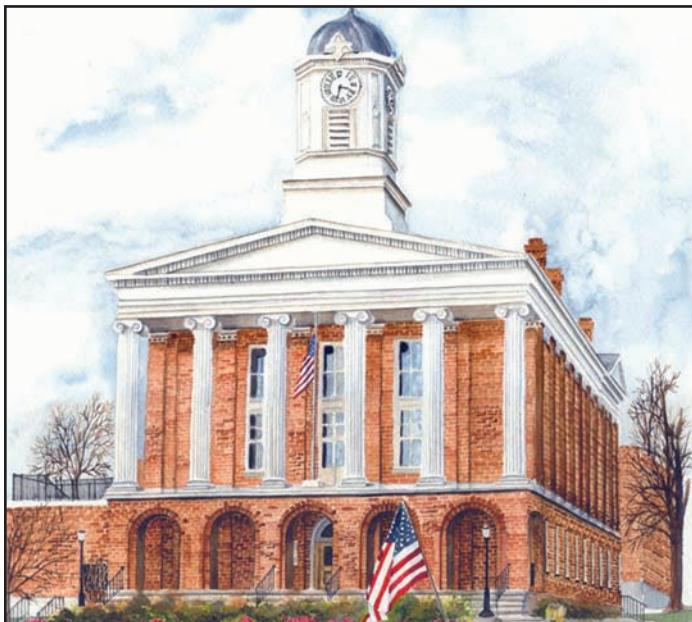


**OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 1 ★ July 15, 2016 ★ Montrose, PA ★ No. 15



IN THIS ISSUE

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CASES REPORTED

Patricia Rowan, Plaintiff
vs.
Michael Ford and Mary Darlene Ford, Defendants

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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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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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Clerk of The Orphan's Court
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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.

COURT OPINION

Case No. 2012 - 967 C.P.

PATRICIA ROWAN, Plaintiff
vs.
MICHAEL FORD and MARY DARLENE FORD, Defendants

Opinion continued from the July 8, 2016 issue

Defendants argue that Mr. Fortuin's testimony was improper because "no evidence whatsoever was submitted at trial that either Michael Ford or Mary Ford [knew] that their dog Toby had bitten anyone before the Rowan incident." (Def. Br. at 2.) Under the common law theory of liability, Fortuin's testimony was relevant to demonstrate two things: (1) the dog's violent propensities, and (2) Defendant's notice – albeit circumstantially – relating the dog's violent nature. In other words, this evidence had two components: (1) direct evidence of the dog's prior violent nature, and (2) circumstantial evidence as to notice.

The direct evidence of the dog's prior violent episode was plainly relevant under the common law theory of liability. In this regard, this evidence was relevant to develop the Plaintiff's case as it provided the jury with an idea of the disposition and character of this particular dog. See Crance v. Sohanic, 496 A.2d 1230, 1233 (Pa. Super. Ct. 1985) ("The trial court held that evidence of subsequent bites was probative on the issue of the dog's nature. Under the circumstances of this case, where the plaintiff was using the evidence to show that the dog had a vicious nature, the evidence was relevant."). The evidence was probative as it tended to confirm the aggressive nature of the dog – and buttressed Plaintiff's own account of how she was attacked without provocation on her front porch. Indeed, Defendants attempted to downplay and minimize the nature and extent of the dog attack – and presented the jury with a large demonstrative exhibit of the black Labrador Retriever which displayed a beautiful and seemingly harmless dog. Thus, the probative value of this prior dog attack was significant given the defense attempts to call into question the severity of the incident. For this reason, even if there had been no notice provided to Defendants, the evidence of the prior dog attack was admissible standing on its own as it was probative as to the dog's general disposition and general violent tendencies, which tended to support Plaintiff's account of the incident.

As to circumstantial evidence of notice, Plaintiff provided the following evidence: (1) the prior dog bite occurred on Defendants' real property; (2) the prior dog bite occurred in the presence of Defendants' son; and (3) Fortuin attempted to obtain vaccination information from Defendants' son after the incident without success. Further, during his testimony, Defendant Michael Ford likewise confirmed that the dog was a "guard dog" that he attempted to keep chained in the yard area of his residence. Based

upon this circumstantial evidence, coupled with Defendant Michael Ford's own testimony, there was sufficient evidence upon which the jury could reasonable infer that the defendants had notice of the dog had violent tendencies.²

3. Prejudice

Even assuming that the Fortuin testimony was improperly admitted and that Defendants have not waived this issue for purposes of post-trial relief, Defendants have likewise failed to demonstrate that there was any prejudice from the admission of the Fortuin testimony. "Where improperly admitted testimony may have affected the verdict, the only correct remedy is the grant of a new trial." *Collins v. Cooper*, 746 A.2d 615, 620 (Pa. Super. Ct. 2000) (quoting *Bucchianeri v. Equitable Gas Co.*, 491 A.2d 835, 838-39 (Pa. Super. Ct. 1985)(emphasis in original)); *see Romeo v. Manuel*, 703 A.2d 530, 531 (Pa. Super. Ct. 1997)(finding that improperly introduced evidence "must also have been harmful to the complaining party" to warrant relief). Defendants cannot demonstrate prejudice from the admission of the Fortuin testimony.

Significantly, Defendants conceded that they had been negligent in failing to properly restrain and control their dog. Thus, the jury was instructed to determine two issues: (1) whether Defendants' conduct was the proximate cause of Plaintiff's injuries; and (2) if so, what monetary award would be appropriate to compensate Plaintiff for her non-economic damages. In terms of damages, Defendants presented no evidence whatsoever to contradict or challenge Plaintiff's claims. Defendants did not obtain any kind of independent psychological examination of the Plaintiff to rebut her claimed post-traumatic stress. Defendants did not present their own expert witness relative to damages, treatment options, and prognosis for Plaintiff's future damages. In short, Defendants did nothing whatsoever to contradict any of Plaintiff's damage claims.

Even if it was improperly admitted, it cannot be said that the limited evidence concerning the prior dog attack affected the jury verdict. There was no dispute that Plaintiff was attacked by Defendants' dog. There was no dispute that she sought limited medical attention for her injuries. Defendants presented no evidence to counter Plaintiff's claims for non-economic damages. Defendants' argument centered upon minimizing the nature and extent of Plaintiff's non-economic injuries – albeit without Defendants submitting any evidence to support their position. Defendants now contend that the jury was somehow improperly influenced by the prior dog bite to award a higher verdict. There is no support in this record that the prior dog bite influenced the ultimate jury award. The jury award resulted from the jury being presented with

² Defendants rely upon the self-serving denial of Defendant Michael Ford that his son never informed him about this prior dog attack. Defendants' son never testified at the trial. Thus, the jury had to weigh Defendant Michael Ford's testimony against the circumstantial evidence relating the dog attack that occurred on Defendants' property in the presence of Defendants' son. It is reasonable to infer that Defendants' son would have informed his parents that the dog had bit Fortuin, especially where Fortuin called Defendants' son seeking vaccination information. Indeed, it would be unreasonable to infer that Defendants' son did nothing whatsoever to notify his parents of the dog attack. Thus, the reasonable inference arising from the circumstantial evidence was sufficient to submit the question to the trier of fact to determine if Defendants had notice of the prior dog attack.

uncontested evidence concerning damages – not from the limited testimony concerning the prior dog bite.

c. Contributory negligence

In reviewing a jury charge, review is limited to whether the trial court committed a clear abuse of discretion or an error of law concerning the outcome of the case. See Dibish v. Ameriprise Fin., Inc., 134 A.3d 1079, 1094 (Pa. Super. Ct. 2016). In Pennsylvania, the burden of establishing contributory negligence rests on the defendant. See Zieber v. Bogert, 747 A.2d 905, 908 (Pa. Super. Ct. 2000), aff'd, 773 A.2d 758 (Pa. 2001). A plaintiff is contributorily negligent if her own negligence, however slight, was the proximate cause of her injuries. McCay v. Philadelphia Elec. Co., 291 A.2d 759 (Pa. 1972). If there is any evidence – even minimal evidence – of contributory negligence produced, it is reversible error not to charge the jury on the issue when requested to do so by the defendant. See Id; Hanlon v. Sorenson, 433 A.2d 60, 63 (Pa. Super. Ct. 1981). In the absence of any evidence of contributory negligence, a trial court cannot charge a jury on contributory negligence. See Boyle v. Indep. Lift Truck, Inc., 6 A.3d 492, 495 (Pa. 2010) (“More specifically, when there is no evidence of plaintiff’s negligence, no instruction to the jury on contributory negligence should be given.”); Trude v. Martin, 660 A.2d 626, 633 (Pa. Super. Ct. 1995); Hanlon, 433 A.2d at 63.

To establish a defense of contributory negligence, Defendants must have shown evidence to suggest Plaintiff behaved in a negligent manner. Defendants contend Plaintiff’s decision to leave the safety of her residence was negligent when she knew that the dog was on her porch. In essence, Defendants argue that Plaintiff was contributorily negligent because she did not remain in her home until such time as the dog left her property. If accepted, Defendants’ argument would mean that any reasonable person becomes a hostage in his or her home whenever a strange dog enters their property and must remain a hostage until such time as the dog voluntarily leaves the property.

One scholarly collection of dog bite cases has listed the different behavior that may constitute contributory negligence: (1) touching the dog; (2) striking the dog; (3) petting, stroking or handling the dog; (4) pulling or pushing the dog; (5) taking an object from the dog’s mouth; (6) hugging the dog; (7) straddling or attempting to ride the dog; (8) carrying the dog; (9) kicking or pushing the dog with a foot; (10) stepping or falling over the dog; (11) throwing objects at the dog; (12) spraying the dog; (13) waving at the dog; (14) getting involved in a dog fight; (15) attempting to restrain the dog; (16) shouting, yelling, stomping, jumping or staring at the dog; (17) playing with the dog; and (18) feeding the dog. See Intentional Prococation, Contributory or Comparative Negligence, or Assumption of Risk as Defense to Action for Injury by Dog, 11 A.L.R. 5th 127 (1993). There was no evidence presented at trial that Plaintiff engaged in any of these behaviors. Indeed, Plaintiff simply exited her residence when she discovered that the dog was on her porch. In reviewing the exhaustive case law provided in the *American Law Reports*, there was no reported case that even suggested that a real property owner could be held contributorily negligent for merely being present on his or her real property in

the presence of a neighbor's trespassing canine.

Defendants contend that Plaintiff exited her residence with knowledge that the dog was eating cat food that was out on the porch. Defendants' argument again fails to identify any negligent conduct by Plaintiff aside from simply leaving her residence to enter her porch area. There is no indication that Plaintiff ever attempted to take the food away from the dog let alone that Plaintiff ever got in close proximity to the food dish itself. Defendants bore the burden of producing evidence to support the claim that Plaintiff was contributorily negligent. Defendants have failed to cite to a single reported case that supports the position that a real property owner may not exit his or her residence to confront a trespassing dog.³ Based upon this record, there was no evidence whatsoever presented at trial demonstrating Plaintiff's contributory negligence.

III. Conclusion

For the reasons mentioned above, Plaintiff's Motion for Post Trial Relief shall be denied.



³ If a human trespasser had been found on the real property, the law not only provides the real property owner with the right to confront the trespasser, but also the right to use force to protect the property. 18 Pa. C.S. § 507(a)(1). If it is lawful (and therefore reasonable) for a real property owner to chase a human trespasser off his or her real property, then the same analysis should apply to the real property owner's decision to chase away a canine trespasser. To hold otherwise would subject a real property owner to the indignity of home confinement until such time as the canine trespasser decided to leave the property. It is not unreasonable for a real property owner to take steps to defend his or her property from a trespassing human being – or a trespassing canine.

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.

NOTICE

IN THE ESTATE OF ELEANOR HUNTER, late of the Township of Harford, County of Susquehanna, Pennsylvania, Letters Testamentary in the above Estate having 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 to:

RICHARD A. HUNTER, Co-Executor

1549 Blanding Lake Road
New Milford, PA 18834

OR

GLORIA H. PEDRICK, Co-Executor

25 Short Street
Lewisburg, PA 17837

OR

Davis Law, P.C.

Raymond C. Davis, Esquire

Attorney for the Estate

181 Maple Street
Montrose, PA 18801

7/1/2016 • 7/8/2016 • 7/15/2016

OTHER NOTICES

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 Clarence F. Beam a/k/a
Clarence Beam, deceased
John Stone, Executor

Estate of Joyce Ann Cook,
deceased
Jesse Cook, Executor

Estate of Alan L. Randall, deceased
Joshua Randall, Executor

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, August 2, 2016, at 10:00 A.M. for Nisi Confirmation, and if no exceptions are filed thereto, on

Tuesday, August 16, 2016 the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

7/15/2016 • 7/22/2016

**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
JULY 26, 2016**

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

7-26-2016 9:00 AM

Writ of Execution No.: 2016-408

CP

PROPERTY ADDRESS: 135 Red Abbott Road

Clifford Township, Pa 18470

LOCATION: Clifford Township
Tax ID #: 226.00-2,038.00,000.

IMPROVEMENTS: ONE – ONE
AND A HALF WOOD FRAMED
DWELLING

PROPERTY ADDRESS: 4180 State Route 374 Nicholson, Pa 18446
LOCATION: Lenox Township
Tax ID #: 263.00-1,018.00,000.
IMPROVEMENTS: ONE – ONE STORY WOOD FRAMED COMMERCIAL BUILDING
DEFENDANTS: Holton, Inc., Michael Andzulis, United States Of America Internal Revenue Service, ETAL.
ATTORNEY FOR PLAINTIFF: Jill Spott, Esq (570)587-2600

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

7/1/2016 • 7/8/2016 • 7/15/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 26, 2016**

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

7-26-2016 9:30 AM

Writ of Execution No.: 2016-405
CP

PROPERTY ADDRESS: 420

Columbus Avenue

Susquehanna, Pa 18847

LOCATION: Susquehanna Depot Borough

Tax ID #: 054.16-2,036.00,000.

IMPROVEMENTS: ONE – ONE AND ONE HALF STORY WOOD FRAMED DWELLING

DEFENDANTS: Stephen E.

Frederick

ATTORNEY FOR PLAINTIFF:

Matthew Fissel, Esq (215)825-6344

NOTICE

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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

7/1/2016 • 7/8/2016 • 7/15/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 26, 2016**

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

7-26-2016 11:00 AM

Writ of Execution No.: 2016-429
CP

PROPERTY ADDRESS: 1717

Brushville Road

New Milford, Pa 18834

LOCATION: New Milford Township

Tax ID #: 092-1,028.00,000.

IMPROVEMENTS: One – One Story Wood Framed Dwelling
One – 12 x 16 Open Pole Shed

DEFENDANTS: Shawn M. Avery
ATTORNEY FOR PLAINTIFF:
Sarah K. McCaffery, Esq (610)278-6000

NOTICE

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www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

7/1/2016 • 7/8/2016 • 7/15/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
AUGUST 9, 2016**

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

8-9-2016 9:00 AM

Writ of Execution No.:

2016-462 CP

PROPERTY ADDRESS: 3221
State Route 3010 a/k/a RR 1 Box
13

Springville, Pa 18844

LOCATION: Dimock Township
Tax ID #: 199.00-1,052.00,000.

IMPROVEMENTS: ONE - ONE
AND A HALF STORY WOOD
FRAMED DWELLING
ONE - MOBILE HOME
MANUFACTURED WITH An
ADDRESS OF 3247 SR 3010
SPRINGVILLE, PA 18844
ONE - 12 X 15 WOOD FRAMED
SHED
ONE - 34 X 20 WOOD FRAMED
SHED

DEFENDANTS: Ann Marie
Baldwin, as Executrix of the Estate
of Delores Obert a/k/a Dolores A.
Obert, a/k/a Dolores Obert
ATTORNEY FOR PLAINTIFF:
Kimberly A. Bonner, 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.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
AUGUST 9, 2016**

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

8-9-2016 9:30 AM

Writ of Execution No.:

2016-469 CP

PROPERTY ADDRESS: RR 5 Box
102 a/k/a 2055 Lane Road
Montrose, Pa 18801

LOCATION: Forest Lake
Township

Tax ID #: 119.00-2,004.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING
ONE - 30 X 41 WOOD FRAMED
BARN
ONE - 28 X 36 WOOD FRAMED
GARAGE
DEFENDANTS: John J. Flynn and
Shirley A. Flynn
ATTORNEY FOR PLAINTIFF:
Andrew Marley, Esq
(215) 572-8111

NOTICE

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www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
AUGUST 9, 2016**

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

8-09-2016 10:00 AM

Writ of Execution No.:

2016-426 CP

PROPERTY ADDRESS: 55 3rd
Street f/k/a RR 2 Box 3375
Union Dale, PA 18470

LOCATION: Township of Herrick
Tax ID #: 191.13-2,042.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING
ONE - 24 X 30 WOOD FRAMED
GARAGE

DEFENDANTS: Joseph C.
Brucato, III; The United States of
America, Department of Treasury,
Internal Revenue Service

ATTORNEY FOR PLAINTIFF:
Jana Fridfinnsdottir, 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
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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

7/15/2016 • 7/22/2016 • 7/29/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
AUGUST 9, 2016**

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

8-09-2016 10:30 AM

Writ of Execution No.:

2016-471 CP

PROPERTY ADDRESS: 212 Lyon
Street

Clifford Township, PA 18421

LOCATION: Township of Clifford
Tax ID #: 247.00-1,064.00,000.

IMPROVEMENTS: One - One Story Stucco Wood Framed Dwelling

One – 20 x 40 In-ground Swimming Pool

One – 40 x 40 Wood Framed Garage

DEFENDANTS: Genevieve K. Meagher and John J. Meagher

ATTORNEY FOR PLAINTIFF:
Elizabeth Wassall,Esq
(856) 669-5400

NOTICE

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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:

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

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

MORTGAGES AND DEEDS

RECORDED FROM JUNE 30, 2016 TO JULY 6, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$150,000.00
Mortgagor: DARROW, DAVID 2 - DARROW, KENDRA	Mortgagee: DARROW, ROBERT E 2 - DARROW, ELLA L
Locations: Parcel # 1 - N/A	Municipality MONROSE
Information:	Consideration: \$36,500.00
Mortgagor: PONCZEK, BENJAMIN R 2 - PONCZEK, SARA RUE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH
Information: COMMERCIAL REAL ESTATE MTG	Consideration: \$91,687.50
Mortgagor: CEBULAR, RAYMOND	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$210,600.00
Mortgagor: GORDON, TIMOTHY	Mortgagee: PHILIPPIDES, ADELE E 2 - MOCK, KEVIN
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: TARGI, JOSEPH 2 - TARGI, MARIA T (AKA) 3 - TARGI, MARIA	Mortgagee: TD BANK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: VOLK, ROBERT K 2 - VOLK, CHRISTINE A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: VOLK, ROBERT K 2 - VOLK, CHRISTINE A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: MICHALSKI, RAYMOND A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: NAIA, DEBRA (AKA) 2 - NAIA, DEBRA A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP

For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.

Information:	Consideration: \$335,000.00
Mortgagor: SULLIVAN, ROBERT T JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SULLIVAN, REBECCA L	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$300,000,000.00
Mortgagor: HAYMAKER PROPERTIES LP	Mortgagee: WELLS FARGO BANK
2 - BEASLEY, MICHAEL L	
3 - BENNETT, NORMAND J JR	
4 - IMMITT, VINCENT J	
5 - MCCONNELL, ROBERT D SR	
6 - REEDER, ROBERT B	
7 - ROE, HERBERT E JR	
8 - SPARLING, RICK	
9 - THOMAS, PATRICIA E	
10 - TERP, GEORGIA D	
11 - MCGAVIN, PAUL T	
12 - GRIFFITHS, JAMES	
13 - BLACHEK, JAMES	
14 - SMALL, JANET F	
15 - SNYDER, MARY E	
16 - KELSON, PAUL	
17 - CHANN INVESTMENTS INC	
18 - MARKER, RICHARD R	
19 - MARKER, CAROL A	
20 - RIFLE, JOSEPH D	
21 - CANFI, LISA R	
22 - ALEXANDER, CHARLES	
23 - ALEXANDER, DARLENE L	
24 - COOK, BRYAN T	
25 - COOK, MARY E	
26 - NOAKES, CARL	
27 - DAVIS, CHARLES JR	
28 - FARENCIK, GAIL D	
29 - WARNER, JOYCE R	
30 - NEMCEK, MILDRED	
31 - KOVACH, KATHY C	
32 - VANNORT, WILLIAM	
33 - MCMAHON, PHILIP J	
34 - REENSTRA, WILLIAM H	
35 - WESTERN, HARRY J	
36 - DICK, RAYMOND JR	
37 - DICK, CHRISTOPHER J	
38 - COLEMAN, WILLIAM P	
39 - HOGAN, EDWARD	
40 - KELLY, GEORGE	
41 - MCQUILLAN, MICHAEL J	
42 - MCQUILLAN, DIANE T	
43 - TURCAN, JACOB E	
44 - TURCAN, RITA A	
45 - CAPWELL, GEORGE C	
46 - HAWLEY, JAMES B JR	
47 - HAWLEY, MARY ALICE	
48 - GORDON, ERNEST	

49 - TNT 1 LIMITED PARTNERSHIP
50 - MEDOVICH, ROBIN
51 - MEDOVICH, CATHERINE D
52 - CRAFT, PAULINE S
53 - KLIEWER, DAVID P
54 - KLIEWER, GLADYS M
55 - BLANCHETTE, PEGGY
56 - WILKE, LAWRENCE K
57 - WILKE, CAROL ANNE
58 - DAVIES, LILLIAN G
59 - DUDEK, STANLEY
60 - WHITNEY, BRICE A
61 - HINES, DONALD M
62 - HINES, CATHERINE L
63 - HALEY, BERYL
64 - JAYNE, BRUCE T
65 - JAYNE, MARJARIE E
66 - SEAMAN, ROBERT
67 - SEAMAN, CAROL
68 - DOUGLAS, MILO DAVID
69 - DOUGLAS, CAROL J
70 - CAREY, ARNOLD J
71 - CAREY, BETTY J
72 - GLEZEN, DANIEL O SR
73 - GLEZEN, FLORENCE
74 - HARTNETT, FRANCIS J
75 - HARTNETT, KATHLEEN
76 - SODON, CAROL
77 - HARMS, IRINI
78 - NEILD, DAWN M
79 - MAJOR, LESLIE F
80 - MAJOR, ANN MARIE
81 - GENELL, ANGELO
82 - GENELL, MARK
83 - SODON, JULIE A
84 - BICKAR, JOSEPH
85 - BICKAR, DANIEL
86 - BICKAR, VINCENT T
87 - BICKAR, VINCENT
88 - SOTH, HENRY J
89 - BROWN, RANDY
90 - BURKE, GERALD E
91 - FINLON, VIDA B
92 - RACE, WALTER O
93 - LAWRENCE, JUSTIN R
94 - PISACK, JOSEPH C
95 - TRIVETT, DANIEL M
96 - BAJER, JOSEPH
97 - BAKER, WAYNE
98 - COBB, W HOWARD
99 - HINKLEY, CLAIR
100 - HOPELY, JOHN L
101 - PASSARELLI, JEROME M
102 - RACE, WALTER O
103 - SOCK, JEROME A
104 - POWERS, MARK A

105 - VALVANO, KEVIN B
106 - WIKER, NANCY
107 - BIRCH, MAURICE L
108 - PRATT, KELVIN L
109 - FEKETTE, RANDY J
110 - FEKETTE, REBECCA J
111 - PLATUS, GENE S
112 - FOIST, SANDRA L
113 - WILLIAMS, WILLIAM E
114 - WILLIAMS, GAYLE M
115 - SHILLING, STUART
116 - SHILLING, SUZETTE
117 - DRANN, JOHN
118 - DRANN, ARLINE
119 - VOLPE, WAYNE D JR
120 - TATRA LLC
121 - SALINKAS, JOHN THOMAS
122 - SALINKAS, JUDITH
123 - DICK, JEANETTE
124 - MORANO, LAWRENCE J
125 - MORANO, BRENDA A
126 - HOGLE, PETER K
127 - HOGLE, JANET M
128 - FRESCO, BLAINE A
129 - HEDENUS, STEPHEN J
130 - SQUARES, HARRY E JR
131 - SQUARES, JUNE M
132 - LAROSA, DAMIAN P
133 - HOULIHAN, TIMOTHY J
134 - HOULIHAN, SUZANNE M
135 - HOULIHAN, ROBERTA J
136 - HOULIHAN, ROBERTA JEAN
137 - CARPENTER, GEORGE F
138 - FEKETTE, JOHN
139 - FEKETTE, RANDY JON
140 - CARPENTER, RUSSELL M
141 - CARPENTER, JUDITH R
142 - HALL, MILLARD L
143 - HALL, PAMELA J
144 - RAUB, EARL D SR
145 - RAUB, CHARLOTTE M
146 - SERINO, FRANK A
147 - WATTS, BRIAN
148 - WATTS, FERN
149 - WATTS, BRIAN J
150 - WATTS, FERN K
151 - DISTEFANO, LEO
152 - MCCORRISTON, PHILIP D
153 - MCCORRISTON, MARY E
154 - SCHAFFER, JAMES M
155 - SCHAFFER, LISA G
156 - FEKETTE, DONNA
157 - MONTEFORTE, IRENO
158 - WALLACE, LORRAINE
159 - WOOSMAN, JOSEPH M

160 - WOOSMAN, NICOLE M
 161 - EDWARDS, ZACHARY M
 162 - EDWARDS, DONNA L
 163 - EDWARDS, LESLIE I
 164 - EDWARDS, JANICE M
 165 - WASNOWIC, HELEN M
 166 - WASNOWIC, JOHN F
 167 - KAYS, JEREMY R
 168 - KAYS, HEATHER C
 169 - CASSIDY, REBECCA M
 170 - KAYS, RONALD W
 171 - KAYS, LINDA M
 172 - STALKER, DAVID L
 173 - STALKER, DEBORAH C
 174 - NELSON, EDWIN A
 175 - NELSON, SHIRLEY A
 176 - LONG, BRADLEY W
 177 - GAGE, LOLA ANNE
 178 - EVANS, KIM M
 179 - CANFIELD, JAMES R
 180 - DUBOE, WILLIAM
 181 - FAUST, MICHAEL
 182 - GAGE, KEVIN M
 183 - GAGE, TERRI L
 184 - SEYMOUR, KENNETH E
 185 - SEYMOUR, LAVERA O
 186 - PLITT, EDWARD SR
 187 - PLITT, MAUREEN
 188 - MORAHAN, RICHARD E
 189 - MORAHAN, DIANA T
 190 - VANDERFELTZ, JOSEPH L

No Municipality Information

Information:	Consideration: \$15,000.00
Mortagor: GAMBLE, WILLIAM J	Mortgagee: HOLLOWBECK, CHAD H 2 - HOLLOWBECK, SHELLY
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
2 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$65,000.00
Mortagor: EDWARDS, JOSHUA D 2 - EDWARDS, KATHLEEN B	Mortgagee: GALLOWAY, STEVEN J 2 - GALLOWAY, CAROL G
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$138,780.00
Mortagor: CUDO, MICHAEL J 2 - CUDO, ELIZABETH L	Mortgagee: FIRST NATIONAL COMMUNITY BANK
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$40,000.00
Mortagor: ASPLING, JEFFREY W 2 - ASPLING, BERNICE R	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH

Information:	Consideration: \$90,500.00
Mortgagor: KELLY, BRIAN J 2 - KELLY, BRIDGET L (AKA) 3 - JOHNSON, BRIDGET L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: MTG OPEN-END MTG	Consideration: \$169,600.00
Mortgagor: KELLEY, APRIL	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$182,875.00
Mortgagor: DEPUE, MATTHEW S 2 - DEPUE, REBECCA L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: TEETSEL, JAMES P JR 2 - TEETSEL, CATHERINE E	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$109,000.00
Mortgagor: PRESCOTT, JASON R	Mortgagee: NAVY FEDERAL CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$121,600.00
Mortgagor: LEWIS, MARK A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 259.00-1,065.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$117,012.00
Mortgagor: THOMAS, JAMES D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 045.00-1,072.00,000.	Municipality SILVER LAKE TOWNSHIP

DEEDS

Information: CORRECTIVE QUIT CLAIM DEED	Consideration: \$10.00
Grantor: POTTER, JAMES D 2 - POTTER, CAROL D	Grantee: POTTER, CAROL D (TRUST)
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: ROSE, JEAN EDITH (NBM) 2 - WHITE, JEAN EDITH 3 - WHITE, JONATHAN D	Grantee: DARROW, DAVID 2 - DARROW, KENDRA
Locations: Parcel # 1 - N/A	Municipality MONTROSE

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	
Grantor: BACH, FRANK IV (BY SHERIFF AKA) 2 - BACH, FRANK (BY SHERIFF)	Consideration: \$70,483.02 Grantee: RHOUSE 516 LLC
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	
Grantor: HEFFNER, DONALD E 2 - HEFFNER, MARIA D	Consideration: \$1.00 Grantee: HEFFNER, DONALD E 2 - HEFFNER, MARIA D 3 - HEFFNER, KIRK A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	
Grantor: PHILIPPIDES, ADELE E 2 - MOCK, KEVIN	Consideration: \$214,900.00 Grantee: GORDON, TIMOTHY
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	
Grantor: WERT, ROBERT C	Consideration: \$1.00 Grantee: GOEHRING & ROZENCWAJG ROYALITIES LLC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	
Grantor: WERT, ROBERT C	Consideration: \$1.00 Grantee: LIGHTNING CREEK HOLDINGS LP 2 - APPALACHIAN CLEAN ENERGY LLC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	
Grantor: PRYBICIEN, BARBARA KUTCH	Consideration: \$1.00 Grantee: KUTCH, PAUL 2 - FOLEY, PAULA KUTCH
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	
Grantor: AMERICAN MINERALS LLC	Consideration: \$10.00 Grantee: AMERICAN MINERALS GROUP LLC
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	
Grantor: LANDON, PATRICIA A	Consideration: \$1.00 Grantee: ELIZABETH HOUGHTALING, ELIZABETH
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	
Grantor: EISENHARDT, JOSEPH R	Consideration: \$1.00 Grantee: EISENHARDT LIVING TRUST
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	
Grantor: EISENHARDT, JOSEPH R	Consideration: \$1.00 Grantee: EISENHARDT LIVING TRUST
Locations: Parcel # 1 - N/A 2 - N/A	Municipality HARFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information:	
Grantor: EISENHARDT, JOSEPH R	Consideration: \$4.00 Grantee: EISENHARDT LIVING TRUST
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	
Grantor: GETAWAY LAND CO LLC	Consideration: \$180,000.00 Grantee: VOLK, ROBERT K 2 - VOLK, CHRISTINE A
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$100.000.00
Grantor: WASHBURN, CHARLES J	Grantee: HAWKINS, JOSEPH
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$26.000.00
Grantor: FANNIE MAE (AKA)	Grantee: DOCS HOME SERVICES INC
2 - FERDERAL NATIONAL MORTGAGE ASSOCIATION	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$335.000.00
Grantor: BURGER, ROBERT N	Grantee: SULLIVAN, ROBERT T JR
2 - MANSFIELD, MARY C	2 - SULLIVAN, REBECCA L
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PUZO, JEANNE (AKA)	Grantee: PUZO, DANIEL ANTHONY
2 - ROSZEL, JEANNE	
3 - PUZO, DANIEL ANTHONY	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$10.000.00
Grantor: PERANICH, MICHAEL S	Grantee: ALVELO, LINDA
2 - PERANICH, ANNA L	2 - FIGUEROA, VICTOR
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLLEY, ROBERT W	Grantee: HOLLEY, ROBERT W
2 - HOLLEY, CASSIE L	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: CORRECTIVE	Consideration: \$540.000.00
Grantor: DOOLITTLE, ROGER L	Grantee: GRIFFIS, LARRY A
2 - DOOLITTLE, CAROLYN E	2 - GRIFFIS, SANDRA L
3 - HOLLISTER, RONALD D	
4 - HOLLISTER, RITA L	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: QUIT CLAIM	Consideration: \$500.00
Grantor: KOST, ERWIN	Grantee: GRIFFIS, LARRY A
2 - KOST, MICHELLE	2 - GRIFFIS, SANDRA L
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$65.000.00
Grantor: PEOPLES SECURITY BANK AND	
TRUST COMPANY (SBM)	Grantee: EDWARDS, JOSHUA D
2 - PEOPLES NATIONAL BANK	2 - EDWARDS, KATHLEEN B
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: GAS & MINERAL DEED	Consideration: \$1.00
Grantor: BROWN, ELSIE	Grantee: BROWN, THOMAS
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information: GAS & MINERAL DEED	Consideration: \$1.00
Grantor: BROWN, ELSIE	Grantee: BROWN, THOMAS
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information: GAS & MINERAL DEED	Consideration: \$1.00
Grantor: BROWN, ELSIE	Grantee: BROWN, THOMAS
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information: GAS & MINERAL DEED	Consideration: \$1.00
Grantor: BROWN, ELSIE	Grantee: SMITH, LINDA A
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$500.00
Grantor: GRIFFIS, LARRY A	Grantee: KOST, ERWIN
2 - GRIFFIS, SANDRA L	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: GRIFFIS, LARRY A	Grantee: GRIFFIS, LARRY A
2 - GRIFFIS, SANDRA L	2 - GRIFFIS, SANDRA L
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: PRITCHARD, DAVID W (TRUST)	Grantee: BUXBAUM, JANET L
2 - PRITCHARD, ROBERT S	2 - PRITCHARD, DAVID W JR
3 - PRITCHARD, EDNA H	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$192,500.00
Grantor: JE FINANCIAL LLC	Grantee: DEPUE, MATTHEW S
	2 - DEPUE, REBECCA L
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$37,233.29
Grantor: SENIOR, BRIAN	Grantee: WILBUR, ADAM D
	2 - WILBUR, LINDSEY R
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: MCGAVIN, MARTIN J	Grantee: TEETSEL, JAMES P JR
	2 - TEETSEL, CATHERINE E
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$109,000.00
Grantor: RECHNER, CHRISTINE	Grantee: PRESCOTT, JASON R
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: JUNGE, HANS	Grantee: APPALACHIAN BASIN MINERALS LP
	2 - PENNMARC RESOURCES II LP
	3 - WILDES MINERAL INTERESTS LLC
	4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel #	Municipality
1 - 187.00-2.047.01.000.	GIBSON TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

Information:	Consideration: \$1.00
Grantor: KELLY, JOHN M	Grantee: APPALACHIAN BASIN MINERALS LP
	2 - PENNMARE RESOURCES II LP
	3 - WILDES MINERAL INTERESTS LLC
	4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel #	Municipality
1 - 182.00-2.041.00.000.	BROOKLYN TOWNSHIP
Information: CORRECTION DEED	Consideration: \$1.00
Grantor: PLACE, NATHAN	Grantee: MULHERN, JOSEPH G JR
2 - MULHERN, JOSEPH G JR	2 - MULHERN, MICHAEL F
3 - MULHERN, MICHAEL F	3 - MULHERN, KEVIN J
4 - MULHERN, KEVIN J	
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP



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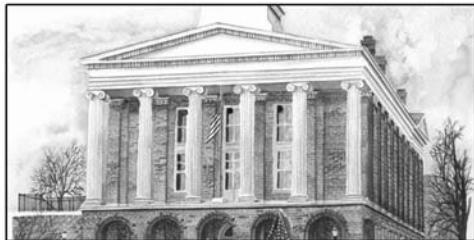
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All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

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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
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Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

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Legal Journal of Susquehanna County
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