

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ May 29, 2020 ★ Montrose, PA ★ No. 9

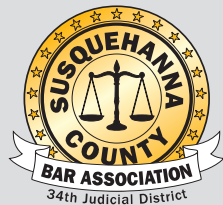


IN THIS ISSUE

LEGAL NOTICES	4
MORTGAGES & DEEDS	5



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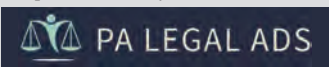


**Court of Common Pleas
34th Judicial District:**

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

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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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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

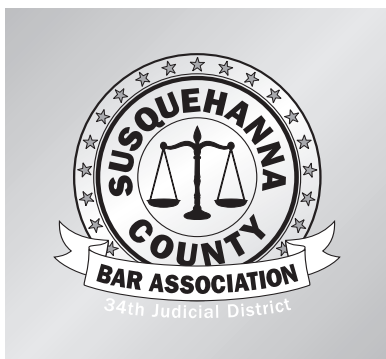
ESTATE NOTICES

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.

EXECUTOR NOTICE

Estate of Anton C. Dahm AKA
Anton Dahm AKA Tony Dahm
Late of New Milford Township
EXECUTOR
David Ragantesi
P.O. Box 311
Montrose, PA 18801
ATTORNEY
Michael Briechle
4 Chestnut Street
Montrose, PA 18801

5/29/2020 • 6/5/2020 • 6/12/2020



EXECUTRIX NOTICE

Estate of Jean Marie Jones AKA
Jean M. Jones
Late of Uniondale
CO-EXECUTRIX
Karen M. Pehonich
1133 Court St.
Scranton, PA 18508
CO-EXECUTRIX
Mary M. Churchill
917 Carmalt St.
Dickson City, PA 18519

5/22/2020 • 5/29/2020 • 6/5/2020

ESTATE NOTICE

Estate of Peter T. Mink, deceased,
late of Auburn Center, Susquehanna
County, Pennsylvania.

Letters of Administration have been granted to the undersigned, who requests that 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 Christopher J. Mink, 315 Berks Street, Easton, Pennsylvania 18045 or Peter S. Mink, 1214 Bushkill Center Road, Nazareth, Pennsylvania 18064.

5/15/2020 • 5/22/2020 • 5/29/2020

MORTGAGES AND DEEDS

*RECORDED FROM MAY 14, 2020 TO MAY 20, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$272,000.00
Mortgagor: LANDSIEDEL, AMANDA	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - LANDSIEDEL, JUSTIN	
Locations: Parcel #	Municipality
1 - 234.00-1,064.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$149,700.00
Mortgagor: LONDON, ZACHARY A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BURNS, FRANCIS H JR	Mortgagee: FIRST CITIZENS COMMUNITY BANK
2 - BURNS, HELEN E	
Locations: Parcel #	Municipality
1 - 079.03-1,004.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$300,700.00
Mortgagor: TWINING, DONALD	Mortgagee: PS BANK
2 - TWINING, MARY LYNNE	
Locations: Parcel #	Municipality
1 - 170.00-1,002.02,000.	GIBSON TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: TURNER, ROBERT J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - TURNER, KAREN KIELTY	
Locations: Parcel #	Municipality
1 - 209.00-1,033.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$28,000.00
Mortgagor: FERREL, MATTHEW	Mortgagee: DISKIN, DANIEL E
Locations: Parcel #	Municipality
1 - 190.00-1,054.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$36,000.00
Mortgagor: BIDWELL, JUSTIN C	Mortgagee: THE FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel #	Municipality
1 - 245.00-2,033.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$136,334.00
Mortgagor: NEARY, JOSHUA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 031.11-2,059.01,000.	GREAT BEND BOROUGH
Information:	Consideration: \$153,000.00
Mortgagor: HOLBROOK, JOSHUA L	Mortgagee: PS BANK
2 - HOLBROOK, JUSTINA K	
Locations: Parcel #	Municipality
1 - 126.00-2,031.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$80,533.00
Mortgagor: TYLER, DENVER	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - WINTRUST MORTGAGE -DIV OF BARRINGTON BANK AND TRUST CO
Locations: Parcel #	Municipality
1 - 054.00-5,006.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$300,000.00
Mortgagor: FIFTH, MICHAEL E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FIFTH, JENNIFER K	
Locations: Parcel #	Municipality
1 - 130.00-1,042.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$200,300.00
Mortgagor: TEETSEL, MELISSA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
2 - TEETSEL, DAVID J	
Locations: Parcel #	Municipality
1 - 253.00-1,016.03,000.	AUBURN TOWNSHIP
Information:	Consideration: \$78,452.00
Mortgagor: GUMAER, BRANDON L	Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - FINO, DEANNA J	
Locations: Parcel #	Municipality
1 - 124.17-1,038.00,000.	MONTROSE 2W
Information:	Consideration: \$150,000.00
Mortgagor: ZAYAC, MARK A SR	Mortgagee: COMMUNITY BANK
2 - GREENE, KELLY Z (AKA)	
3 - DRAPER, KELLY ZAYAC	
4 - ZAYAC, JOAN K	
Locations: Parcel #	Municipality
1 - 027.13-1,018.00,000.	SILVER LAKE TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: KOWTKO, JUNE	Grantee: KOWTKO, MICHAEL 2 - KOWTKO, JESSICA MAE
Locations: Parcel #	Municipality
1 - 248.00-1,015.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$157,583.00
Grantor: GLOVER, HENRY	Grantee: LANDON, ZACHARY A
2 - GLOVER, AMY L	
3 - GLOVER, AMY S	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$10.00
Grantor: LULAY, ETHEL LOUISE	Grantee: MCGINNESS, DARRELL
2 - LULAY, JAMES H	
Locations: Parcel #	Municipality
1 - 132.00-1,078.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: BERRY, MARK D	Grantee: ATKINSON, JAMES T
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BERRY, MARK D	Grantee: BERRY, MARK D
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VLACHOS, THOMAS	Grantee: VLACHOS, THOMAS
2 - VLACHOS, JACKIE	2 - VLACHOS, JACKIE
	3 - VLACHOS, VICTOR P
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$138,860.00
Grantor: MILLS, SEAN B	Grantee: NEARY, JOSHUA
2 - MILLS, DANIELLE E	
Locations: Parcel #	Municipality
1 - 031.11-2,059.01,000.	GREAT BEND BOROUGH
Information:	Consideration: \$8,000.00
Grantor: ROSS, JASON	Grantee: TEED, BONNIE
2 - FRUEHAN, TIMOTHY R	
Locations: Parcel #	Municipality
1 - 054.11-3,069.00,000.	SUSQUEHANNA
Information:	Consideration: \$78,723.00
Grantor: DEAKIN, CHRISTINA M	Grantee: TYLER, DENVER
2 - DEAKIN, WILLIAM J	
Locations: Parcel #	Municipality
1 - 054.00-5,006.00,000.	OAKLAND BOROUGH
Information: OIL AND GAS RIGHTS	Consideration: \$140,017.50
Grantor: DAVIS, ALICE M	Grantee: JRS LAND COMPANY LLC
2 - DAVIS, RAYMOND C	
Locations: Parcel #	Municipality
1 - 196.00-1,005.03,000.	RUSH TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: HOLLISTER, LOUISE (BY ATTY)	Grantee: BELL, JAMES
	2 - PERRY, JOANNE
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: TEETSEL, JAMES P JR	Grantee: TEETSEL, DAVID J
2 - TEETSEL, CATHERINE E	2 - TEETSEL, MELISSA L
Locations: Parcel #	Municipality
1 - 253.00-1,016.03,000.	AUBURN TOWNSHIP
Information:	Consideration: \$79,900.00
Grantor: SUSQUEHANNA REAL ESTATE I CORPORATION	Grantee: GUMAER, BRANDON L
	2 - FINO, DEANNA J
Locations: Parcel #	Municipality
1 - 124.17-1,038.00,000.	MONTROSE 2W
Information:	Consideration: \$120,000.00
Grantor: NAI, DEBRA	Grantee: WLR FAMILY LIMITED PARTNERSHIP
Locations: Parcel #	Municipality
1 - 198.00-1,055.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEGG, BARBARA	Grantee: LEGG, BARBARA
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP

Information:

Grantor: LEGG, BARBARA

Locations: Parcel #

1 - N/A

Information:

Grantor: LEGG, BARBARA

Locations: Parcel #

1 - N/A

Information: OIL GAS & HYDROCARBON DEED

Grantor: JRS LAND COMPANY LLC

Consideration: \$1.00

Grantee: LEGG, BARBARA

Municipality

CHOCONUT TOWNSHIP

Consideration: \$1.00

Grantee: LEGG, BARBARA

Municipality

CHOCONUT TOWNSHIP

Consideration: \$10.00

Grantee: L&K MINERAL HOLDINGS LLC

2 - POWERS, THOMAS RICHARD

3 - PHIVE STARR PROPERTIES LP

4 - LEBLANC, MATTHEW ANTOINE

5 - LEBLANC, ANTOINE J

6 - COLE, JAY

7 - COLE, WENDY

8 - DICKENS, JON

9 - CONSULTING CONCEPTS LLC

10 - TRAIL HEAD HOLDINGS LLC

11 - GILREATH, JAMES

12 - DAILEY, FRANK

13 - DAILEY, TERRY LOUISE

14 - SHAVER, SCOTT A

15 - CAMP, NATHANAEL A

Municipality

RUSH TOWNSHIP

Locations: Parcel #

1 - 196.00-1,005.03,000.



SUSQUEHANNA COUNTY BAR ASSOCIATION

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Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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