

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

34th Judicial District

Vol. 1 ★ August 12, 2016 ★ Montrose, PA ★ No. 19



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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***



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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.*

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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*

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Jodi L. Cordner, Esq.  
Suzanne Brainard

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Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

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Linda LaBarbara, Esq.

### *Commissioners*

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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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#### **NOTICE**

**IN THE ESTATE OF JANE L. DIEFFENBACH**, late of the Borough of Montrose, County of Susquehanna, 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 having claims against said Estate will present them without delay to:

**ELIZABETH HAWLEY,**

**Executrix**

2219 Beebe Hollow Road

Montrose, PA 18801

**OR**

**Davis Law, P.C.**

**Raymond C. Davis, Esquire**

Attorney for the Estate

181 Maple Street

Montrose, PA 18801

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**8/12/2016 • 8/19/2016 • 8/26/2016**

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#### **EXECUTRIX NOTICE**

Estate of Sharon D. Haynes  
Late of New Milford Township  
**EXECUTRIX**

Karen M. Grubb  
514 Foote Road  
New Milford, PA 18834  
**ATTORNEY**  
Sam W. Lewis  
212 Church Street  
Montrose, PA 18801

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**8/5/2016 • 8/12/2016 • 8/19/2016**

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#### **EXECUTRIX NOTICE**

Estate of Robert W. Rowe AKA  
Robert Rowe  
Late of Great Bend Township  
**EXECUTRIX**  
Deborah Rowe  
3865 Highlands Road  
New Milford, PA 18834  
**ATTORNEY**  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

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**8/5/2016 • 8/12/2016 • 8/19/2016**

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#### **ADMINISTRATRIX NOTICE**

Estate of Julian A. Nanton  
Late of Susquehanna Borough  
**ADMINISTRATRIX**  
Denise Nanton  
419 W. Drinker St.  
Dunmore, PA 18509

ATTORNEY  
Patrick Coleman  
310 East Drinker St.  
Dunmore, PA 18512

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**8/5/2016 • 8/12/2016 • 8/19/2016**

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### **EXECUTRIX NOTICE**

Estate of Sarah R. Rosemergey  
Late of Montrose Borough  
**EXECUTRIX**  
Ann R. Troutman  
3645 Mossy Oak Circle  
Land O' Lakes, FL 34639  
**ATTORNEY**  
Jason G. Beardsley, Esq.  
192 Maple St.  
Montrose, PA 18801

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**8/5/2016 • 8/12/2016 • 8/19/2016**

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### **ESTATE NOTICE**

RE: ESTATE OF DONALD F. GUMPERT, Deceased, (died June 8, 2016) late of Clifford Township, Pennsylvania, Susquehanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to J. Frederick Rohrbeck, Esquire, Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

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**8/5/2016 • 8/12/2016 • 8/19/2016**

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### **ADMINISTRATOR NOTICE**

Estate of William B. Lloyd, Sr.  
Late of Clifford Township  
**ADMINISTRATOR**  
William B. Lloyd, Jr.

1990 Wolfensberger Court  
Castle Rock, CO 80109

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**8/5/2016 • 8/12/2016 • 8/19/2016**

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### **EXECUTRIX NOTICE**

Estate of Marjorie B. Lynch  
Late of Clifford Township  
**EXECUTRIX**  
Bonnie Tolerico  
1603 SR 2016  
Nicholson, PA 18446  
**ATTORNEY**  
Harry T. Coleman, Esq.  
41 N. Main St., Suite 316  
Carbondale, PA 18407

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**7/29/2016 • 8/5/2016 • 8/12/2016**

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### **ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of June Allen, late of Susquehanna County, Pennsylvania, on July 15, 2016 to Thomas Gately, Jr.. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to Marissa McAndrew, Esquire, 707 Main Street, P.O. Box 157, Forest City, PA 18421.

**MARISSA MCANDREW**  
**ESQUIRE**  
Attorney for the Estate

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**7/29/2016 • 8/5/2016 • 8/12/2016**

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## OTHER NOTICES

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
SUSQUEHANNA COUNTY  
No. 2016-185 CP

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER DOROTHY  
A. GANTAR, DECEASED  
Defendant

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER DOROTHY  
A. GANTAR, DECEASED

You are hereby notified that on February 26, 2016, Plaintiff, WELLS FARGO BANK, N.A., 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. 2016-185 CP. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 708 DELAWARE STREET, FOREST CITY, PA 18421-1002 whereupon your property would be sold by the Sheriff of SUSQUEHANNA 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**

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.

Notice to Defend:  
SUSQUEHANNA COUNTY  
SUSQUEHANNA COUNTY  
PROTHONOTARY OFFICE  
SUSQUEHANNA COUNTY  
COURTHOUSE  
Montrose, PA 18801  
Telephone (570) 278-4600 x120

Lawyer Referral Service:  
Pennsylvania Lawyer Referral  
Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

**8/12/2016**

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**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

COURT OF COMMON PLEAS  
CIVIL DIVISION  
SUSQUEHANNA COUNTY  
No. 2016-329-CP

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

GEORGANNA GATES,  
Individually and in his capacity as  
Administratrix of the Estate of  
MARGARET I. GATES  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARGARET  
I. GATES, DECEASED  
Defendants

**NOTICE**  
To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARGARET  
I. GATES, DECEASED

You are hereby notified that on  
April 5, 2016, Plaintiff, WELLS  
FARGO BANK, N.A., 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.  
2016-329-CP. Wherein Plaintiff  
seeks to foreclose on the mortgage  
secured on your property located at  
14 CHURCH STREET,  
HALLSTEAD, PA 18822-9446  
whereupon your property would be  
sold by the Sheriff of  
SUSQUEHANNA 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**  
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.

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REDUCED FEE OR NO FEE.

Notice to Defend:

SUSQUEHANNA COUNTY  
SUSQUEHANNA COUNTY  
PROTHONOTARY OFFICE  
SUSQUEHANNA COUNTY  
COURTHOUSE  
Montrose, PA 18801  
Telephone (570) 278-4600 x120

Lawyer Referral Service:  
Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

**8/12/2016**

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**MORTGAGES AND DEEDS**

**RECORDED FROM JULY 28, 2016 TO AUGUST 3, 2016**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$40,000.00
Mortgagor: RALSTON, RHONDA 2 - STALKER, DEREK	Mortgagee: STANKIEWICZ, ROBERT 2 - STANKIEWICZ, BEVERLY
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$106,986.00
Mortgagor: MANGIN, JOSEPH Q 2 - MANGIN, AMANDA J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - AMERICAN FINANCIAL RESOURCES INC
Locations: Parcel # 1 - 115.09-1,067.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$90,000.00
Mortgagor: KANNA, MELISSA (NKA) 2 - GEERTGENS, MELISSA 3 - GEERTGENS, TODD	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 066.00-1,030.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: OVERFIELD, WILLIAM SR (AKA) 2 - OVERFIELD, WILLIAM J SR 3 - OVERFIELD, BONNIE J (AKA) 4 - OVERFIELD, BONNIE	Mortgagee: CU MORTGAGE SERVICES INC
Locations: Parcel # 1 - 149.00-3,078.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$45,550.00
Mortgagor: SEAMAN, ROBERT 2 - SEAMAN, CAROL	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel # 1 - 111.10-1,060.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$127,000.00
Mortgagor: BAKER, IVAN F II	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 114.00-1,064.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$294,000.00
Mortgagor: STONES RENTAL LLC	Mortgagee: NBT BANK
Locations: Parcel # 1 - 143.00-1,023.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$139,500.00
Mortgagor: DICK, BRIAN 2 - DICK, DIANA E	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 148.00-2,004.05,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: JORDAN, MAURA	Mortgagee: FNCF
Locations: Parcel # 1 - 244.00-2,003.00,000.	Municipality LENOX TOWNSHIP

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

★ 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: \$215,800.00
Mortagor: JERAULD, CHRISTOPHER C 2 - JERAULD, AMBER L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 124.12-1,007.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$96,793.00
Mortagor: VAUTRINOT, MARY T	Mortgagee: U S BANK NATIONAL ASSOCIATION
Locations: Parcel # 1 - 267.00-1,056.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$114,000.00
Mortagor: CANFIELD, SETH F	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 031.19-2,028.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$80,000.00
Mortagor: DIPIERRO, VITO 2 - DIPIERRO, LAURA	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 172.00-2,024.00,000.	Municipality HERRICK TOWNSHIP
Information: OPEN-END MTG	Consideration: \$2,000,000.00
Mortagor: SUSQUEHANNA COUNTY HISTORICAL SOCIETY AND FREE LIBRARY ASSOCIATION	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50,000.00
Mortagor: KALSINSKI, PAUL J (TRUST BY TRUSTEES AKA) 2 - KALSINSKI, PAUL J (TRUST BY TRUSTEES) 3 - KALSINSKI, DIANE E (TRUST BY TRUSTEES)	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 249.18-1,025.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$146,000.00
Mortagor: PARKHURST, GERALD JR 2 - PARKHURST, COLLEEN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 214.00-1,025.02,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$152,192.00
Mortagor: GATES, DYLAN 2 - GATES, SHANNON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$50,000.00
Mortagor: HENDRICKSON, MARK 2 - HOBBS, FRANCIS (AKA)	Mortgagee: HENDRICKSON, JOHN A 2 - HENDRICKSON, DOLORES
Locations: Parcel # 1 - 054.14-2,046.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$40,000.00
Mortagor: HOBBS, FRANCIS H 3 - HOBBS, ROBIN (AKA) 4 - HOBBS, ROBIN K	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 036.14-1,021.00,000.	Municipality LANESBORO BOROUGH

Information:	Consideration: \$89,460.00
Mortgagor: LEWIS, THOMAS P JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, MICHELLE A	2 - PROSPECT MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 205.01-1,028.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$101,593.00
Mortgagor: SHERIDAN, GREGORY W	Mortgagee: HONESDALE NATIONAL BANK
2 - SHERIDAN, JESSICA CRAIGE	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$110,000.00
Mortgagor: RHOUSE516 LLC	Mortgagee: PROVIDENCE PROPERTY SERVICES LP
Locations: Parcel #	Municipality
1 - 083.00-1,025.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: GOSS, JASON M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GOSS, RACHEL M	
Locations: Parcel #	Municipality
1 - 031.19-2,033.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$87,000.00
Mortgagor: SHAFFER, WENDY M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - JG WENTWORTH HOME LENDING LLC
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$78,000.00
Mortgagor: GAWLINSKI, COLLEEN (FKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RAUB, COLLEEN	
Locations: Parcel #	Municipality
1 - 007.00-1,008.00,000.	SILVER LAKE TOWNSHIP
2 - 007.00-1,006.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$68,750.00
Mortgagor: VULLO, CHARLES	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 195.00-1,015.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$287,037.83
Mortgagor: ZYMBLOSKY, RITA	Mortgagee: WAYNE BANK
2 - ZYMBLOSKY, GERALD P	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$86,906.00
Mortgagor: QUADLIN, NICOLE R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STEARNS LENDING LLC	
Locations: Parcel #	Municipality
1 - 151.00-1,055.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$92,150.00
Mortgagor: SMITH, REBECCA	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 207.00-2,022.00,000.	CLIFFORD TOWNSHIP

**DEEDS**

Information:	Consideration: \$1.00
Grantor: TITUS, RONALD A	Grantee: APPALACHIAN BASIN MINERALS LP 2 - PENNMARC RESOURCES II LP 3 - WILDES MINERAL INTERESTS LLC 4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel # 1 - 089.00-2.007.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CANFIELD, LEOLA J	Grantee: HELLER, TAMMY L 2 - CANFIELD, LISA R 3 - CANFIELD, TIMOTHY S 4 - SILFEE, JUDITH E
Locations: Parcel # 1 - 054.14-2.074.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$40.000.00
Grantor: WHITNEY, ETHEL W	Grantee: RALSTON, RHONDA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: WEIDA, SCOTT A 2 - WEIDA, MANDY LYNN	Grantee: WEIDA, SCOTT A 2 - WEIDA, MANDY LYNN
Locations: Parcel # 1 - 244.00-2.012.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$93.500.00
Grantor: BAKER, IVAN II 2 - BAKER, GINA	Grantee: BAKER, IVAN F II
Locations: Parcel # 1 - 114.00-1.064.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STANFORDVILLE BAPTIST CHURCH (BY TRUSTEES)	Grantee: STANFORDVILLE BAPTIST CHURCH (BY TRUSTEES)
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STANFORDVILLE BAPTIST CHURCH (BY TRUSTEES)	Grantee: STANFORDVILLE BAPTIST CHURCH (BY TRUSTEES)
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONE, DAVID A 2 - PARRISH, GUY	Grantee: STONES RENTAL LLC
Locations: Parcel # 1 - 143.00-1.023.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85.000.00
Grantor: POTTER, CAROL D (REVOCABLE TRUST)	Grantee: GEERTGENS, TODD M 2 - GEERTGENS, MELISSA S
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$260.000.00
Grantor: SNYDER, DAVID H 2 - SNYDER, TAMI L 3 - PALMITER, SHARRON SNYDER 4 - PALMITER, PAUL	Grantee: JERAULD, CHRISTOPHER C 2 - JERAULD, AMBER L
Locations: Parcel # 1 - 124.12-1.007.00.000.	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:	Consideration: \$144.000.00
Grantor: COLLINS, JOHN R 2 - COLLINS, PAMELA L	Grantee: BROWN, LARRY J
Locations: Parcel # 1 - 109.06-1.042.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$500.00
Grantor: KOST, ERWIN 2 - KOST, MICHELLE	Grantee: GRIFFIS, LARRY A 2 - GRIFFIS, SANDRA L
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$76.800.00
Grantor: CAUGHEY, PATRICIA H	Grantee: HUNSINGER, RICHARD R 2 - HUNSINGER, ARLENE M
Locations: Parcel # 1 - 137.02-1.009.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$120.000.00
Grantor: CONNELLY, ROXANNE A	Grantee: CANFIELD, SETH F
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: GILES, HENRY HEWSON JR 2 - GILES, JUDITH M	Grantee: GILES, HENRY HEWSON JR 2 - GILES, JUDITH M
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$125.000.00
Grantor: WOLL, MARIA	Grantee: DIPIERRO, VITO 2 - DIPIERRO, LAURA
Locations: Parcel # 1 - 172.00-2.024.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$327.000.00
Grantor: CHRISTIANSEN, DAVID E 2 - CHRISTIANSEN, EVA E	Grantee: MONDELLO, FRANK J 2 - MONDELLO, CAROL A
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$8.500.00
Grantor: LINDOW, STANLEY K	Grantee: NORTON, MICHELLE RAE
Locations: Parcel # 1 - 055.05-1.027.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$100.00
Grantor: HARVEY, WALTER 2 - HARVEY, ALANA	Grantee: BURNS, SHAWN 2 - BURNS, JULIE
Locations: Parcel # 1 - 054.11-5.039.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: GATES, KEVIN 2 - GATES, TERRI	Grantee: GATES, DEVAN
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$155.000.00
Grantor: GATES, KEVIN 2 - GATES, TERRI	Grantee: GATES, DYLAN 2 - GATES, SHANNON
Locations: Parcel # 1 - 253.00-1.001.00.000.	Municipality AUBURN 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: \$65,500.00
Grantor: HARRIS, JEREMY D	Grantee: REUTER, CRAIG M
Locations: Parcel # 1 - 033.00-1.075.02.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STAGER, JOHN J	Grantee: GLOVER, TODD M 2 - GLOVER, SHARON A
Locations: Parcel # 1 - 171.00-1.027.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEPNIAK, WILLIAM W JR (AKA) 2 - STEPNIAK, WILLIAM JR 3 - STEPNIAK, BEVERLY A	Grantee: STEPNIAK, WILLIAM W JR 2 - STEPNIAK, BEVERLY A
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ADAMS, ANNE (BY ATTY)	Grantee: ADAMS, WAYNE R
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: WHITMORE, LINDA A	Grantee: HENDRICKSON, MARK
Locations: Parcel # 1 - 054.14-2.046.00.000.	Municipality SUSQUEHANNA
Information: CORRECTIVE DEED	Consideration: \$85,000.00
Grantor: GETAWAY LAND CO LLC	Grantee: MOSTEK, LARRY E 2 - MOSTEK, KEVIN D
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: BARTKUS, THOMAS J 2 - BARTKUS, CINDY L	Grantee: KNOTTS, CLARE J
Locations: Parcel # 1 - 149.00-3.028.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: CHESAPEAKE ROYALTY LLC 2 - CHESAPEAKE EXPLORATION LLC 3 - CHESAPEAKE APPALACHIA LLC 4 - CHESAPEAKE LOUISIANA LP 5 - CHESAPEAKE-CLEMENTS ACQUISITION LLC 6 - CHK-MAC LLC 7 - CHK UTICA LLC 8 - EMPRESS LOUISIANA PROPERTIES LP 9 - EMPRESS LLC 10 - EMPRESS PROPERTIES LLC 11 - GSF LLC 12 - MC LOUISIANA MINERALS LLC 13 - MC MINERAL COMPANY LLC	Grantee: HAYMAKER PROPERTIES LP
Locations: Parcel # 1 - N/A 2 - N/A 3 - N/A 4 - N/A	Municipality AUBURN TOWNSHIP GREAT BEND TOWNSHIP FRANKLIN TOWNSHIP 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:	Consideration: \$99,400.00
Grantor: CASTALDI, JAMES J 2 - CASTALDI, MAUREEN	Grantee: LEWIS, THOMAS P JR 2 - LEWIS, MICHELLE A
Locations: Parcel # 1 - 205.01-1,028.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: LEDONNE, JOSEPH M 2 - LEDONNE, ELISA ANN	Grantee: SHERIDAN, GREGORY W 2 - SHERIDAN, JESSICA CRAIGE
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$92,500.00
Grantor: WELLS FARGO BANK 2 - WELLS FARGO HOME MORTGAGE INC	Grantee: RHOUSE516 LLC
Locations: Parcel # 1 - 083.00-1,025.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1,00
Grantor: EDESELL, LUCILLE A	Grantee: EDESELL, LUCILLE A 2 - SAVAGE, TERESA FORYS
Locations: Parcel # 1 - N/A	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$1,00
Grantor: LEPRE, JULIE A 2 - LEPRE, JOHN 3 - MCGRAW, CHARLENE (NBM) 4 - KINNIER, CHARLENE 5 - KINNIER, MARC	Grantee: LEPRE, JOHN RYAN
Locations: Parcel # 1 - 185.00-1,026.01,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1,00
Grantor: FERGUSON, ARNETA P 2 - BROWNE, RUTH F 3 - FERGUSON, LEWIS A 4 - FERGUSON, IRENE	Grantee: FERGUSON, ARNETA P 2 - BROWNE, RUTH F 3 - FERGUSON, LEWIS A 4 - FERGUSON, JEAN C
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information: OIL GAS MINERAL & HYDROCARBON	Consideration: \$10.00
Grantor: PRECISION CAPITAL LP	Grantee: ATHENE ANNUITY & LIFE ASSURANCE COMPANY
Locations: Parcel # 1 - 164.00-1,025.00,000. 2 - 164.00-1,051.00,000. 3 - 164.00-1,034.00,000. 4 - 165.00-1,014.00,000.	Municipality BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: VANCOTT, MARVIN B	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 109.00-1,030.01,000.	Municipality NEW MILFORD TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1,00
Grantor: ACOSTA, DWAYNE	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 054.15-2,053.00,000.	Municipality SUSQUEHANNA

★ 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: HALL, ALAN	Grantee: HALL, ALAN 2 - HALL, ANGELIA M
Locations: Parcel # 1 - 031.19-1,080.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$100,000.00
Grantor: LEEMING, PAUL J 2 - LEEMING, STACY	Grantee: SHAFFER, WENDY M
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: PICKETT, RUEDONNA JEAN (AKA) 2 - PICKETT, RUEDONNA J	Grantee: PICKETT, RUEDONNA J (TRUST)
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAYNES, KEVIN	Grantee: EDWARDS, RONALD J 2 - EDWARDS, DEBRA L
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAYNES, KEVIN	Grantee: EDWARDS, RONALD J 2 - EDWARDS, DEBRA L
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EDWARDS, RONALD J 2 - EDWARDS, DEBRA L	Grantee: EDWARDS, RONALD J 2 - EDWARDS, DEBRA L
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$450,000.00
Grantor: BARR, JOHN R SR 2 - BARR, MILDRED A	Grantee: BARR FAMILY TRUST HOP BOTTOM 2 - JRB PROPERTY MANAGEMENT INC
Locations: Parcel # 1 - 221.00-1,001.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$88,510.00
Grantor: FONTANA, THOMAS M	Grantee: QUADLIN, NICOLE R
Locations: Parcel # 1 - 151.00-1,055.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MILLER, WARREN W	Grantee: APPALACHIAN BASIN MINERALS LP 2 - PENNMARC RESOURCES II LP 3 - WILDES MINERAL INTERESTS LLC 4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel # 1 - 100.00-2,010.02,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$97,000.00
Grantor: JPMORGAN CHASE BANK	Grantee: SMITH, REBECCA
Locations: Parcel # 1 - 207.00-2,022.00,000.	Municipality CLIFFORD TOWNSHIP

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Information:	Consideration: \$1.00
Grantor: LIPSHUTZ, FRANCES	Grantee: LIPSCHUTZ, MARK STEVEN
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$4,010.98
Grantor: CAREY, BRYAN (BY SHERIFF) 2 - CAREY, JODI LYNN (BY SHERIFF) 3 - DIXON, MARGARET A (BY SHERIFF) 4 - DIXON, RICHARD C (BY SHERIFF)	Grantee: LSF8 MASTER PARTICIPATION TRUST
Locations: Parcel # 1 - 205.03-1,017.00,000.	Municipality LENOX TOWNSHIP

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**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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Honesdale, PA 18431

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**Email: baileyd@ptd.net**

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
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*One (1) time insertion*

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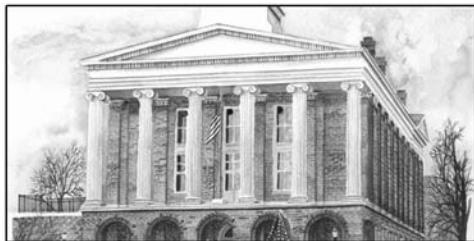
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Legal Journal of Susquehanna County  
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