

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ February 3, 2017 ★ Montrose, PA ★ No. 44

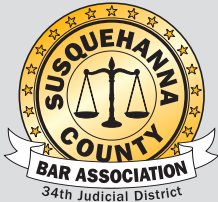


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**Court of Common Pleas
34th Judicial District:**

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

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

Jeffrey Hollister

Jodi L. Corder, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Robert Klein, Esq.

Prothonotary, Clerk of The Court

Susan F. Eddleston

Chief Public Defender

Linda LaBarbara, Esq.

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Alan M. Hall

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

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.

EXECUTRIX NOTICE

Estate of James M. Tracy AKA
James Mark Tracy
Late of Harford Township
EXECUTRIX
Elizabeth Tracy Oneill
16 Cleveland Ave. 1st Floor
Binghamton, NY 13905
ATTORNEY
Sam W. Lewis
212 Church Street
Montrose, PA 18801

1/27/2017 • 2/3/2017 • 2/10/2017

EXECUTRIX NOTICE

Estate of John Clifford White AKA
John C. White
Late of Clifford Township
EXECUTRIX
Theresa L. White-Lighter
2005 Airport Road
Clifford Township, PA 18421
ATTORNEY
Marissa McAndrew, Esq.

707 Main Street, P.O. Box 157
Forest City, PA 18421

1/27/2017 • 2/3/2017 • 2/10/2017

NOTICE OF PUBLICATION

Estate of Eileen E. Wilbur, Late of
Harford Township, Susquehanna
County, Pennsylvania

Date of Death: 10/29/2016
Executor: Karen Golaszewski
Attorneys: Needle Law, P.C.
240 Penn Avenue –
Suite 202
Scranton, PA 18503

1/27/2017 • 2/3/2017 • 2/10/2017

EXECUTOR'S NOTICE

Estate of Christine J. Baran, a/k/a
Christine Baran
Forest City, PA 18421
Date of Death: September 14, 2016

Notice is hereby given that Letters Testamentary in the above named estate have been granted to the undersigned, to whom all persons owing said estate are requested to make payment and those having claims or demands against it make known the same without delay.

George L. Baran, Executor

c/o Robert A. Bull, Esquire
Law Offices of Bull & Bull, LLP

106 Market St.
Berwick, PA 18603

Attorney

1/27/2017 • 2/3/2017 • 2/10/2017

EXECUTRIX NOTICE

Estate of Lois J. Blakeslee
Late of New Milford Borough
EXECUTRIX

Sherry L. Igler
3811 State Route 1018
Hallstead, PA 18822

EXECUTRIX

MaryJo Homanich
392 Powers Road
Binghamton, NY

1/27/2017 • 2/3/2017 • 2/10/2017

EXECUTOR NOTICE

Estate of Maryclaire S. Bonds
Late of Forest City Borough
EXECUTOR

James W. Bonds
745 Main Street, Apt. 2
Vandling, PA 18421

EXECUTOR

Thomas G. Bonds, III
335 Hudson Street, Apt. 1
Forest City, PA 18421

ATTORNEY

Marissa McAndrew, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

1/20/2017 • 1/27/2017 • 2/3/2017

ADMINISTRATOR NOTICE

Estate of Margaret E. Lewis
Late of Montrose Borough
ADMINISTRATOR

Matthew D. Lewis
415 North Chestnut Street
Lansdale, PA 19446
ADMINISTRATOR
Christopher S. Lewis
776 Pops-Hobby Road
Brackney, PA 18812
ATTORNEY
Michael Briechele, Esquire
4 Chestnut Street
Montrose, PA 18801

1/20/2017 • 1/27/2017 • 2/3/2017

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN
THAT Articles of Incorporation
were filed with the Department of
State of the Commonwealth of
Pennsylvania, at Harrisburg, P A.

The name of the proposed
corporation is VITALITY
CHIROPRACTIC, INC.
The corporation is to be (or has
been) incorporated under the
Pennsylvania Business Corporation
Law of 1988.

Michael J. Gathany, Esquire
671 Main Street
PO Box 953
Hallstead, P A 18822

2/3/2017

NOTICE

Notice is hereby given that on
February 6, 2017, at 7:00 p.m., at
its regular meeting in the borough
building, 84 Church Street, Union
Dale, the Union Dale Borough

Council will consider and act on a proposed ordinance: Establishing the 2017 real estate tax rate for property in the Borough of Union Dale at 2.5 mills and repealing ordinance number 157 of 2002. Full text of the proposed ordinance may be examined at the Borough office.

Jennifer Slick, Secretary
Union Dale Borough

1/20/2017 • 1/27/2017 • 2/3/2017

**NOTICE OF FILING OF
SHERIFF'S SALES**

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 14, 2017**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

**SALE DATE AND TIME
2-14-2017 9:00 AM**

Writ of Execution No.:
2016-871 CP
PROPERTY ADDRESS: 502 East

Church Street a/k/a 108 East
Church Street
Susquehanna, Pa 18847
LOCATION: Borough of
Susquehanna Depot
Tax ID #: 054.11-2,032.00,000.
IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING
ONE - 24 X 28 WOOD FRAMED
GARAGE
DEFENDANTS: Geraldine
Staerker
ATTORNEY FOR PLAINTIFF:
Sarah McCaffery, Esq
(610) 278-6800

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

1/20/2017 • 1/27/2017 • 2/3/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 14, 2017**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

2-14-2017 9:30 AM

Writ of Execution No.:

2016-840 CP

PROPERTY ADDRESS: RR 1 Box

3087 NKA 48 S. Longford Lake
Road

Brackney, Pa 18812

LOCATION: Township of Silver
Lake

Tax ID #: 044.00-2,018.04,000.

IMPROVEMENTS: ONE - ONE
HALF STORY WOOD FRAMED
DWELLING

ONE - 24 X 24 WOOD FRAMED
GARAGE

DEFENDANTS: Robert Clahassey
a/k/a Robert A. Clahassey

ATTORNEY FOR PLAINTIFF:

David Neeren, Esq

(856) 669-5400

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty
regarding the condition of the
premises. **Notice** is hereby given
and directed to all parties in

interest and claimants that a
Schedule of Distribution will be
filed by the Sheriff no later than 30
days after the sale and that
distribution will be made in
accordance with that Schedule
unless exceptions are filed thereto
within ten (10) days thereafter. Full
amount of bid plus poundage must
be paid on the date of the sale by
4:30 p.m. or deed will not be
acknowledged. For details on
individual Sheriff Sales please go
to:

[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

1/20/2017 • 1/27/2017 • 2/3/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 14, 2017**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

2-14-2017 10:00 AM

Writ of Execution No.:

2016-855 CP

PROPERTY ADDRESS: 211 East

Church Street f/k/a 529 East
Church Street

Susquehanna, Pa 18847

LOCATION: Borough of

Susquehanna Depot
Tax ID #: 054.11-2,015.00,000.
IMPROVEMENTS: ONE – TWO
STORY WOOD FRAMED
DWELLING
DEFENDANTS: Kenneth E Soules
and Holly A Soules
ATTORNEY FOR PLAINTIFF:
Gregory Javardian, Esq
(215) 942-9690

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:
www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

1/20/2017 • 1/27/2017 • 2/3/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 14, 2017

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME 2-14-2017 10:30 AM

Writ of Execution No.:
2016-872 CP

PROPERTY ADDRESS:

Jefferson Street
Susquehanna, Pa 18847
LOCATION: Township of
Harmony

Tax ID #: 036.00-1,010.00,000
IMPROVEMENTS: 40 Acres of
Vacant Commercial Land
PROPERTY ADDRESS: 403

Jefferson Street
Susquehanna, Pa 18847
LOCATION: Borough of
Lanesboro

Tax ID #: 055.00-2,006.00,000.
IMPROVEMENTS: 458.68 Acres
of Commercial Land
ONE – 40 x 48 Steel Framed
Garage

PROPERTY ADDRESS: 490

State Route 492
New Milford, Pa 18836
LOCATION: Township of New
Milford

Tax ID #: 109.00-1,013.00,000.
IMPROVEMENTS: 81 Acres of
Commercial Land
ONE - ONE AND HALF STORY

WOOD FRAMED DWELLING
WITH 6 APARTMENTS
ONE - ONE STORY WOOD
FRAMED DWELLING WITH 5
APARTMENTS
ONE - 9 X 14 METAL FRAMED
BUILDING WITH CELLULAR
TOWER
ONE - 5 ACRE QUARRY
PROPERTY ADDRESS: 379
Carey Road
New Milford, Pa 18836
LOCATION: Township of New
Milford
Tax ID #: 109.00-1,050.00,000.
IMPROVEMENTS: 186.67 Acres
of Industrial Land
TWO - 72 X 290 ONE STORY
STEEL FRAMED COMPRESSOR
STATION
ONE - 32 X 40 ONE STORY
STEEL FRAMED COMPRESSOR
STATION
ONE - 20 X 63 ONE STORY
MODULAR OFFICE
ONE - 12 X 20 ONE STORY
BLOCK SERVICE BUILDING
WITH CELLULAR TOWER
ONE - 30 X 61 ONE STORY
STEEL FRAMED WAREHOUSE
ONE - 100 X 275 ONE STORY
STEEL FRAMED WAREHOUSE
ONE - 61 X 125 ONE STORY
STEEL FRAMED WAREHOUSE
ONE - 100 X 118 ONE STORY
STEEL FRAMED WAREHOUSE
ONE - 22 ACRE QUARRY
TWO - 15 ACRE QUARRIES
ONE - WELL PAD
MAINTAINED BY SWN TNT
LIMITED PARTNERSHIP WEST
21 PAD
DEFENDANTS: WM CAPITAL
PARTNERS, XXXIX,LLC,
TRANSFEREE OF TNT I

LIMITED PARTNERSHIP, F/K/A
TNT PARTNERSHIP OF PA
ATTORNEY FOR PLAINTIFF:
Scott Sheckman, Esq
(215)569-2700

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

1/20/2017 • 1/27/2017 • 2/3/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 28, 2017

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the

following described real estate, to wit:

SALE DATE AND TIME

2-28-2017 9:00 AM

Writ of Execution No.:

2016-979 CP

PROPERTY ADDRESS: 12203

State Route 29

Montrose, Pa 18801

LOCATION: Township of
Bridgewater

Tax ID #: 143.00-1,027.00,000

IMPROVEMENTS: ONE – 1,344

SQ FT MANUFACTURED

COMMERCIAL INDUSTRIAL
BUILDING

ONE - 30 X 29 APARTMENT

DEFENDANTS: James S. Mazar

and Valerie J. Mazar and The

United States of America By and

Through the Internal Revenue

Service

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date

of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 28, 2017**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

2-28-2017 9:30 AM

Writ of Execution No.:

2016-1012 CP

PROPERTY ADDRESS: 914

Stump Pond Road fka RR 2 Box

47 Stump Pond Road

New Milford, Pa 18834

LOCATION: Township of New
Milford

Tax ID #: 110.00-2,030.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE - 8 X 10 WOOD FRAMED
SHED

ONE - 8 X 8 WOOD FRAMED
SHED

ONE - 30 X 50 METAL SHED

ONE - 16 X 32 INGROUND
SWIMMING POOL
DEFENDANTS: Gregory Page, Sr
ATTORNEY FOR PLAINTIFF:
Leon Haller, Esq (717)234-4178

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:
www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

2/3/2017 • 2/10/2017 • 2/17/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 28, 2017

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,

Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

2-28-2017 10:00 AM

Writ of Execution No.:

2016-924 CP

PROPERTY ADDRESS: 708

Delaware Street

Forest City, Pa 18421-1002

LOCATION: Borough of Forest
City

Tax ID #: 268.07-2,037.00,000.

IMPROVEMENTS: ONE - 2

STORY WOOD FRAMED

DWELLING

ONE - 8 X 12 WOOD FRAMED
SHED

DEFENDANTS: Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Dorothy A. Gantar,
Deceased

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed

thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:
www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 28, 2017**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

**SALE DATE AND TIME
2-28-2017 10:30 AM**

Writ of Execution No.:

2016-960 CP

PROPERTY ADDRESS: 14

Church Street a/k/a 62 Church
Street

Hallstead, Pa 18822-9446

LOCATION: Borough of Hallstead

Tax ID #: 031.19-3,012.00,000

IMPROVEMENTS: ONE - 2 Story

WOOD FRAMED DWELLING

ONE - 10 X 12 WOOD FRAMED

SHED

ONE - 8 X 12 WOOD FRAMED
SHED

DEFENDANTS: 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.

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause whatsoever
and makes no representation or
warranty regarding the condition of
the premises. **Notice** is hereby given
and directed to all parties in interest
and claimants that a Schedule of
Distribution will be filed by the
Sheriff no later than 30 days after
the sale and that distribution will be
made in accordance with that
Schedule unless exceptions are filed
thereto within ten (10) days
thereafter. Full amount of bid plus
poundage must be paid on the date
of the sale by 4:30 p.m. or deed will
not be acknowledged. For details on
individual Sheriff Sales please go to:
[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

2/3/2017 • 2/10/2017 • 2/17/2017

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 19, 2017 TO JANUARY 25, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$90,909.00
Mortgagor: HITCHCOCK, AARON M	Mortgagee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: ROGERS, JAMES E	Mortgagee: FULLOM, CURTIS L
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$153,800.00
Mortgagor: HITCHCOCK, PAUL A	Mortgagee: NBT BANK
2 - HITCHCOCK, CAROL J	
Locations: Parcel #	Municipality
1 - 123.04-1,002.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$265,000.00
Mortgagor: FARR, DOROTHY	Mortgagee: HONESDALE NATIONAL BANK
2 - HALSTEAD, GERALD	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$60,000.00
Mortgagor: HORNAK, BEVERLY C	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - HORNAK, MICHAEL P	
Locations: Parcel #	Municipality
1 - 066.00-1,045.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: WOOS MAN , ERIN	Mortgagee: CHEMUNG CANAL TRUST COMPANY
2 - WOOS MAN , MATTTHEW W	
Locations: Parcel #	Municipality
1 - 031.16-1,063.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$134,400.00
Mortgagor: VINCI, MICHELE L (FKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KENOPENSKY, MICHELE L	2 - QUICKEN LOANS INC
3 - VINCI, PAUL	
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$128,282.00
Mortgagor: MANNS, NICHOLAS G	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 195.00-2,050.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$167,000.00
Mortgagor: MCMAHON, LIAM CALEY	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE
Locations: Parcel #	Municipality
1 - 205.03-1,028.00,000.	LENOX TOWNSHIP

Information:	Consideration: \$168,500.00
Mortgagor: LOZIERE, LELAND PAUL (AKA)	Mortgagee: WELLS FARGO BANK
2 - LOZIERE, LELAND	
3 - LOZIERE, TARAH ROSE (AKA)	
4 - LOZIERE, TARAH	
Locations: Parcel #	Municipality
1 - 161.07-1,011.00,000.	BRIDGEWATER TOWNSHIP
2 - 161.07-1,011.01,000.	BRIDGEWATER TOWNSHIP
3 - 161.07-1,011.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$39,900.00
Mortgagor: DRUMM, LISA K (FKA)	Mortgagee: CHEMUNG CANAL TRUST COMPANY
2 - PHILLIPS, LISA K	
3 - DRUMM, CHAD	
Locations: Parcel #	Municipality
1 - 090.18-2,016.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$125,241.00
Mortgagor: SEFCIK, CHRISTOPHER E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 268.10-1,022.00,000.	FOREST CITY
Information:	Consideration: \$90,000.00
Mortgagor: GONZALEZ, JENNIFER M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 151.00-2,009.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$43,000.00
Mortgagor: MORRISON, GREGORY T	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MORRISON, ANN MARIE	
Locations: Parcel #	Municipality
1 - 045.00-1,028.08,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$271,000.00
Mortgagor: HYDE, MARNY K	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 253.00-1,020.01,000.	AUBURN TOWNSHIP
Information: RE-RECORDING	Consideration: \$98,135.00
Mortgagor: LOBUE, PHILIP M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FLAGSHIP FINANCIAL GROUP LLC
Locations: Parcel #	Municipality
1 - 031.14-1,006.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$56,239.96
Mortgagor: SALANSKY, JOHN T (AKA)	Mortgagee: VANDERBILT MORTGAGE AND FINANCE INC
2 - SALANSKY, JOHN THOMAS	
3 - SALANSKY, CECILIA M	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP

Information:	Consideration: \$40,000.00
Mortgagor: DANDO, DOROTHY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DANDO, JOHN	
3 - DANDO, SANDRA	
Locations: Parcel #	Municipality
1 - 093.00-1,072.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$106,200.00
Mortgagor: RUDOLPH, BRUCE A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - RUDOLPH, ERICA D	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - N/A	MONTROSE

DEEDS

Information:	Consideration: \$90,000.00
Grantor: ARMITAGE, MATTHEW J	Grantee: HITCHCOCK, AARON M
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$240,000.00
Grantor: FULLOM, CURTIS L	Grantee: ROGERS, JAMES E
2 - FULLOM, SHERI L	
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HILL, JAMES N	Grantee: HILL, JAMES N
2 - HILL, TAMMY M	2 - HILL, TAMMY M
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
2 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$247,170.00
Grantor: SALVANTO, JOSEPHINE	Grantee: SMITH, MICHAEL G
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$92,830.00
Grantor: SALVANTO, JOSEPHINE	Grantee: SMITH, MICHAEL G
Locations: Parcel #	Municipality
1 - 039.00-1,003.00,000.	APOLACON TOWNSHIP
Information: INTERVAL NO (S)15 UNIT NO (S)24	Consideration: \$100.00
Grantor: LACROIX, NICHOLAS	Grantee: BREMER HOF OWNERS INC
2 - LACROIX, ELIZABETH	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEYMOUR, LAVERA 0	Grantee: SEYMOUR, LAVERA 0
	2 - SEYMOUR, JOHN R
	3 - SEYMOUR, WILDA G
Locations: Parcel #	Municipality
1 - 155.00-1,038.02,000.	RUSH TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GORICK, CHRISTOPHER D	Grantee: GORICK, CHRISTOPHER D
2 - GORICK, SHARON M	2 - GORICK, SHARON M
	3 - GORICK, DUSTIN M
	4 - GORICK, EDWARD J
Locations: Parcel #	Municipality
1 - 032.00-2,028.00,000.	GREAT BEND TOWNSHIP
Information: REVOCABLE TRUST AGREEMENT	Consideration: \$1.00
Grantor: WORRELL, JAMES L	Grantee: WORRELL, JAMES L (TRUST)
2 - WORRELL, MARJORIE S	2 - WORRELL, MARJORIE S (TRUST)
Locations: Parcel #	Municipality
1 - 083.00-1,063.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: CUNNINGHAM, HAROLD J	Grantee: KANE, THOMAS
	2 - KANE, MARY
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RYDER, MICHAEL H	Grantee: RYDER, RHONDA A
2 - JOHNSON, RHONDA A (NBM)	
3 - RYDER, RHONDA A	
Locations: Parcel #	Municipality
1 - 054.10-1,058.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$127,000.00
Grantor: PRITCHARD, DAVID W JR	Grantee: MANNS, NICHOLAS G
2 - PRITCHARD, MARY BETH	
Locations: Parcel #	Municipality
1 - 195.00-2,050.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$151,000.00
Grantor: FISHMAN, ROBERT	Grantee: MASSARO, MICHAEL J
2 - FISHMAN, BARBARA	2 - MASSARO, SHARON E
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$112,500.00
Grantor: WILSON, JEAN (AKA)	Grantee: TRANSUE, JOHN R
2 - WILSON, JEANNE	2 - PAOLUCCI, AMY J
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: DIXON, LOREN K	Grantee: MCMAHON, LIAM CALEY
Locations: Parcel #	Municipality
1 - 205.03-1,028.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GEORGE, JEAN A	Grantee: GEORGE, JEAN (TRUST)
Locations: Parcel #	Municipality
1 - 217.00-2,038.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GEORGE, JEAN A	Grantee: GEORGE, JEAN (TRUST)
Locations: Parcel #	Municipality
1 - 217.00-2,040.00,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$168,500.00
Grantor: MILLER, MATTHEW A	Grantee: LOZIERE, LELAND PAUL
2 - MILLER, JEANETTE	2 - LOZIERE, TARAH ROSE
Locations: Parcel #	Municipality
1 - 161.07-1,011.00,000.	BRIDGEWATER TOWNSHIP
2 - 161.07-1,011.01,000.	BRIDGEWATER TOWNSHIP
3 - 161.07-1,011.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNEY, JOHN R	Grantee: KINNEY, ROBERT E
2 - KINNEY, CORINNA M	2 - KINNEY, SHARON L
3 - KINNEY, PAUL P	
4 - CAPOCCIA, RICHARD	
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VOGEL, EDWIN E (ESTATE)	Grantee: VOGEL, CHRISTOPHER E
2 - VOGEL, CHRISTOPHER E	
Locations: Parcel #	Municipality
1 - 050.08-1,024.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: HYDE, MARNY K	Grantee: HYDE, MARNY K
2 - HYDE, ROBERT J JR	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CONGDON, KATHLEEN G	Grantee: CONGDON, BLAKE (TRUST)
	2 - CONGDON, DREW (TRUST)
	3 - PENROD, EMILY (TRUST)
Locations: Parcel #	Municipality
1 - 266.11-1,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CONGDON, KATHLEEN G	Grantee: FORGE FARM LP
2 - CONGDON, BLAKE (TRUST BY TRUSTEE)	
3 - CONGDON, DREW (TRUST BY TRUSTEE)	
4 - PENROD, EMILY (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - 266.11-1,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: SPARE, CARLTON T JR	Grantee: GONZALEZ, JENNIFER M
Locations: Parcel #	Municipality
1 - 151.00-2,009.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00 Tax
Grantor: LEE, ROBERT E JR	Grantee: GREAT BEND LIMITED PARTNERSHIP
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SANFILIPPO, FRANK V	Grantee: SANFILIPPO, FRANK V
	2 - SANFILIPPO, MARGARET M
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP

Information:

Grantor: ST PIERRE, GHISLAIN M
2 - ST PIERRE, PRISCILLA M

Locations: Parcel #
1 - 021.04-1,067.00,000.

Information:

Grantor: HENRY, ROBERT E (ESTATE)

Locations: Parcel #
1 - N/A

Consideration: \$1.00

Grantee: ST PIERRE FAMILY TRUST

Municipality
LITTLE MEADOWS BOROUGH

Consideration: \$118,000.00

Grantee: RUDOLPH, BRUCE A
2 - RUDOLPH, ERICA D

Municipality
MONTROSE



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