

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

### *Subscription Rates*

#### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

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

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Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

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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**

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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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#### **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

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**12/23/2016 • 12/30/2016 • 1/6/2017**

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#### **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

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**12/23/2016 • 12/30/2016 • 1/6/2017**

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#### **EXECUTOR NOTICE**

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

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**12/23/2016 • 12/30/2016 • 1/6/2017**

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#### **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

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**12/16/2016 • 12/23/2016 • 12/30/2016**

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### **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

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**12/9/2016 • 12/16/2016 • 12/23/2016**

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### **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

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**12/9/2016 • 12/16/2016 • 12/23/2016**

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### **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

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**12/9/2016 • 12/16/2016 • 12/23/2016**

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### **OTHER NOTICES**

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#### **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**

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**NOTICE**

**NOTICE IS HEREBY GIVIEN 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**

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

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

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**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**

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

Lance M. Benedict,  
Susquehanna County Sheriff

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12/16/2016 • 12/23/2016 • 12/30/2016

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

Lance M. Benedict,  
Susquehanna County Sheriff

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12/16/2016 • 12/23/2016 • 12/30/2016

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

Lance M. Benedict,  
Susquehanna County Sheriff

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12/16/2016 • 12/23/2016 • 12/30/2016

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**MORTGAGES AND DEEDS**

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

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**MORTGAGES**

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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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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

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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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Information:	Consideration: \$159,500.00
Mortagor: 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
Mortagor: 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
Mortagor: 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
Mortagor: 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
Mortagor: 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
Mortagor: 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
Mortagor: 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:	Consideration: \$95,500.00
Mortagor: 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
Mortagor: 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
Mortagor: 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

★ 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: \$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	2 - PLANET HOME LENDING LLC
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	2 - SUMMIT MORTGAGE CORPORATION
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

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## DEEDS

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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

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

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Information:	Consideration: \$1.00
Grantor: 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)	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

**★ 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: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: FORNICA, DOMINIC	Grantee: FREESTAR ENERGY GROUP LLC
Locations: Parcel #	Municipality
1 - 239.00-2,040.00,000.	LATHROP TOWNSHIP
2 - 239.00-2,008.02,000.	LATHROP TOWNSHIP
3 - 239.00-2,008.03,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRAINARD, WILLIAM L	Grantee: BRAINARD FAMILY TRUST
2 - BRAINARD, BONNIE L	
Locations: Parcel #	Municipality
1 - 186.00-1,063.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRAINARD, WILLIAM L	Grantee: BRAINARD FAMILY TRUST
2 - BRAINARD, BONNIE (AKA)	
3 - BRAINARD, BONNIE L	
Locations: Parcel #	Municipality
1 - 167.00-1,051.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SICKLER, RANDY	Grantee: SICKLER, RANDY
2 - SICKLER, LAURA	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$96,000.00
Grantor: HODGES, PHILLIP C JR	Grantee: ABPLANALP, JACOB E
2 - HODGES, ALICIA	
Locations: Parcel #	Municipality
1 - 268.06-1,028.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: LLEWELLYN, WILLIAM A	Grantee: LLEWELLYN, WILLIAM A
2 - LLEWELLYN, SANDRA K (AKA)	
3 - LLEWELLYN, SANDRA	
4 - MCCREARY, CHRISTINA A	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$97,000.00
Grantor: MUTFORD, DONALD J	Grantee: SKORONSKI, WILLIAM
	2 - SKORONSKI, DOLORES
Locations: Parcel #	Municipality
1 - 033.00-1,028.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COOK, MICHAEL A (AKA)	Grantee: COOK, MICHAEL A (AKA)
2 - COOK, MICHAEL	
3 - COOK, JILL (FKA)	
4 - JENKINS, JILL	
Locations: Parcel #	Municipality
1 - 202.00-1,064.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: REPASY, ANGELA V	Grantee: GRAY, MICHAEL
2 - PERRY, NICOLE E	
3 - SERRANO, DEBBIE	
4 - HORN, CHRISTINE	
5 - GORDON, LILLIAN E (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP

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

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Information:	Consideration: \$1.00
Grantor: 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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