

OFFICIAL
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OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ July 3, 2020 ★ Montrose, PA ★ No. 14



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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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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.

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

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Prorated subscriptions available

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Rick Ainey

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

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.

ESTATE NOTICE

Estate of John Kaminski, Jr., deceased, of 3 Lackawanna Avenue, Hallstead, Susquehanna County, Pennsylvania 18822, who died May 27, 2020.

Letters Testamentary have been granted to Jeffrey John Kaminski, Co-Executor, and Tammy Marget Kaminski, Co-Executrix, who request all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Jeffrey John Kaminski and Tammy Marget Kaminski
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
(570) 879-2534

7/3/2020 • 7/10/2020 • 7/17/2020

ESTATE NOTICE

Estate of Catherine T. Brennan, deceased, of 1213 Tingley Street, Kingsley, Harford Township, Susquehanna County, Pennsylvania 18826, who died May 10, 2020.

Letters Testamentary have been granted to Anne Koes, Executrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Anne Koes
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
(570) 879-2534

7/3/2020 • 7/10/2020 • 7/17/2020

LEGAL NOTICE

**ESTATE NOTICE IN THE
ESTATE OF GLENN ARTHUR
BAILEY, a/k/a GLENN A.
BAILEY, a/k/a GLENN BAILEY,**
late of the Borough of New Milford, County of Susquehanna, Commonwealth of Pennsylvania, who died on March 4, 2020. Letters Testamentary in the above estate have 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: Erin Lynn Bailey, Executrix, c/o JAMI LAYAOU HEARN, ESQ. 181 West Tioga Street, Tunkhannock, PA 18657.

6/26/2020 • 7/3/2020 • 7/10/2020

EXECUTRIX NOTICE

Estate of Alberta J. Mihelse
Late of Forest City Borough
CO-EXECUTRIX
Nancy Boughton
172 Skinner Hill Rd.
Susquehanna, PA 18847
CO-EXECUTRIX
Diane Terpstra
88 Tannery St.
Susquehanna, PA 18847
ATTORNEY
Stephen J. Evers, Esq.
213 R. N. State St.
Clarks Summit, PA 18411

6/26/2020 • 7/3/2020 • 7/10/2020

ESTATE NOTICE

Letters of Administration on the Estate of Richard H. Johnson , late of 100 Wescott Road, have been granted to Frances M. Johnson , Administratrix, who requests all persons having claims or demands against the Estate of the decedent to make known the same, and all persons indebted to the decedent to make payment without delay, to the Estate c/o:

William S. Ravenell, II Esq., MA
8033 Old York Road, Suite 210 B
Elkins Park, PA 19027

6/26/2020 • 7/3/2020 • 7/10/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF RONALD G. DECKER, late of the Town of Rush, Pennsylvania, (died October 5, 2018) to Michael Decker, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Michael Decker or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 50 Public Ave., Montrose, PA 18801.

6/19/2020 • 6/26/2020 • 7/3/2020

EXECUTRIX NOTICE

Estate of Susan M. Petty
Late of Dimock Township
EXECUTRIX
Alissa A. Petty
748 Petty Road
Montrose, PA 18801
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

6/19/2020 • 6/26/2020 • 7/3/2020



OTHER NOTICES

NOTICE

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

Estate of JUNE LEE ARNEIL,
deceased
Ronald S. Arneil, Administrator

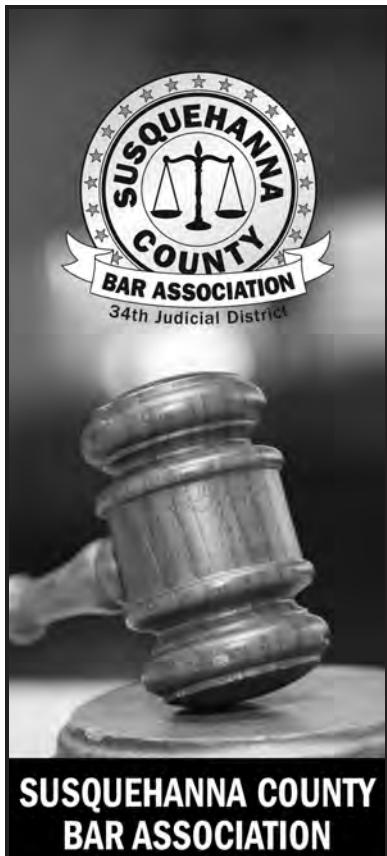
Estate of BETTY FAE IVEY,
deceased
Cody Ivey, Executor

Estate of THOMAS TENERALLI,
deceased
Frank Teneralli, Executor

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, July 21, 2020, and if no exceptions have been filed thereto the account will be Confirmed Final.

**MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT**

6/26/2020 • 7/3/2020



MORTGAGES AND DEEDS

RECORDED FROM JUNE 18, 2020 TO JUNE 24, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$115,656.00
Mortgagor: WILLIAMS, CASEY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 115.00-1,009.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$2,000,000,000.00
Mortgagor: CHIEF EXPLORATION & DEVELOPMENT LLC 2 - HERBERT UNIT 4H	Mortgagee: TEXAS CAPITAL BANK
Locations: Parcel # 1 - 205.00-2,026.00.000. 2 - 205.00-2,025.00.000. 3 - 205.00-2,028.00.000. 4 - 205.00-2,029.00.000. 5 - 205.00-2,043.00.000. 6 - 205.00-2,001.00.000. 7 - 205.00-2,030.01.000.	Municipality LENOX TOWNSHIP LENOX TOWNSHIP LENOX TOWNSHIP LENOX TOWNSHIP LENOX TOWNSHIP LENOX TOWNSHIP LENOX TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: WILDENSTEIN, PAUL G 2 - WILDENSTEIN, MARLENE D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel # 1 - 215.00-1,082.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$122,386.00
Mortgagor: VULLO, CHARLES	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 195.00-1,015.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: CONKLIN, DWAYNE B 2 - CONKLIN, DONNA E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 092.00-2,023.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$110,606.00
Mortgagor: KUNKLE, KEITH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 050.07-2,015.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$99,230.00
Mortgagor: WALLACE, ASHLEY L 2 - WALLACE, JEREMY A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 054.12-2,035.00.000.	Municipality SUSQUEHANNA

Information:	Consideration: \$41,710.00
Mortgagor: RAFFERTY, SHARON (AKA) 2 - RAFFERTY, SHARON A	Mortgagee: JPMORGAN CHASE BANK
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$197,628.00
Mortgagor: BARNIKOW, ROBERT 2 - BARNIKOW, DENISE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 122.00-2,024.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: JENKINS, CASEY Locations: Parcel # 1 - 209.00-1,017.00,000.	Mortgagee: MAUCH CHUNK TRUST COMPANY Municipality HERRICK TOWNSHIP
Information:	Consideration: \$73,000.00
Mortgagor: HARTLEYSCOTT, MAURICE 2 - HARTLEYSCOTT, LINDA E (AKA) 3 - HARTLEYSCOTT, LINDA	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 042.18-2,001.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$232,750.00
Mortgagor: AXTELL, KATELYN 2 - AXTELL, CHAD	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CALIBER HOME LOANS INC
Locations: Parcel # 1 - 204.00-2,030.01,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: COSKLO, SCOTT 2 - COSKLO, CHRISTINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NEW DAY FINANCIAL LLC
Locations: Parcel # 1 - 248.00-1,020.14,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$147,222.00
Mortgagor: WEAVER, BRANDON F Locations: Parcel # 1 - 065.00-1,052.00,000.	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Information:	Consideration: \$79,000.00
Mortgagor: KELLY, BRIAN J Locations: Parcel # 1 - 175.00-1,008.01,000.	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality RUSH TOWNSHIP
Information:	Consideration: \$195,700.00
Mortgagor: FLYNN, JULIE 2 - LORD, JOEY	Mortgagee: PS BANK
Locations: Parcel # 1 - 119.00-2,003.03,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$174,250.00
Mortgagor: BROZONIS, THOMAS 2 - BROZONIS, DAWN	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 246.00-1,008.05,000.	Municipality CLIFFORD TOWNSHIP

DEEDS

Information: MINERAL DEED	Consideration: \$1.00
Grantor: STARK, LYNN H (ESTATE)	Grantee: STARK, CRAIG L
Locations: Parcel #	Municipality
1 - 257.00-1,007.00,000.	SPRINGVILLE TOWNSHIP
2 - 257.00-1,011.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$114,500.00
Grantor: HAUSSER, RENEE	Grantee: BOUREN, SHANE 2 - WILLIAMS, CASEY
Locations: Parcel #	Municipality
1 - N/A	THOMPSON BOROUGH
Information:	Consideration: \$6,000.00
Grantor: US BANK (BY ATTY, SUCC TO)	Grantee: ARETE INVESTMENT STRATEGIES LLC
2 - BANK OF AMERICA (SBM)	
3 - LSALLE BANK	
Locations: Parcel #	Municipality
1 - 031.15-1,053.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$100.00
Grantor: ELLIS, RAYMOND	Grantee: SEVERCOOL, THOMAS
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: WERT, ROBERT C	Grantee: OWENS, ROBERT M JR 2 - OWENS, KAREN LYNN
Locations: Parcel #	Municipality
1 - 124.17-1,026.00,000.	MONTROSE 2W
Information:	Consideration: \$0.00
Grantor: MONTROSE UNITED METHODIST CHURCH	Grantee: SUSQUEHANNA COUNTY INTERFAITH
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$7,325.62
Grantor: HAMILTON, ROGER L	Grantee: BUY GREAT LAND LLC
2 - HAMILTON, LUCILLE D	
Locations: Parcel #	Municipality
1 - 240.00-1,008.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$109,500.00
Grantor: NAPOLITANO, MARIA	Grantee: KUNKLE, KEITH
2 - NAPOLITANO, MARGARET	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$101,063.00
Grantor: KELLY, KEVIN CHARLES	Grantee: WALLACE, JEREMY A 2 - WALLACE, ASHLEY L
2 - KELLY, KATHERINE (AKA)	
3 - KELLY, KATHERINE L	
4 - KELLY, GLORIA (AKA)	
5 - KELLY, GLORIA J	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$43,000.00
Grantor: SNYDER, CHARLES H JR	Grantee: RAFFERTY, SHARON ANN
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA

Information:	Consideration: \$115,000.00
Grantor: LAMBERT, MICHAEL P 2 - BARSHINGER-LAMBERT, ADRIEN (AKA) 3 - LAMBERT, ADRIEN BARSHINGER	Grantee: LAMBERT, ROBERT W
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$27,000.00
Grantor: DAILEY, MICHAEL L	Grantee: VANDERMARK, MATTHEW R
Locations: Parcel # 1 - 234.00-1,015.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$245,000.00
Grantor: WALDER, MICHELE J (FKA) 2 - DOELE, MICHELE J 3 - WALDER, BRUCE F SR (ESTATE) 4 - WALDER, BRUCE F JR	Grantee: AXTELL, CHAD 2 - AXTELL, KATELYN
Locations: Parcel # 1 - 204.00-2,030.01,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAY, ROBERT P JR 2 - SCOTT, SUSAN J	Grantee: MAY, ROBERT P MAY JR
Locations: Parcel # 1 - 197.00-2,025.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KILMER, CECIL 2 - KILMER, MARILYN	Grantee: KILMER, WILLIAM S
Locations: Parcel # 1 - 050.00-2,001.02,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KILMER, CECIL 2 - KILMER, MARILYN	Grantee: KILMER, WILLIAM
Locations: Parcel # 1 - 050.00-2,084.00,000.	Municipality GREAT BEND TOWNSHIP 2 - 050.00-1,002.00,000.
LIBERTY TOWNSHIP	
Information:	Consideration: \$1.00
Grantor: WATKINS, ALICE J (ESTATE)	Grantee: SCALZO, MARIAN A
Locations: Parcel # 1 - 167.09-1,007.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WEAVER, BRANDON	Grantee: WEAVER, GLENN F 2 - WEAVER, MARYBETH
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$145,750.00
Grantor: COX, BRIAN C	Grantee: WEAVER, BRANDON F
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$3,000.00
Grantor: PENNER, ELAINE G WERNER	Grantee: FORTUNER, MICHAEL T JR
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KIPAR, SUE A (AKA) 2 - KIPAR, SUE R 3 - KIPAR, PAUL K 4 - WIKER, NANCY R 5 - WIKER, ROBERT H	Grantee: KIPAR, SUE R 2 - KIPAR, PAUL K 3 - WIKER, NANCY R 4 - WIKER, ROBERT H
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRANKIN, ANDREY 2 - GRANKINA, ANNA	Grantee: 520 SR 370 LLC
Locations: Parcel # 1 - 154.00-1.009.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEMAIO GRANTOR TRUST	Grantee: CAMP TOMATO LLC
Locations: Parcel # 1 - 171.00-1.017.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HILLSIDE FARM LIMITED LIABILITY COMPANY	Grantee: ODONNELL, JAMES W
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$41,000.00
Grantor: GRIFFIN, WILLIAM G (ESTATE AKA) 2 - GRIFFIN, WILLIAM (ESTATE)	Grantee: DARLING, TERESA KATHERINE
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP



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