

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

34th Judicial District

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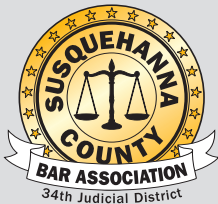


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**Court of Common Pleas  
34th Judicial District:**

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.

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Legal Journal of Susquehanna County

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**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.*

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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**

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

#### **Magisterial District Judges**

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Suzanne Brainard

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Cathy Hawley

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Lance Benedict

#### **District Attorney**

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#### **Chief Public Defender**

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Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

Jason D. Miller

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#### **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

**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

**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

**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

**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

**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.

**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

**8/5/2016 • 8/12/2016 • 8/19/2016**

---

**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

**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

**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.

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

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

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

Information:	Consideration: \$144,000.00
Grantor: COLLINS, JOHN R	Grantee: BROWN, LARRY J
2 - COLLINS, PAMELA L	
Locations: Parcel #	Municipality
1 - 109.06-1.042.00.000.	NEW MILFORD BOROUGH
Information:	Consideration: \$500.00
Grantor: KOST, ERWIN	Grantee: GRIFFIS, LARRY A
2 - KOST, MICHELLE	2 - GRIFFIS, SANDRA L
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$76,800.00
Grantor: CAUGHEY, PATRICIA H	Grantee: HUNSINGER, RICHARD R
	2 - HUNSINGER, ARLENE M
Locations: Parcel #	Municipality
1 - 137.02-1.009.00.000.	RUSH TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: CONNELLY, ROXANNE A	Grantee: CANFIELD, SETH F
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: GILES, HENRY HEWSON JR	Grantee: GILES, HENRY HEWSON JR
2 - GILES, JUDITH M	2 - GILES, JUDITH M
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: WOLL, MARIA	Grantee: DIPIERRO, VITO
	2 - DIPIERRO, LAURA
Locations: Parcel #	Municipality
1 - 172.00-2.024.00.000.	HERRICK TOWNSHIP
Information:	Consideration: \$327,000.00
Grantor: CHRISTIANSEN, DAVID E	Grantee: MONDELLO, FRANK J
2 - CHRISTIANSEN, EVA E	2 - MONDELLO, CAROL A
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$8,500.00
Grantor: LINDOW, STANLEY K	Grantee: NORTON, MICHELLE RAE
Locations: Parcel #	Municipality
1 - 055.05-1.027.00.000.	LANESBORO BOROUGH
Information:	Consideration: \$100.00
Grantor: HARVEY, WALTER	Grantee: BURNS, SHAWN
2 - HARVEY, ALANA	2 - BURNS, JULIE
Locations: Parcel #	Municipality
1 - 054.11-5.039.00.000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: GATES, KEVIN	Grantee: GATES, DEVAN
2 - GATES, TERRI	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: GATES, KEVIN	Grantee: GATES, DYLAN
2 - GATES, TERRI	2 - GATES, SHANNON
Locations: Parcel #	Municipality
1 - 253.00-1.001.00.000.	AUBURN TOWNSHIP

Information:	Consideration: \$65,500.00
Grantor: HARRIS, JEREMY D	Grantee: REUTER, CRAIG M
Locations: Parcel #	Municipality
1 - 033.00-1.075.02.000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STAGER, JOHN J	Grantee: GLOVER, TODD M
	2 - GLOVER, SHARON A
Locations: Parcel #	Municipality
1 - 171.00-1.027.00.000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEPNIAK, WILLIAM W JR (AKA)	Grantee: STEPNIAK, WILLIAM W JR
2 - STEPNIAK, WILLIAM JR	2 - STEPNIAK, BEVERLY A
3 - STEPNIAK, BEVERLY A	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ADAMS, ANNE (BY ATTY)	Grantee: ADAMS, WAYNE R
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: WHITMORE, LINDA A	Grantee: HENDRICKSON, MARK
Locations: Parcel #	Municipality
1 - 054.14-2.046.00.000.	SUSQUEHANNA
Information: CORRECTIVE DEED	Consideration: \$85,000.00
Grantor: GETAWAY LAND CO LLC	Grantee: MOSTEK, LARRY E
	2 - MOSTEK, KEVIN D
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: BARTKUS, THOMAS J	Grantee: KNOTTS, CLARE J
2 - BARTKUS, CINDY L	
Locations: Parcel #	Municipality
1 - 149.00-3.028.00.000.	GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: CHESAPEAKE ROYALTY LLC	Grantee: HAYMAKER PROPERTIES LP
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	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
2 - N/A	GREAT BEND TOWNSHIP
3 - N/A	FRANKLIN TOWNSHIP
4 - N/A	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$99,400.00
Grantor: CASTALDI, JAMES J	Grantee: LEWIS, THOMAS P JR
2 - CASTALDI, MAUREEN	2 - LEWIS, MICHELLE A
Locations: Parcel #	Municipality
1 - 205.01-1,028.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: LEDONNE, JOSEPH M	Grantee: SHERIDAN, GREGORY W
2 - LEDONNE, ELISA ANN	2 - SHERIDAN, JESSICA CRAIGE
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$92,500.00
Grantor: WELLS FARGO BANK	Grantee: RHOUSE516 LLC
2 - WELLS FARGO HOME MORTGAGE INC	
Locations: Parcel #	Municipality
1 - 083.00-1,025.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EDSELL, LUCILLE A	Grantee: EDSELL, LUCILLE A
	2 - SAVAGE, TERESA FORYS
Locations: Parcel #	Municipality
1 - N/A	FRIENDSVILLE BOROUGH
Information:	Consideration: \$1.00
Grantor: LEPRE, JULIE A	Grantee: LEPRE, JOHN RYAN
2 - LEPRE, JOHN	
3 - MCGRAW, CHARLENE (NBM)	
4 - KINNIER, CHARLENE	
5 - KINNIER, MARC	
Locations: Parcel #	Municipality
1 - 185.00-1,026.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FERGUSON, ARNETA P	Grantee: FERUSON, ARNETA P
2 - BROWNE, RUTH F	2 - BROWNE, RUTH F
3 - FERGUSON, LEWIS A	3 - FERGUSON, LEWIS A
4 - FERGUSON, IRENE	4 - FERGUSON, JEAN C
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information: OIL GAS MINERAL & HYDROCARBON	Consideration: \$10.00
Grantor: PRECISION CAPITAL LP	Grantee: ATHENE ANNUITY & LIFE ASSURANCE COMPANY
Locations: Parcel #	Municipality
1 - 164.00-1,025.00,000.	BROOKLYN TOWNSHIP
2 - 164.00-1,051.00,000.	BROOKLYN TOWNSHIP
3 - 164.00-1,034.00,000.	BROOKLYN TOWNSHIP
4 - 165.00-1,014.00,000.	BROOKLYN TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: VANCOTT, MARVIN B	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 109.00-1,030.01,000.	NEW MILFORD TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: ACOSTA, DWAYNE	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 054.15-2,053.00,000.	SUSQUEHANNA

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



Information:

Grantor: LIPSHUTZ, FRANCES

Locations: Parcel #

1 - N/A

Information:

Grantor: CAREY, BRYAN (BY SHERIFF)

2 - CAREY, JODI LYNN (BY SHERIFF)

3 - DIXON, MARGARET A (BY SHERIFF)

4 - DIXON, RICHARD C (BY SHERIFF)

Locations: Parcel #

1 - 205.03-1,017.00,000.

Consideration: \$1.00

Grantee: LIPSCHUTZ, MARK STEVEN

Municipality

NEW MILFORD TOWNSHIP

Consideration: \$4,010.98

Grantee: LSF8 MASTER PARTICIPATION TRUST

Municipality

LENOX TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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

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

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

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# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

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**Fictitious Name Registration** \$45

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**Petition for Change of Name** \$45

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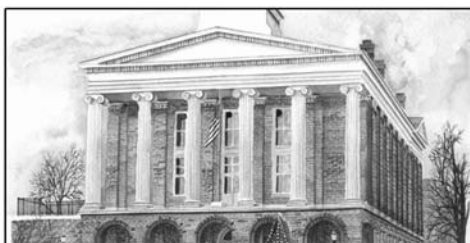
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