

OFFICIAL
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OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY
COMMONWEALTH OF PENNSYLVANIA*

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

EXECUTOR NOTICE

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

12/2/2016 • 12/9/2016 • 12/16/2016

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

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 #	Municipality
1 - 176.00-1,035.00,000.	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 #	Municipality
1 - N/A	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 #	Municipality
1 - 114.00-1,006.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: FRUEHAN, RALPH T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - FRUEHAN, SARAH	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 007.00-1,012.02,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: ROUNDS, WILLIAM R	Mortgagee: NBT BANK
2 - ROUNDS, PATRICA	
Locations: Parcel #	Municipality
1 - 111.00-1,059.00,000.	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 #	Municipality
1 - 094.00-2,012.01,000.	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 #	Municipality
1 - 250.00-1,001.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$243,000.00
Mortgagor: FLYNN'S STONE CASTLE INC	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 157.00-1,007.00,000.	RUSH TOWNSHIP

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

Information:	Consideration: \$243,000.00
Mortgagor: FLYNNS STONE CASTLE	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 157.00-1,082.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$48,000.00
Mortgagor: FOX, EILEEN P	Mortgagee: GHS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 026.01-1,010.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: GUINAN, MARK ANDREW	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - GUINAN, SHEILA	
Locations: Parcel #	Municipality
1 - 070.00-2,040.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: RATHBUN, KENNETH C JR	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - RATHBUN, KATHLEEN	
Locations: Parcel #	Municipality
1 - 041.09-1,007.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: WHITAKER, RONALD A	Mortgagee: PNC BANK
2 - WHITAKER, SHARON M	
Locations: Parcel #	Municipality
1 - 227.00-1,044.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$58,570.00
Mortgagor: SMITH, JAMIE G	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - SMITH, MELISSA A	
Locations: Parcel #	Municipality
1 - 088.03-1,013.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$131,298.00
Mortgagor: GREEN, PAMELA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - PARAMOUNT EQUITY MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 249.19-2,029.00,000.	FOREST CITY 2W
Information:	Consideration: \$60,000.00
Mortgagor: GATES, DEVAN N	Mortgagee: COMMUNITY BANK
2 - GATES, DEVAN	
Locations: Parcel #	Municipality
1 - 253.00-1,001.06,000.	AUBURN TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: LEWIS, JEAN MARIE	Grantee: MITCHELL, JOSEPH
2 - PHILIPS, JENNY ANN	2 - MITCHELL, PATRICIA
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$150,000.00
Grantor: DAHM, WILLIAM C (AKA)	Grantee: HILL "BILLIE" NATURAL GAS LLC
2 - DAHM, WILLIAM CHARLES (ESTATE)	
Locations: Parcel #	Municipality
1 - 176.00-1,035.00,000.	RUSH TOWNSHIP

Information:	Consideration: \$1.00
Grantor: LIPSCHUTZ, FRANCES	Grantee: LIPSCHUTZ, FRANCES
Locations: Parcel #	Municipality
1 - 170.00-1,009.00,000.	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 #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: CORNELL, TERRY	Grantee: WATSON, LYNN
2 - CORNELL, AMY	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DONNELLY, THOMAS G (AKA ESTATE)	Grantee: DONNELLY, TIMOTHY S
2 - DONNELLY, THOMAS (ESTATE)	2 - DONNELLY, MICHAEL P
Locations: Parcel #	Municipality
1 - 215.00-1,008.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POWELL, TERRY L	Grantee: RIDER, JENNIE MAE
2 - POWELL, HELEN L	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: BURCH, BELFORD LEE (ESTATE)	Grantee: BURCH, BELFORD LEE JR
Locations: Parcel #	Municipality
1 - 124.18-1,042.00,000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: ROUNDS, WILLIAM R	Grantee: ROUNDS, WILLIAM R
2 - ROUNDS, CLAIRE E	2 - ROUNDS, PATRICIA
3 - ROUNDS, PATRICIA	
Locations: Parcel #	Municipality
1 - 111.00-1,059.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: YAKELY, MARY L	Grantee: CIMINO, ANTONIO
	2 - CIMINO, CANDINE
Locations: Parcel #	Municipality
1 - 268.07-3,001.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: GROSE, MAE S (ESTATE AKA)	Grantee: GROSE, COLIN D
2 - GROSE, MAE SHANNON (ESTATE)	2 - GROSE, MILDRED B
Locations: Parcel #	Municipality
1 - 252.00-1,012.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: MANZEK, JOSEPH S JR	Grantee: FLYNNS STONE CASTLE INC
2 - MANZEK, LYNN E	
Locations: Parcel #	Municipality
1 - 157.00-1,007.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TURNEY, KATHLEEN A	Grantee: TURNEY, KATHLEEN A
2 - TURNEY, MONTY S	
Locations: Parcel #	Municipality
1 - 102.08-1,013.00,000.	FOREST LAKE TOWNSHIP

Information:	Consideration: \$110,500.00
Grantor: CICALIONI, ALFRED M	Grantee: ALLENDER, DAWN M
2 - CICALIONI, CATHERINE	
Locations: Parcel #	Municipality
1 - 268.07-5,018.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: WALLS, DORIS D	Grantee: WALLS, DORIS D
	2 - WALLS, STEWART E
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: ROBERTSON, JASON	Grantee: WILLIAMS, JEFFREY D
	2 - WILLIAMS, BETH ANN
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information: INT 17 WEEK UNIT NO.42	Consideration: \$100.00
Grantor: CASPER, RICHARD B	Grantee: MCKAY, THOMAS J
2 - CASPER, ELIZABETH L	2 - MCKAY, MARY A
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$154,900.00
Grantor: LAUBERT, JACQUES E	Grantee: CLARE, RICHARD G
2 - LAUBERT, JEANNE MARIE	2 - CLARE, DOROTHY A
Locations: Parcel #	Municipality
1 - 047.03-1,030.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FRANTZ, JEFFREY (AKA)	Grantee: FRANTZ, JEFFREY
2 - FRANTZ, JEFFERY F	2 - FRANTZ, MARY E
3 - FRANTZ, MARY E	3 - FORD, MELISA
	4 - JAGGER, SHAWN
Locations: Parcel #	Municipality
1 - 253.00-1,027.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FRANTZ, JEFFREY	Grantee: FRANTZ, JEFFREY
2 - FRANTZ, MARY E	2 - FRANTZ, MARY E
	3 - FORD, MELISA
	4 - JAGGER, SHAWN
Locations: Parcel #	Municipality
1 - 253.00-1,025.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$34,002.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: BAKER, ALBERT F
2 - PENNSYLVANIA HOUSING FINANCE AGENCY	2 - BAKER, CLAIRE L
Locations: Parcel #	Municipality
1 - 130.00-1,003.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVALL, JAMES G	Grantee: DAVALL, ANNA (ESTATE)
2 - DAVALL, SHARON A	2 - DAVALL, GEORGE H
3 - DAVALL, EVERETT	
4 - DAVALL, DIANE BEVERLY	
5 - AGNEW, SANDRA DAVALL (AKA)	
6 - DAVALL AGNEW, SANDRA	
7 - AGNEW, MICHAEL E	
Locations: Parcel #	Municipality
1 - 187.00-2,017.00,000.	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)

Locations: Parcel #

1 - 187.00-2,017.00,000.

Information:

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

Locations: Parcel #

1 - 187.00-2,017.00,000.

Consideration: \$1.00

Grantee: DAVALL, PATRICIA ROSS (AKA)
 2 - ROSS DAVALL, PATRICIA
 3 - WALTERS, JUNE D
 4 - DAVALL, GEORGE H

Municipality

GIBSON TOWNSHIP

Consideration: \$1.00

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

Municipality

GIBSON TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION



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City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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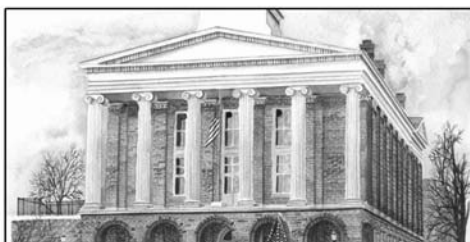
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