

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



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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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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.

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Kenneth W. Seamans, *Senior Judge*

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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 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 # 1 - 234.00-1,064.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$149,700.00
Mortgagor: LANDON, ZACHARY A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BURNS, FRANCIS H JR	Mortgagee: FIRST CITIZENS COMMUNITY BANK
2 - BURNS, HELEN E	
Locations: Parcel # 1 - 079.03-1,004.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$300,700.00
Mortgagor: TWINING, DONALD	Mortgagee: PS BANK
2 - TWINING, MARY LYNNE	
Locations: Parcel # 1 - 170.00-1,002.02.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: TURNER, ROBERT J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - TURNER, KAREN KIELTY	
Locations: Parcel # 1 - 209.00-1,033.01.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$28,000.00
Mortgagor: FERREL, MATTHEW	Mortgagee: DISKIN, DANIEL E
Locations: Parcel # 1 - 190.00-1,054.01.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$36,000.00
Mortgagor: BIDWELL, JUSTIN C	Mortgagee: THE FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 245.00-2,033.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$136,334.00
Mortgagor: NEARY, JOSHUA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.11-2,059.01.000.	2 - STEARNS LENDING LLC Municipality GREAT BEND BOROUGH
Information:	Consideration: \$153,000.00
Mortgagor: HOLBROOK, JOSHUA L	Mortgagee: PS BANK
2 - HOLBROOK, JUSTINA K	
Locations: Parcel # 1 - 126.00-2,031.00.000.	Municipality NEW MILFORD TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

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 # 1 - 054.00-5,006.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$300,000.00
Mortgagor: FIFTH, MICHAEL E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FIFTH, JENNIFER K	
Locations: Parcel # 1 - 130.00-1,042.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$200,300.00
Mortgagor: TEETSEL, MELISSA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - TEETSEL, DAVID J	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 253.00-1,016.03,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$78,452.00
Mortgagor: GUMAER, BRANDON L	Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - FINO, DEANNA J	
Locations: Parcel # 1 - 124.17-1,038.00,000.	Municipality 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 # 1 - 027.13-1,018.00,000.	Municipality SILVER LAKE TOWNSHIP

DEEDS

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

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$1.00
Grantor: BERRY, MARK D	Grantee: BERRY, MARK D
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VLACHOS, THOMAS 2 - VLACHOS, JACKIE	Grantee: VLACHOS, THOMAS 2 - VLACHOS, JACKIE 3 - VLACHOS, VICTOR P
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$138,860.00
Grantor: MILLS, SEAN B 2 - MILLS, DANIELLE E	Grantee: NEARY, JOSHUA
Locations: Parcel # 1 - 031.11-2,059.01.000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$8,000.00
Grantor: ROSS, JASON 2 - FRUEHAN, TIMOTHY R	Grantee: TEED, BONNIE
Locations: Parcel # 1 - 054.11-3,069.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$78,723.00
Grantor: DEAKIN, CHRISTINA M 2 - DEAKIN, WILLIAM J	Grantee: TYLER, DENVER
Locations: Parcel # 1 - 054.00-5,006.00.000.	Municipality OAKLAND BOROUGH
Information: OIL AND GAS RIGHTS	Consideration: \$140,017.50
Grantor: DAVIS, ALICE M 2 - DAVIS, RAYMOND C	Grantee: JRS LAND COMPANY LLC
Locations: Parcel # 1 - 196.00-1,005.03.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: HOLLISTER, LOUISE (BY ATTY)	Grantee: BELL, JAMES 2 - PERRY, JOANNE
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: TEETSEL, JAMES P JR 2 - TEETSEL, CATHERINE E	Grantee: TEETSEL, DAVID J 2 - TEETSEL, MELISSA L
Locations: Parcel # 1 - 253.00-1,016.03.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$79,900.00
Grantor: SUSQUEHANNA REAL ESTATE I CORPORATION	Grantee: GUMAER, BRANDON L 2 - FINO, DEANNA J
Locations: Parcel # 1 - 124.17-1,038.00.000.	Municipality MONROSE 2W
Information:	Consideration: \$120,000.00
Grantor: NAIA, DEBRA	Grantee: WLR FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - 198.00-1,055.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEGG, BARBARA	Grantee: LEGG, BARBARA
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP

Information:	Consideration: \$1.00
Grantor: LEGG, BARBARA	Grantee: LEGG, BARBARA
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEGG, BARBARA	Grantee: LEGG, BARBARA
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information: OIL GAS & HYDROCARBON DEED	Consideration: \$10.00
Grantor: JRS LAND COMPANY LLC	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, NATHANIEL A
Locations: Parcel # 1 - 196.00-1,005.03,000.	Municipality RUSH TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION

Susquehanna County LEGAL JOURNAL

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