

# OFFICIAL LEGAL JOURNAL OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ December 7, 2018 ★ Montrose, PA ★ No. 36



## IN THIS ISSUE

COURT OPINION, PT. 1 . . . . .	4
LEGAL NOTICES . . . . .	7
MORTGAGES & DEEDS . . . . .	9

## CASES REPORTED

Linda Stone, on behalf of herself and those similarly situated, Plaintiff  
v.  
Troy Construction, LLC, Defendant

© 2018 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.

*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*  
**Michael Briechle, Esq.**

*Vice-President*  
**Francis X. O'Connor, Esq.**

*Secretary*  
**Marion O'Malley, 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. Cordner, 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**

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

Jason D. Miller

#### **Register of Wills/Recorder of Deeds/**

#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

Richard Suraci

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

IN THE COURT OF COMMON PLEAS  
OF SUSQUEHANNA COUNTY, PA

<b>LINDA STONE, on behalf of herself</b>	:	
<b>and those similarly situated,</b>	:	
<b>Plaintiff</b>	:	
	:	
<b>v.</b>	:	
	:	
<b>TROY CONSTRUCTION, LLC,</b>	:	
<b>Defendant</b>	:	<b>No. 2018-540 CP</b>

## OPINION

**I. Procedural History**

Plaintiff Linda Stone (“Stone”) filed an Individual and Class Action Complaint on April 12, 2018 asserting that Defendant Troy Construction, LLC (“Troy”) violated the Pennsylvania Minimum Wage Act (“PMWA”) and the Pennsylvania Wage Payment and Collection Law (“WPCL”) in that Troy failed to pay proper overtime compensation to Stone and those employees similarly situated (“Class Plaintiffs”). Stone further alleges that Troy paid her and Class Plaintiffs “per diem” payments along with regular wages. Because the “per diem” payments were not legitimately for reimbursement of expenses, Stone alleges that the daily “per diem” amounts should have been included in calculating her and Class Plaintiffs’ overtime pay. Because Troy failed to do so, Stone alleges that Troy’s “per diem” policy violated the PMWA and WPCL.

On May 30, 2018, Troy filed Preliminary Objections to Count II and paragraphs 5 and 6 of the Complaint.<sup>1</sup> On June 18, 2018, Stone filed her First Amended Individual and Class Action Complaint but failed to cure the objected-to deficiencies.<sup>2</sup> On July 24, 2018, Stone filed a Second Amended Individual and Class Action Complaint.<sup>3</sup> On August 28, 2018, Troy filed Preliminary Objections to Count II of Stone’s Second Amended Complaint asserting that Stone has failed to plead the existence of a contract which Troy argues is a requisite element of a WPCL claim.

**II. Discussion****A. Standard of Review**

Pennsylvania Rule of Civil Procedure 1028(a)(4) provides that a preliminary objection to a complaint may challenge the legal sufficiency of a pleading (demurrer). A

<sup>1</sup> Troy asserted that Stone failed to aver that there was a contract or an agreement between her and Troy for wages which is necessary for a claim under the WPCL (Count II). Troy also objected to Stone’s averment that “John Does 1 through 10” failed to pay Stone proper compensation pursuant to the Fair Labor Standards Act (FLSA) (paragraphs 5 & 6).

<sup>2</sup> The First Amended Complaint contained the same allegations as the initial Complaint.

demurrer is an assertion that a complaint does not set forth a cause of action or a claim on which relief can be granted. Del Boring Tire Service, Inc. v. Barr Mach., Inc., 426 A.2d 1143, 1145 (1981). A demurrer by a defendant admits all relevant well-pleaded facts in the complaint and all inferences fairly deducible therefrom but not conclusions of law or unjustified inferences. Gekas v. Shapp, 364 A.2d 691, 693 (Pa. 1976). In ruling on a demurrer, the court may consider only such matters as arise out of the complaint itself; it cannot supply a fact missing in the complaint. Linda Coal and Supply Co. v. Tasa Coal Company, 204 A.2d 451 (Pa. 1964). A demurrer will only be sustained where a complaint or pleading shows with certainty that upon the facts averred therein, the law will not permit the plaintiff or pleading party to recover. International Union of Operating Engineers v. Linesville Construction Co., 322 A.2d 353, 356 (Pa. 1974). When ruling on a demurrer, a court may sustain the objections and dismiss the case only when such relief is clear and no doubt exists that the law will not permit a recovery. Stone and Edwards Insurance Agency, Inc. v. Department of Insurance, 616 A.2d 1060, 1063 (Pa. Commw. Ct. 1992).

### **B. Stone's 2nd Amended Complaint**

In her complaint, Stone asserts that she worked as a "Spotter" for Troy from January 12, 2013 until March 9, 2013 performing manual labor at Troy's Hallstead, Pennsylvania construction site. (2nd Amend. Cmp. ¶¶ 17, 18.) Stone alleges that she was a non-exempt employee entitled to overtime compensation pursuant to the PMWA. (Id. ¶¶ 20, 28.) Stone avers that she worked in excess of 40 hours per week for at least one work week. (Id. ¶ 32.) Stone alleges that she was paid a "per diem" of \$109 in addition to her base hourly rate of \$10.75 per hour. (Id. ¶ 34.) Stone claims that the per diem was not a reasonable reimbursement of expenses incurred by her and Class Plaintiffs but was instead wages for services rendered. (Id. ¶¶ 35, 37, 39, 41.) Stone alleges that the per diem should have been included in her and Class Plaintiffs' regular pay as gross wages in order to calculate overtime pay. (Id. ¶¶ 37, 42.) By not including the per diem amount in calculating overtime wages, Stone contends that her wages and those of the Class Plaintiffs were diluted resulting in Troy's failure to pay Stone and Class Plaintiffs 1.5 times their regular rate for overtime. (Id. ¶ 46.) Stone alleges that Troy's failure to pay her and Class Plaintiffs proper overtime and all wages earned violated the PMWA and WPCL. (Id. ¶¶ 56, 59.)

### **C. Troy's objection to Count II of Stone's Second Amended Complaint pursuant to Pennsylvania Rule of Civil Procedure 1028(a)(4) (demurrer)<sup>4</sup>**

Troy asserts that because Stone failed to plead the existence of a contract or agreement between herself and Troy, Count II of Stone's Complaint asserting a claim under the WPCL is legally insufficient. Stone, however, contends that the WPCL does not require proof of the

3 Troy consented to the filing of the second amended complaint. In this Second Amended Complaint, Stone removed the objected-to language in paragraphs 5 and 6.

4 Troy notes in its brief that it takes all allegations of fact in Stone's 2nd Amended Complaint and accepts them as true for purposes of its preliminary objection. (Def. Brief at 2 n.2.)

existence of a contract or agreement; rather, because the failure to pay overtime wages is a statutory obligation, Stone argues that no contract need be established.<sup>5</sup>

The WPCL states the following:

Every employer shall pay all wages, other than fringe benefits and wage supplements, due to his employe[e]s on regular paydays designated in advance by the employer. Overtime wages may be considered as wages earned and payable in the next succeeding pay period. All wages, other than fringe benefits and wage supplements, earned in any pay period shall be due and payable within the number of days after the expiration of said pay period as provided in a written contract of employment or, if not so specified, within the standard time lapse customary in the trade or within 15 days from the end of such pay period.

43 Pa.C.S.A. § 260.3(a). The WPCL provides for penalties that may be awarded in addition to compensatory damages. Section 260.10 provides for “liquidated damages” in an amount equal to 25 percent of wages due. The WPCL offers a statutory remedy to employees to recover wages and other benefits “that are contractually due to them.” Oberneder v. Link Computer Corp., 696 A.2d 148, 150 (Pa. 1997)(holding that an award of attorneys’ fees to a prevailing employee in an action brought under the WPCL is mandatory). However, the WPCL “does not create an employee’s substantive right to compensation; rather, it only establishes an employee’s right to enforce payment of wages and compensation to which an employee is otherwise entitled to by the terms of an agreement.” Hartman v. Baker, 766 A.2d 347, 352 (Pa. Super Ct. 2000)(citing Banks Engineering Co., Inc. v. Polons, 697 A.2d 1020, 1024 (Pa. Super. Ct. 1997)); see also Doe v. Kohn Nast & Graf, P.C., 862 F.Supp. 1310, 1325 (E.D.Pa.1994)(finding that the WPCL does not create a statutory right to wages; rather, it provides a statutory remedy when the employer breaches a contractual right to earned wages). Under the WPCL, while the employee clearly has a right to enforce payment of wages, this right is limited to wages that he or she “is otherwise entitled to in accordance with the employment contract.” Banks, 697 A.2d at 1024; see also DeAsencio v. Tyson Foods, Inc., 342 F.3d 301, 309 (3d Cir. 2003)(stating that in a WPCL claim, the contract between the parties governs in determining whether specific wages are earned). Thus, “a prerequisite for relief under the WPCL is a contract between employee and employer that sets forth their agreement on wages to be paid” and relief under the WPCL “is implausible without existence of a contract.” Lehman v. Legg Mason, Inc., 532 F. Supp. 2d 726, 733 (M.D. Pa. 2007); Sullivan v. Chartwell Inv. Partners, LP, 873 A.2d 710, 717 (Pa. Super. Ct. 2005)(“[Plaintiff] had to plead that he was contractually entitled to compensation and that [Defendant] failed to pay the required compensation [in order to state a viable claim under the WPCL]”).

*The Court Opinion will continue in the next issue.*

<sup>5</sup> The PMWA provides the statutory basis for the payment of overtime wages, providing that “[e]mploye[e]s shall be paid for overtime not less than one and one-half times the employe[e]’s regular rate as prescribed in regulations promulgated by the secretary....” 43 P.S. § 333.104(c).

**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.*

---

**ADMINISTRATRIX NOTICE**

Estate of John A. Amrein, III  
Late of Lanesboro Borough  
ADMINISTRATRIX  
Melayna Burch  
227 Montrose Drive, Lot 35  
Conklin, NY 13748  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**12/7/2018 • 12/14/2018 • 12/21/2018**

---

**EXECUTOR NOTICE**

Estate of Rita P. Tiffany  
Late of Lenox Township  
CO-EXECUTOR  
Melsenia T. Crea  
3847 SR 92  
Kingsley, PA 18826  
CO-EXECUTOR  
Joanne Lewandowski  
181 Franklin Road  
Kingsley, PA 18826

**ATTORNEY**

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

**12/7/2018 • 12/14/2018 • 12/21/2018**

---

**EXECUTOR NOTICE**

Estate of Sonia Gray  
Late of Lenox Township  
EXECUTOR  
Robert Gray  
144 Tuttle St.  
Simpson, PA 18407  
ATTORNEY  
Sean P. McGraw, Esq.  
41 N. Main St., Suite 415  
Carbondale, PA 18407

**12/7/2018 • 12/14/2018 • 12/21/2018**

---

**EXECUTOR'S NOTICE**

ESTATE OF MARLENE L.  
INNANEN, late of Clifford  
Township, Susquehanna County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to the estate present same  
to Melissa Dottle, 253 Turner  
Road, Pleasant Mount,  
Pennsylvania, 18453 Executor of  
the Estate. Ethan C. Wood, Esq.,  
921 Court St., Honesdale, PA  
18431, Attorney for the Estate.

**12/7/2018 • 12/14/2018 • 12/21/2018**

---

### **ESTATE NOTICE**

Estate of Lynn Gumaer,  
deceased, of 384 Brushville Road,  
New Milford, Susquehanna  
County, Pennsylvania, who died  
October 22, 2018.

Letters Testamentary have been  
granted to Bonne Travis, Executrix,  
who requests all persons having  
claims against the estate of the  
decedent to make known the same,  
and all persons indebted to the  
decedent to make payments,  
without delay, to:

Bonne Travis  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
570.879.2534

**11/30/2018 • 12/7/2018 • 12/14/2018**

---

### **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:

HELEN BOND, deceased  
Lance R Tabaka, Administrator

HAROLD D ELY, deceased  
Gerald E Ely, Executor

ARLETTA SECHRIST, deceased  
Cheryl McCollum, Executrix

GERALDINE RAE DARROW,  
deceased  
Jerry R Darrow Sr, Administrator

EMANUEL L DIETSCH,  
deceased  
Cynthia J Esposito, Executrix

JOSEPHINE J DILLON, deceased  
Joanne D Reimel, Executrix

The above accountings will be  
presented to the Judge of the Court  
of Common Pleas on Tuesday,  
December 18, 2018, and if no  
exceptions have been filed thereto  
the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

**12/7/2018 • 12/14/2018**

---

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 22, 2018 TO NOVEMBER 28, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$35,000.00
Mortgagor: STASKAVAGE, MARK W	Mortgagee: PNC BANK
Locations: Parcel #	Municipality
1 - 268.06-1,002.00,000.	FOREST CITY 2W
Information:	Consideration: \$170,000.00
Mortgagor: MANCUSO, TAMMY J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - MANCUSO, RUSSELL A	
Locations: Parcel #	Municipality
1 - 266.00-1,034.03,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$26,500.00
Mortgagor: STONE, RICHARD	Mortgagee: PNC BANK
2 - KELLY, MOIRA A	
Locations: Parcel #	Municipality
1 - 209.09-1,001.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$17,000.00
Mortgagor: OCONNOR-BATER, KATHLEEN T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 152.00-1,001.04,000.	ARARAT TOWNSHIP
Information:	Consideration: \$225,000.00
Mortgagor: ROCK'N W LAND & CATTLE LLC	Mortgagee: CIRCLE K FARMS LLC
Locations: Parcel #	Municipality
1 - 225.00-1,057.01,000.	LENOX TOWNSHIP
2 - 225.00-1,057.02,000.	LENOX TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: MAILE, WILLIAM JOSEPH	Mortgagee: MAILE, GARY
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: MILLARD, KEVIN	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$132,787.20
Mortgagor: RED OAK SAND AND GRAVEL LLC	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$104,000.00
Mortgagor: COSTELLO, RACHEL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
2 - MOSTRANSKY, ROBERT	
Locations: Parcel #	Municipality
1 - 042.19-1,008.01,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HAZLETT, NANCY A	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
2 - STEELE, JENNIFER	
Locations: Parcel #	Municipality
1 - 068.00-2,047.00,000.	FRANKLIN TOWNSHIP

Information:	Consideration: \$223,200.00
Mortgagor: CLOUSE, DANIEL M 2 - CLOUSE, TRACY J	Mortgagee: FIRST CITIZENS COMMUNITY BANK
Locations: Parcel # 1 - 180.00-2,050.00,000. 2 - 180.00-2,051.00,000.	Municipality DIMOCK TOWNSHIP DIMOCK TOWNSHIP
Information:	Consideration: \$110,000.00
Mortgagor: KISLOSKI, JEFFREY 2 - KISLOSKI, CAROLYN	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel # 1 - 083.20-2,021.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$220,924.00
Mortgagor: WILLETTE, JONATHAN R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 042.04-1,006.01,000.	Municipality CHOCONUT TOWNSHIP

## DEEDS

Information:	Consideration: \$240,000.00
Grantor: HOBAN, DOROTHY M	Grantee: OCONNOR-BATER, KATHLEEN T
Locations: Parcel # 1 - 152.00-1,001.04,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$6,000.00
Grantor: DRAKE, JULIA L (BY ATTY)	Grantee: SHERMAN, MARK 2 - SHERMAN, TINA ROE
Locations: Parcel # 1 - 054.07-1,015.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$250,000.00
Grantor: CIRCLE K FARMS LLC	Grantee: ROCK'N W LAND & CATTLE LLC
Locations: Parcel # 1 - 225.00-1,057.01,000. 2 - 225.00-1,057.02,000.	Municipality LENOX TOWNSHIP LENOX TOWNSHIP
Information: INT NO 02 UNIT NO 27	Consideration: \$100.00
Grantor: PERKINS, PHILLIP 2 - PERKINS, DEBRA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 24 UNIT NO 45 ODD	Consideration: \$100.00
Grantor: HOFFMAN, ROSEMARY A 2 - HOFFMAN, TERRY B	Grantee: HOFFMAN, ROSEMARY A
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 13 UNIT NO 41 ODD	Consideration: \$100.00
Grantor: MCADAMS, JOHN JOSEPH	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$15,000.00
Grantor: CARLES, DENISE J	Grantee: WEIDA, RICHARD V
2 - MILES, JULIA (AKA ESTATE)	2 - WEIDA, JILL A
3 - MILES, JULIA KATHRYN	
4 - MONAGHAN, MARK	
5 - MONAGHAN, ROBERT JR	
Locations: Parcel #	Municipality
1 - 224.00-1,059.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOBART, ELLIS R	Grantee: HOBART, DAVID E
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BUCK, ROBERT E	Grantee: BUCK, ROBERT E
2 - BUCK, LILLIAN S	2 - BUCK, LILLIAN S
3 - RHONE, KIRK O	
4 - RHONE, ALICE K	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUCK, ROBERT E	Grantee: RHONE, KIRK O
2 - BUCK, LILLIAN S	2 - RHONE, ALICE K
3 - RHONE, KIRK O	
4 - RHONE, ALICE K	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUCK, ROBERT E	Grantee: BUCK, ROBERT E
2 - BUCK, LILLIAN S	2 - BUCK, LILLIAN S
3 - RHONE, KIRK O	
4 - RHONE, ALICE K	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUCK, ROBERT E	Grantee: RHONE, KIRK O
2 - BUCK, LILLIAN S	2 - RHONE, ALICE K
3 - RHONE, KIRK O	
4 - RHONE, ALICE K	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SMITH, LETA (ESTATE AKA)	Grantee: TINGLEY, CONNI
2 - ALBECK, LETA (ESTATE)	
3 - SMITH, MARKUS	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$23,000.00
Grantor: GROUP W FURNITURE COMPANY INC	Grantee: DAUGEVELO, PAUL
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: PHELPS, DENNIS E	Grantee: PHELPS, DENNIS E
2 - FOX, PATRICIA J	2 - FOX, PATRICIA J
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HENRY, CARLENE (NKA) 2 - BOZZO, CARLENE	Grantee: HENRY, JAMES B
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: PRATT, STEVEN 2 - PRATT, KELLY A	Grantee: COSTELLO, RACHEL 2 - MOSTRANSKY, ROBERT
Locations: Parcel # 1 - 042.19-1,008.01,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LONGACRE, CONNIE	Grantee: LONGACRE, JOSEPH
Locations: Parcel # 1 - 111.00-2,003.01,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PERKINS, THOMAS F 2 - PERKINS, MARSHA L	Grantee: PERKINS, THOMAS J 2 - PERKINS, EMILY B
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$279,000.00
Grantor: BIDLAKE, PATRICIA C (TRUST)	Grantee: CLOUSE, DANIEL 2 - CLOUSE, TRACY
Locations: Parcel # 1 - 180.00-2,050.00,000.	Municipality DIMOCK TOWNSHIP 2 - 180.00-2,051.00,000. DIMOCK
TOWNSHIP	
Information:	Consideration: \$1.00
Grantor: KEOGH, MOLLY THERESA (NBM) 2 - HARTMAN, MOLLY THERESA 3 - HARTMAN, CHRISTOPHER DANIEL	Grantee: HARTMAN, CHRISTOPHER DANIEL 2 - HARTMAN, MOLLY THERESA
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: VENRO LTD 2 - NORTON, TAMMY L 3 - NORTON, NORMAN T SR (BY ATTY) 4 - HACKETT, PETER F 5 - HACKETT, LOUISE 6 - SCARFALLOTO, RODOLFO A 7 - ROOT, RANDY D 8 - ZICK, JAMES 9 - ZICK, CAROL	Grantee: V14 LP
Locations: Parcel # 1 - 092.00-1,002.00,000. 2 - 165.00-2,031.01,000. 3 - 105.00-1,001.00,000. 4 - 124.10-1,001.00,000. 5 - 234.00-1,005.02,000. 6 - 204.00-1,016.00,000.	Municipality NEW MILFORD TOWNSHIP HARFORD TOWNSHIP FRANKLIN TOWNSHIP BRIDGEWATER TOWNSHIP AUBURN TOWNSHIP HARFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: FORTNUM, BRUCE A	Grantee: MESHOPPEN CREEK VENTURES LLC
2 - FORTNUM, JOANN	
3 - FORTNUM, MARK D	
Locations: Parcel #	Municipality
1 - 200.00-1,049.00,000.	DIMOCK TOWNSHIP
2 - 200.00-1,022.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$203,000.00
Grantor: CANFIELD, DANIEL	Grantee: BALDWIN, DEBORAH M
2 - CANFIELD, JEAN (AKA)	
3 - CANFIELD, JEAN A	
Locations: Parcel #	Municipality
1 - 126.07-2,009.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: BARNHART, GARY L	Grantee: WILLETTE, JONATHAN R
2 - BARNHART, ROSE MARIE	
Locations: Parcel #	Municipality
1 - 042.04-1,006.01,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HALLISEY, GERALD F	Grantee: HALLISEY, JERRY MICHAEL
2 - HALLISEY, CAROLYN R	2 - HALLISEY, BRANDIE L
Locations: Parcel #	Municipality
1 - N/A	OAKLAND BOROUGH



**SUSQUEHANNA COUNTY BAR ASSOCIATION**



## 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](mailto: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](mailto:baileyadv@ptd.net)

# Susquehanna County LEGAL JOURNAL

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

## 2018 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

*All Changes subject to network 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"W X 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