

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 7 ★ December 2, 2022 ★ Montrose, PA ★ No. 36



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES	6
MORTGAGES & DEEDS	11



© 2022 Legal Journal of Susquehanna County



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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor
mike@briechlelaw.com

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Francis X. O'Connor, Esq.

Vice-President
Marion O'Malley, Esq.

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

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. Cordiner, Esq.
Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O’Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Elizabeth M. Arnold — Chair
Alan M. Hall — Vice-Chair
Judith Herschel

Acting Treasurer

Rebecca Preston Wescott

Acting Register of Wills/Recorder of Deeds/

Clerk of The Orphan’s Court
Rachel R. Carrico

Coroner

Anthony J. Conarton

Auditors

Robert DeLuca
Richard Suraci
Rick Ainey

Susquehanna County Courthouse — 31 Lake Avenue, 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

NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION have been granted to Chadd Smith in the Estate of Michelle Smith, Deceased, late of Lawton, Susquehanna County, PA, who died on September 7, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands are to present same without delay to Chadd Smith, in care of:

Jeffrey A. Yelen, Esq.
8 West Market Street, Suite 320
Wilkes-Barre, PA 18701

12/2/2022 • 12/9/2022 • 12/16/2022

EXECUTOR NOTICE

Estate of Gerald R. Wagner
AKA Gerald Wagner
Late of Lenox Township

EXECUTRIX

Jane Bowness
704 Stone Road
Uniondale, PA 18470

ATTORNEY

Sean P. McGraw, Esq.
41 N. Main Street, Suite 415
Carbondale, PA 18407

11/25/2022 • 12/2/2022 • 12/9/2022

ESTATE NOTICE

In the Estate of Ada M. Hess, deceased, late of Dimock Township, Susquehanna, Susquehanna County, Pennsylvania, who died testate October 30, 2022. Letters Testamentary in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make immediate payment and all those having claims against the same are requested to present them without delay to:

William Michael Howell
224 Dinius Avenue
Middleburg, PA 17842
Executor

Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

11/18/2022 • 11/25/2022 • 12/2/2022

EXECUTOR NOTICE

Estate of Irena Gaile Durko
Late of Gibson Twp.,
Uniondale, PA
EXECUTRIX
Paula Jane Marks
172 Tunnel Road
Nicholson, PA 18446

11/18/2022 • 11/25/2022 • 12/2/2022

EXECUTOR NOTICE

Estate of George T. Marble
Late of New Milford Borough
EXECUTRIX
Rita D. Marble
682 Church St., Apt. 306
New Milford, PA 18834

11/18/2022 • 11/25/2022 • 12/2/2022

NOTICE

In the Estate of RAYMOND K. STONE a/k/a RAYMOND K. STONE, JR., deceased, late of Borough of Hallstead, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Ruth Swanson a/k/a Ruth E. Swanson, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Ruth E. Swanson
4565 Dubois Street
Hallstead, PA 18822

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

11/18/2022 • 11/25/2022 • 12/2/2022

OTHER NOTICES

NOTICE
COURT OF COMMON PLEAS
SUSQUEHANNA COUNTY, PA -
CIVIL DIVISION - LAW

No. 2022-743-CP
REPLEVIN ACTION

21ST MORTGAGE CORPORATION
Plaintiff
vs.
CRISTY J. BAKER
Defendant

To: Cristy J. Baker ("you")

BY ORDER DATED
NOVEMBER 4, 2022, THE
SUSQUEHANNA COUNTY
COURT OF COMMON PLEAS
AUTHORIZED 21st MORTGAGE
CORPORATION TO SERVE ITS
COMPLAINT IN THE ABOVE
MATTER BY PUBLICATION.

You are hereby notified that on August 23, 2022, Plaintiff, 21st Mortgage Corporation filed a Complaint in Replevin ("Complaint") endorsed with a Notice to Defend, against you in the Court of Common Pleas of Susquehanna County, Pennsylvania, docketed to No. 2022-743CP. The Complaint seeks

money damages in the amount of \$19,963.38 and possession of a 1995 Imperial Manufactured Home, Serial Number 1H955039AB which is located at 478 Spring Valley Road, Montrose, Susquehanna County, PA (“Manufactured Home”). The Complaint thus seeks to have a judgment entered against you for money damages and possession of the Manufactured Home.

NOTICE TO DEFEND

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**SUSQUEHANNA COUNTY PROTHONOTARY
SUSQUEHANNA COUNTY COURTHOUSE
31 LAKE AVENUE
MONTROSE, PA 18801
TELEPHONE (570) 278-4600**

Kellie Rahl-Heffner, Esquire
Attorney for Plaintiff
Attorney I.D. No. 200962
33 S. 7th Street, PO Box 4060
Allentown, PA 18105-4060
(610) 820-5450

12/2/2022

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
JANUARY 10, 2023**

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

01/10/2023 09:00 AM

Writ of Execution No.:

2022-488 CP

PROPERTY ADDRESS: 265 Chase Avenue, Hallstead, PA 18822

LOCATION: Hallstead Borough Tax ID #: 031.19-1,009.01,000

IMPROVEMENTS: ONE – 1 2/3 story wood frame dwelling ONE – 20' x 20' wood frame garage

ONE – 10' x 20' open frame shed

DEFENDANTS: Charles C.

Snedaker, Jr.

ATTORNEY FOR PLAINTIFF:

Michael P. Farrington, Esq.

(215) 627-1322

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

11/18/2022 • 11/25/2022 • 12/2/2022

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 10, 2023**

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

01/10/2023 09:30 AM

Writ of Execution No.:

2022-250 CP

PROPERTY ADDRESS: 160 Jackson Road, Great Bend, PA 18821

LOCATION: Great Bend Township Tax ID #: 031.00-3,073.00,000.

IMPROVEMENTS: ONE – 1 story wood frame dwelling

ONE – 23 x 24 block garage

DEFENDANTS: Timothy D. Mead, as believed Heir and/or Administrator to the Estate

Timothy Mead; Unknown Heirs, and or Administrators to the Estate of Timothy Mead; Sherie Lynn Mead, as believed Heir and/or Administrator to the Estate of Timothy Mead

ATTORNEY FOR PLAINTIFF:

Katherine M. Wolf, Esq.

(614) 220-5611

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

11/18/2022 • 11/25/2022 • 12/2/2022

SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 10, 2023

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
01/10/2023 10:30 AM
Writ of Execution No.:
2022-238 CP

PROPERTY ADDRESS: 34 A Avenue, f/k/a Ave A Laurel Lake, Brackney, PA 18812

LOCATION: Silver Lake Township
Tax ID #: 045.08-1,048.00,000.

IMPROVEMENTS: ONE – 1 story wood framed dwelling

DEFENDANTS: Nancy L. Luce
ATTORNEY FOR PLAINTIFF:
Sarah K. McCaffery, Esq.
(215) 855-9521

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

11/18/2022 • 11/25/2022 • 12/2/2022

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 24, 2023**

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

01/24/2023 09:00 AM

Writ of Execution No.:

2022-632 CP

PROPERTY ADDRESS: 156

Zanes Lane f/k/a RR 2 Box 2295,
Friendsville, PA 18818

LOCATION: Middletown
Township

Tax ID #: 098.00-1,026.00,000

IMPROVEMENTS: ONE – two story wood frame dwelling
ONE – 14 x 29 wood frame garage

DEFENDANTS: Zane Snedaker and Kathleen R. Snedaker

ATTORNEY FOR PLAINTIFF:

Stephen M. Hladik, Esq.

(215) 855-9521

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/2/2022 • 12/9/2022 • 12/16/2022

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 24, 2023**

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

01/24/2023 09:30 AM

Writ of Execution No.:

2022-213 CP

PROPERTY ADDRESS: 576 Day Rd., Montrose, PA 18801

LOCATION: Forest Lake
Township

Tax ID #: 103.00-1,035.01,000.

IMPROVEMENTS: ONE – 1 story wood framed manufactured dwelling

ONE – 60 x 45 wood framed bankbarn

ONE – 12 x 24 wood frame milkhouse

ONE – 24 x 30 wood frame garage

DEFENDANTS: Marilyn Chapel

ATTORNEY FOR PLAINTIFF:

Robert Crawley, Esq.

(855) 225-6906

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/2/2022 • 12/9/2022 • 12/16/2022



SUSQUEHANNA COUNTY BAR ASSOCIATION

MORTGAGES AND DEEDS

RECORDED FROM NOVEMBER 17, 2022 TO NOVEMBER 23, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$211,071.00
Mortgagor: COOK, MARSHA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 050.00-2,017.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: WILKINS, KYLE E 2 - WILKINS, CASSANDRA L	Mortgagee: BOSTJANCIC, KIM Y 2 - BOSTJANCIC, DAVID F
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$244,200.00
Mortgagor: BEERS, NANCY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MILEND INC
Locations: Parcel # 1 - 010.00-1,022.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: FEDAK, MARY ANNE (AKA) 2 - PFAHL, MARY ANNE FEDAK	Mortgagee: DIME BANK
Locations: Parcel # 1 - 247.00-1,022.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: DONEY, BENJAMIN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$164,957.00
Mortgagor: CALL, ALLEN L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - KIND LENDING
Locations: Parcel # 1 - 249.19-1,029.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$25,227.48
Mortgagor: STERNER, MATTHEW 2 - STERNER, MARIAH	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 161.07-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$287,000.00
Mortgagor: JERAULD, TERRY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC
Locations: Parcel # 1 - 260.00-1,054.00,000.	Municipality LENOX TOWNSHIP

Information:	Consideration: \$216,060.00
Mortgagor: STRIGNANO, KATHERINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 045.08-1,054.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$270,019.00
Mortgagor: GILROY, CIERA N	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
2 - GILROY, JENSEN T	Municipality SILVER LAKE TOWNSHIP
Locations: Parcel # 1 - 026.00-2,005.00,000. 2 - 026.00-2,077.00,000.	SILVER LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information:	Consideration: \$116,400.00
Mortgagor: PRINCIPE, MALORY	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 124.00-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$244,800.00
Mortgagor: BRIENZA, MICHAEL A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - UNITED WHOLESALE MORTGAGE LLC
2 - BRIENZA, RUTH E	Municipality MONTROSE
Locations: Parcel # 1 - 124.18-1,011.00,000.	MONTROSE
Information:	Consideration: \$149,500.00
Mortgagor: DEMMING, BRIAN KEITH SR	Mortgagee: PS BANK
Locations: Parcel # 1 - 246.00-1,063.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$203,409.00
Mortgagor: MURPHY, SULLIVAN M 2 - DEPEW, KAITLYN A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 025.00-2,041.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$270,000.00
Mortgagor: SEIBERT, ERIC 2 - SEIBERT TRUCKING LLC	Mortgagee: WLR FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - 214.00-1,026.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$202,554.00
Mortgagor: JARAMILLO, JOSEPH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 268.11-1,017.00,000.	Municipality FOREST CITY

DEEDS

Information:	Consideration: \$150,000.00
Grantor: FITZGERALD, DANIEL L 2 - FITZGERALD, HEATHER Q	Grantee: DRAB, WALTER 2 - DRAB, EILEEN
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HILLING, ROBERT (AKA) 2 - HILLING, ROBERT J 3 - HILLING, KATHLEEN	Grantee: HILLING, MATTHEW R
Locations: Parcel # 1 - 074.00-1.003.01.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$54,200.00
Grantor: DAVENPORT, JAMES T	Grantee: RAMIREZ, CELSO AVILA
Locations: Parcel # 1 - 067.00-2.077.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUSH, ANGELA	Grantee: SMITH, LINDA
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUNNELL, DENNIS 2 - BUNNELL, JANIS	Grantee: BUNNELL, DENNIS 2 - BUNNELL, JANIS
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$71,410.00
Grantor: SMITH, LINDA A 2 - BROWN, THOMAS	Grantee: WILSON, JOHN 2 - WILSON, LAURIE
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$298,590.00
Grantor: SMITH, LINDA A 2 - BROWN, THOMAS	Grantee: WILSON, JOHN 2 - WILSON, LAURIE
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$225,150.00
Grantor: TOMPKINS, DONNA A	Grantee: COOK, MARSHA L
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$850,000.00
Grantor: RANSOM, LEVI A 2 - RANSOM, LUANN C	Grantee: PRESTYS, MICHAEL 2 - PRESTYS, KAREN M
Locations: Parcel # 1 - 243.00-1.049.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: GAMBLE, MICHAEL A	Grantee: GAMBLE, TROY L
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: BONER, JOHN A 2 - BONER, MAVOURNEEN K	Grantee: LEE, DONALD T 2 - LEE, KELLIE J
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$45,000.00
Grantor: BOSTJANCIC, KIM Y 2 - BOSTJANCIC, DAVID F	Grantee: WILKINS, KYLE E 2 - WILKINS, CASSANDRA L
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CRAWFORD, KATHLEEN D	Grantee: CRAWFORD, KATHLEEN D 2 - CRAWFORD, JAMES F JR 3 - CRAWFORD, TOBIN A 4 - CRAWFORD, BRIAN M 5 - CRAWFORD, CHAD E
Locations: Parcel # 1 - 054.11-1,019.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: CRAWFORD, KATHLEEN	Grantee: CRAWFORD, KATHLEEN D 2 - CRAWFORD, JAMES F JR 3 - CRAWFORD, TOBIN A 4 - CRAWFORD, BRIAN M 5 - CRAWFORD, CHAD E
Locations: Parcel # 1 - 055.00-2,018.00,000. 2 - 055.00-1,024.00,000.	Municipality LANESBORO BOROUGH HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LANGTON, LINDA	Grantee: LANGTON, LINDA L (TRUST)
Locations: Parcel # 1 - 181.00-1,015.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CBH INVESTMENTS LLC	Grantee: SUSQUEHANNA COUNTY RECREATION CENTER
Locations: Parcel # 1 - 148.00-1,022.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: THOMPSON, KIM M (NKA) 2 - PICHERETTE, KIM M	Grantee: PICHERETTE, KIM M
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: CORRECTIONAL	Consideration: \$1.00
Grantor: MILOS, PATRICK V 2 - MILOS, BRIDGET	Grantee: SZWARC, JEFFREY J 2 - SZWARC, LAURA J
Locations: Parcel # 1 - 037.00-1,011.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$18,000.00
Grantor: SIX, DEANO C 2 - SIX, CHRISONDRA D	Grantee: GORDON, STEVEN F 2 - GORDON, KATHLEEN A
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WEAVER, JOANNE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: BENNING, JOHM 2 - BENNING, PENNY
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$100.00
Grantor: LEDUC, HENRI 2 - LEDUC, CYNTHIA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A - -	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEPHENS, RONALD LAWRENCE SR (ESTATE)	Grantee: KMAN, LINDA L 2 - STEPHENS, RONALD JR 3 - GDYK, JANE E (AKA) 4 - STEPHENS, JANE E
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00 1
Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: LAKEVIEW LOAN SERVICING LLC
Locations: Parcel # 1 - 115.09-1,067.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: WIELEBINSKI, MARY 2 - KOWALEWSKI, DOLORES (ESTATE)	Grantee: WIELEBINSKI, MARY 2 - WIELEBINSKI, SHANNON 3 - PANAGIOTAKIS, HOLLY
Locations: Parcel # 1 - 268.07-2,048.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: BELKNAP, DOROTHY J (TRUST)	Grantee: PITCHER, FREDERICK D 2 - PITCHER, RHONDA
Locations: Parcel # 1 - 021.05-1,052.01.000.	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$168,000.00
Grantor: HOFFMANN, JAMES J 2 - AMBERG, SCOTT (AKA) 3 - AMBERG, SCOTT R	Grantee: CALL, ALLEN L
Locations: Parcel # 1 - 249.19-1,029.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$138,000.00
Grantor: SMITH, JANIS V	Grantee: OAKLEY, MAE L
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: PERRY, DONNA M	Grantee: TEREBIENIEC, LEE
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ADAMS, ANNE BALCAR (ESTATE AKA) 2 - ADAMS, ANNE (ESTATE)	Grantee: ADAMS, WAYNE R
Locations: Parcel # 1 - 129.00-1,055.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HIGGINS, FAITH L (ESTATE)	Grantee: SEKSE, NEAL
Locations: Parcel # 1 - 235.00-1,015.00.000.	Municipality AUBURN TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$60,000.00
Grantor: SOCHA, MATTHEW C (AKA) 2 - SOCHA, MATTHEW	Grantee: TANGORRA, J JOSEPH 2 - TANGORRA, JAMIE
Locations: Parcel # 1 - 158.00-2,014.05.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$410,000.00
Grantor: JERAULD, EVELYN G (ESTATE)	Grantee: JERAULD, TERRY
Locations: Parcel # 1 - 260.00-1,054.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$209,000.00
Grantor: NORTON, THOMAS 2 - NORTON, LORI (AKA) 3 - NORTON, LORIA	Grantee: STRIGNANO, KATHERINE
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLDREDGE, ELLEN B 2 - BENSON, R SCOTT 3 - BENSON, JEAN LOUISE SCOTT (ESTATE AKA) 4 - BENSON, JOAN S (ESTATE)	Grantee: BENSON, R SCOTT
Locations: Parcel # 1 - 093.00-1,018.00.000. 2 - 093.00-1,016.00.000.	Municipality JACKSON TOWNSHIP JACKSON TOWNSHIP
Information: OIL, GAS AND MINERAL DEED	Consideration: \$1.00
Grantor: HOLDREDGE, ELLEN B 2 - BENSON, R SCOTT 3 - BENSON, JEAN LOUISE SCOTT (ESTATE AKA) 4 - BENSON, JOAN S (ESTATE AKA) 5 - BENSON, JOAN (ESTATE)	Grantee: HOLDREDGE, ELLEN B
Locations: Parcel # 1 - 093.00-1,018.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: SABAL, GAIL E	Grantee: GILROY, JENSEN T 2 - GILROY, CIERA N
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FARLEY FAMILY TRUST 2 - WOOD, LINDA A 3 - FARLEY, DAVID W 4 - FARLEY, BONNIE J	Grantee: WOOD, LINDA A 2 - FARLEY, BONNIE J
Locations: Parcel # 1 - 143.00-1,009.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLDREDGE, ELLEN B	Grantee: ZURN, ADAM
Locations: Parcel # 1 - 093.00-1,018.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: COY, RYAN J 2 - COY, KYLIE ANN	Grantee: PRINCIPE, MALORY
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$306,000.00
Grantor: KONSTAS, PHYLLIS P 2 - SOUDER, WILLIAM A	Grantee: BRIENZA, MICHAEL A 2 - BRIENZA, RUTH E
Locations: Parcel # 1 - 124.18-1,011.00.000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: ESTABROOK, RONALD A	Grantee: MIREIDER, RYAN
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTON, DONALD C 2 - BUTTON, JEANNE M	Grantee: BUTTON, MATTHEW D 2 - BUTTON-WELLER, JENNIFER L (AKA) 3 - WELLER, JENNIFER L BUTTON
Locations: Parcel # 1 - 068.00-2,035.01.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$625,000.00
Grantor: WEAVER, JONATHAN GARY 2 - DONAHUE, JAMES W	Grantee: EAS11 REALTY LLC
Locations: Parcel # 1 - 194.00-1,002.00.000. 2 - 194.00-1,003.00.000.	Municipality RUSH TOWNSHIP RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WATROUS, PETER S (TRUST)	Grantee: WATROUS, SETH W
Locations: Parcel # 1 - 069.00-2,023.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$209,700.00
Grantor: GRIFFITHS, KEITH T 2 - GRIFFITHS, REBECCA ALICE	Grantee: MURPHY, SULLIVAN M 2 - DEPEW, KAITLYN A
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$143,500.00
Grantor: GAINES, JULIA K	Grantee: GERE, JOANNE E
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$260,500.00
Grantor: MCHUGH, MARIE (AKA BY ATTY) 2 - MCHUGH, MARIE B (BY ATTY)	Grantee: SEIBERT TRUCKING LLC
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$198,000.00
Grantor: FORSETTE, KAREN 2 - KOZLEVCAR, FRANK M	Grantee: JARAMILLO, JOSEPH
Locations: Parcel # 1 - 268.11-1,017.00.000.	Municipality FOREST CITY



Susquehanna Legal Journal Subscription Form PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email baileyadv@ptd.net

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2022 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

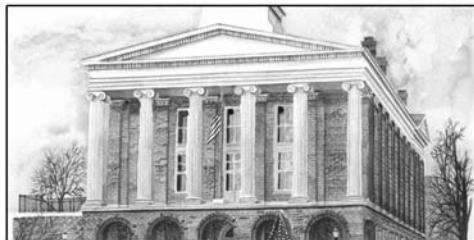
Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.



General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

submitted camera-ready or via email in PDF

or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year

Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431