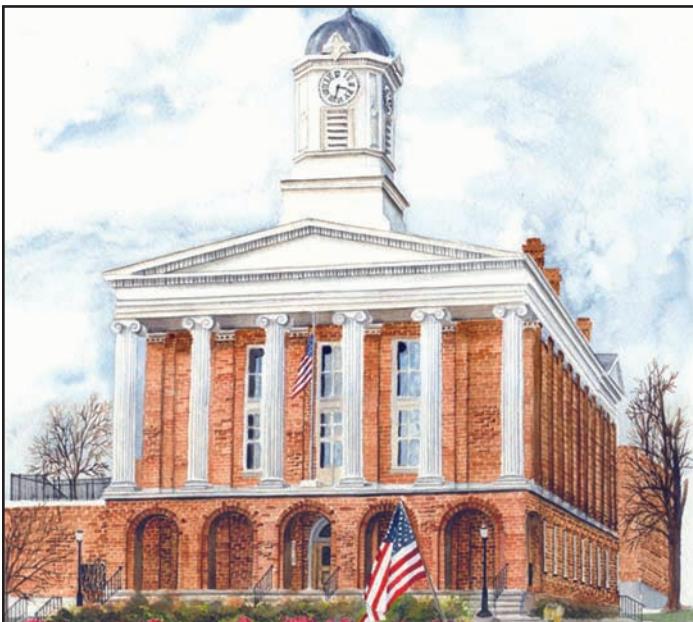


**OFFICIAL**  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 1 ★ December 2, 2016 ★ Montrose, PA ★ No. 35



**IN THIS ISSUE**

SHERIFF'S SALES..... 4

MORTGAGES & DEEDS..... 5



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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

**The Legal Journal of  
Susquehanna County** contains  
decisions of the Susquehanna  
County Court, legal notices,  
advertisements & other matters of  
legal interest. It is published every  
Friday by the Susquehanna County  
Bar Association.

***The Official Legal Publication of Susquehanna County, Pennsylvania***



Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor  
mike@briechlelaw.com

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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
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*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

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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.*

---

#### **EXECUTOR NOTICE**

Estate of Roger C. MacBain  
Late of Brooklyn Township, PA  
EXECUTOR  
Justin R. MacBain  
30 Thomas Dr.  
Tunkhannock, PA 18657

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**12/2/2016 • 12/9/2016 • 12/16/2016**

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#### **ESTATE NOTICE**

Estate of Richard Dennis Jurco, late of Hop Bottom, Pennsylvania (died September 29, 2005). Letters Testamentary have been issued to Karen Lynn Jurco, Executrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Patrick Walsh, Esquire, Attorney for the Estate, 715 N. State Street, Clarks Summit, PA 18411

**11/25/2016 • 12/2/2016 • 12/9/2016**

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**MORTGAGES AND DEEDS**

**RECORDED FROM NOVEMBER 10, 2016 TO NOVEMBER 16, 2016**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$355,603.00
Mortgagor: HILL "BILLIE" NATURAL GAS LLC	Mortgagee: PARKE BANK
Locations: Parcel # 1 - 176.00-1,035.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: URSICH, STEPHEN J	Mortgagee: HONESDALE NATIONAL BANK
2 - URSICH, MARGARET (FKA) 3 - GORTON, MARGARET M	
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: OPEN-END MTG	Consideration: \$25,000.00
Mortgagor: SWARTZ, JEREMY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SAAM, HEATHER (AKA) 3 - SWARTZ, HEATHER	
Locations: Parcel # 1 - 114.00-1,006.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: TRUEHAN, RALPH T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - TRUEHAN, SARAH	2 - M&T BANK
Locations: Parcel # 1 - 007.00-1,012.02,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: ROUNDS, WILLIAM R	Mortgagee: NBT BANK
2 - ROUNDS, PATRICA	
Locations: Parcel # 1 - 111.00-1,059.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$188,000.00
Mortgagor: PARSONS, RONALD E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - PARSONS, MARGOT B	2 - LOANDEPOT.COM INC
Locations: Parcel # 1 - 094.00-2,012.01,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$275,430.00
Mortgagor: DELLASALA, ANDREW	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DELLASALA, SUSAN	2 - JG WENTWORTH HOME LENDING LLC
Locations: Parcel # 1 - 250.00-1,001.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$243,000.00
Mortgagor: FLYNN'S STONE CASTLE INC	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 157.00-1,007.00,000.	Municipality RUSH 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: \$243,000.00
Mortagor: FLYNNS STONE CASTLE	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 157.00-1,082.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$48,000.00
Mortagor: FOX, EILEEN P	Mortgagee: GHS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 026.01-1,010.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$80,000.00
Mortagor: GUINAN, MARK ANDREW 2 - GUINAN, SHEILA	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 070.00-2,040.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$30,000.00
Mortagor: RATHBUN, KENNETH C JR 2 - RATHBUN, KATHLEEN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 041.09-1,007.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$170,000.00
Mortagor: WHITAKER, RONALD A 2 - WHITAKER, SHARON M	Mortgagee: PNC BANK
Locations: Parcel # 1 - 227.00-1,044.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$58,570.00
Mortagor: SMITH, JAMIE G 2 - SMITH, MELISSA A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 088.03-1,013.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$131,298.00
Mortagor: GREEN, PAMELA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PARAMOUNT EQUITY MORTGAGE LLC
Locations: Parcel # 1 - 249.19-2,029.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$60,000.00
Mortagor: GATES, DEVAN N 2 - GATES, DEVAN	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 253.00-1,001.06,000.	Municipality AUBURN TOWNSHIP

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**D E E D S**

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Information:	Consideration: \$1.00
Grantor: LEWIS, JEAN MARIE 2 - PHILIPS, JENNY ANN	Grantee: MITCHELL, JOSEPH 2 - MITCHELL, PATRICIA
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$150,000.00
Grantor: DAHM, WILLIAM C (AKA) 2 - DAHM, WILLIAM CHARLES (ESTATE)	Grantee: HILL "BILLIE" NATURAL GAS LLC
Locations: Parcel # 1 - 176.00-1,035.00,000.	Municipality RUSH 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: LIPSCHUTZ, FRANCES	Grantee: LIPSCHUTZ, FRANCES
Locations: Parcel # 1 - 170.00-1,009.00,000.	Municipality GIBSON TOWNSHIP
Information: INT NO 8 WEEK OF UNIT NO 27	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: SCHULMAN, MARTIN 2 - SCHULMAN, TARRA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: CORNELL, TERRY 2 - CORNELL, AMY	Grantee: WATSON, LYNN
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DONNELLY, THOMAS G (AKA ESTATE) 2 - DONNELLY, THOMAS (ESTATE)	Grantee: DONNELLY, TIMOTHY S 2 - DONNELLY, MICHAEL P
Locations: Parcel # 1 - 215.00-1,008.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POWELL, TERRY L 2 - POWELL, HELEN L	Grantee: RIDER, JENNIE MAE
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: BURCH, BELFORD LEE (ESTATE)	Grantee: BURCH, BELFORD LEE JR
Locations: Parcel # 1 - 124.18-1,042.00,000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: ROUNDS, WILLIAM R 2 - ROUNDS, CLAIRE E 3 - ROUNDS, PATRICIA	Grantee: ROUNDS, WILLIAM R 2 - ROUNDS, PATRICIA
Locations: Parcel # 1 - 111.00-1,059.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: YAKELY, MARY L	Grantee: CIMINO, ANTONIO 2 - CIMINO, CANDINE
Locations: Parcel # 1 - 268.07-3,001.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: GROSE, MAE S (ESTATE AKA) 2 - GROSE, MAE SHANNON (ESTATE)	Grantee: GROSE, COLIN D 2 - GROSE, MILDRED B
Locations: Parcel # 1 - 252.00-1,012.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: MANZEK, JOSEPH S JR 2 - MANZEK, LYNNE C	Grantee: FLYNNNS STONE CASTLE INC
Locations: Parcel # 1 - 157.00-1,007.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TURNEY, KATHLEEN A 2 - TURNEY, MONTY S	Grantee: TURNEY, KATHLEEN A
Locations: Parcel # 1 - 102.08-1,013.00,000.	Municipality FOREST LAKE 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: \$110,500.00
Grantor: CICILIONI, ALFRED M 2 - CICILIONI, CATHERINE	Grantee: ALLENDER, DAWN M
Locations: Parcel # 1 - 268.07-5,018.00.000.	Municipality FOREST CITY
Information:	Consideration: \$100.00
Grantor: WALLS, DORIS D	Grantee: WALLS, DORIS D 2 - WALLS, STEWART E
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: ROBERTSON, JASON	Grantee: WILLIAMS, JEFFREY D 2 - WILLIAMS, BETH ANN
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information: INT 17 WEEK UNIT NO.42	Consideration: \$100.00
Grantor: CASPER, RICHARD B 2 - CASPER, ELIZABETH L	Grantee: MCKAY, THOMAS J 2 - MCKAY, MARY A
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$154,900.00
Grantor: LAUBERT, JACQUES E 2 - LAUBERT, JEANNE MARIE	Grantee: CLARE, RICHARD G 2 - CLARE, DOROTHY A
Locations: Parcel # 1 - 047.03-1,030.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1,000
Grantor: FRANTZ, JEFFREY (AKA) 2 - FRANTZ, JEFFERY F 3 - FRANTZ, MARY E	Grantee: FRANTZ, JEFFREY 2 - FRANTZ, MARY E 3 - FORD, MELISA 4 - JAGGER, SHAWN
Locations: Parcel # 1 - 253.00-1,027.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1,000
Grantor: FRANTZ, JEFFREY 2 - FRANTZ, MARY E	Grantee: FRANTZ, JEFFREY 2 - FRANTZ, MARY E 3 - FORD, MELISA 4 - JAGGER, SHAWN
Locations: Parcel # 1 - 253.00-1,025.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$34,002.00
Grantor: US BANK NATIONAL ASSOCIATION 2 - PENNSYLVANIA HOUSING FINANCE AGENCY	Grantee: BAKER, ALBERT F 2 - BAKER, CLAIRE L
Locations: Parcel # 1 - 130.00-1,003.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1,000
Grantor: DAVALL, JAMES G 2 - DAVALL, SHARON A 3 - DAVALL, EVERETT 4 - DAVALL, DIANE BEVERLY 5 - AGNEW, SANDRA DAVALL (AKA) 6 - DAVALL AGNEW, SANDRA 7 - AGNEW, MICHAEL E	Grantee: DAVALL, ANNA (ESTATE) 2 - DAVALL, GEORGE H
Locations: Parcel # 1 - 187.00-2,017.00.000.	Municipality GIBSON TOWNSHIP

Information:		
Grantor:	DAVALL, PATRICIA ROSS (AKA) 2 - ROSS DAVALL, PATRICIA 3 - WALTERS, JUNE D 4 - WALTERS, KENNETH W 5 - DAVALL, ANNA H (ESTATE)	Consideration: \$1.00 Grantee: DAVALL, PATRICIA ROSS (AKA) 2 - ROSS DAVALL, PATRICIA 3 - WALTERS, JUNE D 4 - DAVALL, GEORGE H
Locations:	Parcel # 1 - 187.00-2,017.00,000.	Municipality GIBSON TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	DAVALL, PATRICIA ROSS (AKA) 2 - ROSS DAVALL, PATRICIA 3 - WALTERS, JUNE D 4 - WALTERS, KENNETH W 5 - DAVALL, GEORGE H 6 - DAVALL, JANICE L	Grantee: DAVALL, JAMES G 2 - DAVALL, SHARON A 3 - DAVALL, EVERETT 4 - DAVALL, DIANE BEVERLY 5 - AGNEW, SANDRA DAVALL (AKA) 6 - DAVALL AGNEW, SANDRA 7 - AGNEW, MICHAEL E
Locations:	Parcel # 1 - 187.00-2,017.00,000.	Municipality GIBSON TOWNSHIP





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### List names and addresses of Executors or Administrators

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

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

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

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

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

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

### ATTORNEY

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

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

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

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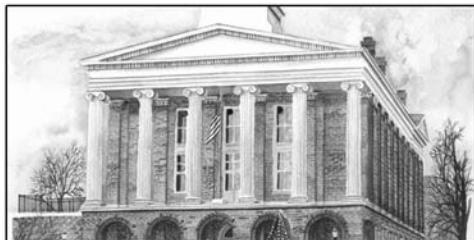
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**Eighth Page:**

2"W X 1 3/4"H

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