: Parcel # 1 - 268.06-1,028.00,000.</p>	<p>Consideration: \$96,000.00 Grantee: ABPLANALP, JACOB E Municipality FOREST CITY 2W</p>
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<p>Information: Grantor: LLEWELLYN, WILLIAM A 2 - LLEWELLYN, SANDRA K (AKA) 3 - LLEWELLYN, SANDRA 4 - MCCREARY, CHRISTINA A Locations: Parcel # 1 - N/A</p>	<p>Consideration: \$1.00 Grantee: LLEWELLYN, WILLIAM A 2 - LLEWELLYN, SANDRA K Municipality GREAT BEND BOROUGH</p>
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<p>Information: Grantor: MUTFORD, DONALD J Locations: Parcel # 1 - 033.00-1,028.00,000.</p>	<p>Consideration: \$97,000.00 Grantee: SKORONSKI, WILLIAM 2 - SKORONSKI, DOLORES Municipality GREAT BEND TOWNSHIP</p>
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<p>Information: Grantor: COOK, MICHAEL A (AKA) 2 - COOK, MICHAEL 3 - COOK, JILL (FKA) 4 - JENKINS, JILL Locations: Parcel # 1 - 202.00-1,064.00,000.</p>	<p>Consideration: \$1.00 Grantee: COOK, MICHAEL A (AKA) 2 - COOK, MICHAEL 3 - COOK, JILL (FKA) 4 - JENKINS, JILL Municipality BROOKLYN TOWNSHIP</p>
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<p>Information: Grantor: REPASY, ANGELA V 2 - PERRY, NICOLE E 3 - SERRANO, DEBBIE 4 - HORN, CHRISTINE 5 - GORDON, LILLIAN E (ESTATE) Locations: Parcel # 1 - N/A</p>	<p>Consideration: \$10,000.00 Grantee: GRAY, MICHAEL 2 - GRAY, MELANIE Municipality HARMONY TOWNSHIP</p>
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Information:	Consideration: \$1.00
Grantor: REDDON, MARY JANE	Grantee: MARY JANE REDDON LIVING TRUST
Locations: Parcel #	Municipality
1 - 113.00-1,012.00,000.	JACKSON TOWNSHIP
2 - 094.00-1,050.00,000.	JACKSON TOWNSHIP
Information: MINERAL DEED	Consideration: \$1.00
Grantor: MORGAN, TIFFANY MAE	Grantee: MORGAN, TIFFANY MAE
2 - MORGAN, DAVID	2 - MORGAN, DAVID L
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$2.00
Grantor: CONBOY, JOSEPH P	Grantee: CONBOY, SHIRLEY ANN
2 - CONBOY, CAROLYN	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$118,000.00
Grantor: PRITCHETT, JEAN (AKA)	Grantee: LEWIS, WILLIAM PAUL
2 - PRITCHETT, JEAN E	
Locations: Parcel #	Municipality
1 - 133.00-2,015.00,000.	ARARAT TOWNSHIP
2 - 133.00-2,010.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MOLNAR, STEPHEN J JR	Grantee: MOLNAR, STEPHEN JAMES
2 - MOLNAR, PATRICIA R	2 - CARUTH, DENISE MARIE
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: KWIATKOWSKI, ALAN	Grantee: SCHUTZ, FRANK
2 - KWIATKOWSKI, SHERILL	2 - SCHUTZ, CHRISTINA DECKER
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP



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