

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ April 12, 2019 ★ Montrose, PA ★ No. 2



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CASES REPORTED

Margaret Spolar and James Spolar, Plaintiffs,
vs.
The Spolar Family Trust, Margaret M. Spolar, individually and as trustee of The Spolar Family Trust, and all other persons claiming by or through the said parties and all other persons interested in the real property subject to this action, Defendants.

© 2019 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

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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.

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.

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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

**IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA**

MARGARET SPOLAR and	:	
JAMES SPOLAR,	:	
Plaintiffs,	:	
	:	
vs.	:	No. 2018 - 972 C.P.
	:	
THE SPOLAR FAMILY TRUST,	:	
MARGARET M. SPOLAR, individually	:	
and as trustee of THE SPOLAR	:	
FAMILY TRUST, and all other	:	
persons claiming by or through the	:	
said parties and all other persons	:	
interested in the real property	:	
subject to this action,	:	
Defendants.	:	

ORDER

NOW, this 27th day of February, 2019, upon consideration of plaintiffs’ petition for temporary restraining order and for preliminary injunction, as well as defendants’ answer and opposing brief, and after a hearing on said petition, **IT IS HEREBY ORDERED THAT:**

1. Plaintiffs’ petition for temporary restraining order and for preliminary injunction is **DENIED** as plaintiffs have failed to prove on of the essential elements necessary for the issuance of a preliminary injunction, namely that “greater injury will occur from the refusing to grant the injunction than from granting it.” Porter v. Chevron Appalachia, LLC, 2019 WL 493216, at *3 (Pa. Super. Ct. 2019); see Hendricks v. Hendricks, 175 A.2d 323, 330 (Pa. Super. Ct. 2017). If any of the elements necessary for the issuance of a preliminary injunction are lacking, then a trial court has “reasonable grounds” to deny the request for a

preliminary injunction. See Summit Towne Centre, Inc. v. Shoe Store of Rocky Mount, Inc., 828 A.2d 995, 1001 (Pa. 2003).¹

Jason J. Legg
President Judge



¹ This litigation centers upon ownership of approximately 20 acres of real property together with a residence located in Forest Lake Township, Susquehanna County, Pennsylvania. It is undisputed that plaintiffs resided in the residence for several decades prior to relocating to Missouri in 2015. There is no dispute that defendants have always been the title owners of the real property. Plaintiffs contend that they are the owners of the real property through adverse possession while defendants contend that the parties understood that the plaintiffs resided on the property with the permission of the defendants, i.e., not adversely.

After the plaintiffs relocated to Missouri in 2015, the record demonstrates that the residence has largely been abandoned and fallen into a state of disrepair. Even when plaintiffs have occasionally returned to Susquehanna County from Missouri for short visits since 2015, they have stayed with third parties as the subject residence no longer has any furniture or running water. The residence and real property are not producing any income for either party. From the photographic evidence and testimony, the residence is not currently in usable condition, i.e., there is no furniture, there are black mold issues, and there is no running water. Indeed, the credible testimony revealed that defendants had to take remedial steps to mitigate the condition of the residence because plaintiffs were not present to provide for its normal maintenance and care. There is no evidence that plaintiffs will suffer a greater injury if a preliminary injunction is refused than would occur if it were granted. To the contrary, the record suggests that defendants are in a better position to assure that the property does not fall into further disrepair while this litigation is pending simply because defendants are present to care for the property while plaintiffs are not available to provide routine maintenance. In the absence of proof of a greater injury resulting from the refusal to grant a preliminary injunction than would occur if such an injunction were granted, plaintiffs have not met their burden of demonstrating an entitlement to a preliminary injunction.

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.

EXECUTRIX NOTICE

Estate of Catherine C. DeCrisi
Late of New Milford
EXECUTRIX
Linda Smith
3694 E. Lake Rd.
New Milford, PA 18834

4/12/2019 • 4/19/2019 • 4/26/2019

**NOTICE OF
DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN that **Letters of Administration** have been granted in the Estate of Madeline E. Wagner, late of Clifford Township, Susquehanna County, Pennsylvania (died February 6, 2019). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, Kim Kraft or John J. Lawler, Jr., Attorney for the

Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**JOHN J. LAWLER, JR.,
ESQUIRE**

4/12/2019 • 4/19/2019 • 4/26/2019

EXECUTOR NOTICE

Estate of Janice Cowan
Late of Liberty/Hallstead
CO-EXECUTOR
Jeffrey Lind
133 Squirrel Hill Rd.
Chenango Forks, NY 13746
CO-EXECUTOR
Jeff Lind
1859 Hunsinger Rd.
Hallstead, PA 18822

4/12/2019 • 4/19/2019 • 4/26/2019

EXECUTRIX NOTICE

Estate of Andrew Kahl
Late of Thompson Township
EXECUTRIX
Gudrun Dwyer
3267 River Road
Killington, VT 05751
ATTORNEY
Rachael Thomas
1220 Main Street, PO Box 244
Susquehanna, PA 18847

4/12/2019 • 4/19/2019 • 4/26/2019

EXECUTOR NOTICE

Estate of Earle G. Gumaer AKA
Earl G. Gumaer AKA Earl Gumaer
Late of Harford Township

EXECUTOR

Samuel A. Phillips
52 Wilcox Road
New Milford, PA 18834

ATTORNEY

Rachael Thomas
1220 Main Street, PO Box 244
Susquehanna, PA 18847

4/12/2019 • 4/19/2019 • 4/26/2019

NOTICE

In the Estate of Jean Elizabeth
Harris, deceased, late of Hallstead
Borough, Susquehanna County,
Pennsylvania.

Letters Testamentary in the above
estate having been issued to Wesley
A. Harris, all persons indebted to
the said estate are requested to
make payment; those having claims
to present the same without delay
to:

Wesley A. Harris
21522 SR 706
New Milford, PA 18834

OR

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

4/12/2019 • 4/19/2019 • 4/26/2019

NOTICE

In the Estate of Barbara T.
Nettleship a/k/a Barbara Lydia
Tingley Nettleship, deceased, late
of Great Bend Borough,
Susquehanna County,
Pennsylvania.

Letters Testamentary in the above
estate having been issued to
Michael J. Gathany, all persons
indebted to the said estate are
requested to make payment; those
having claims to present the same
without delay to:

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

4/5/2019 • 4/12/2019 • 4/19/2019

NOTICE

In the Estate of David A. Maginley,
deceased, late of Montrose
Borough, Susquehanna County,
Pennsylvania.

Letters Testamentary in the above
estate having been issued to Gene
Maginley, all persons indebted to
the said estate are requested to
make payment; those having claims
to present the same without delay
to:

Gene Maginley
14576 SR 3001
Montrose, PA 18801

OR

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

4/5/2019 • 4/12/2019 • 4/19/2019

LEGAL AD

EXECUTRIX'S NOTICE

Letters Testamentary on the Estate of Ann I. Harvey aka Ann Harvey, who died on March 1, 2019, late of Middletown Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Tina Karabin, Executrix
1084 McGavin Road
Meshoppen, PA 18630

Date: March 28, 2019

Attorney Leslie Wizelman
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

4/5/2019 • 4/12/2019 • 4/19/2019

ESTATE NOTICE

Letters of Administration in the Estate of Joan Slocum have been granted to Dale Slocum. All persons indebted to said estate are requested to make prompt payment

and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esq.
Brieckle Law Offices, P.C.
707 Main Street
PO Box 157
Forest City, PA 18421
Attorney for the Estate

4/5/2019 • 4/12/2019 • 4/19/2019

ADMINISTRATRIX NOTICE

Estate of David D. Hine AKA
David Dwayne Hine
Late of Ararat Township
ADMINISTRATRIX
Sarah L. Hine
154 Belmont Tpke.
Waymart, PA 18472
ATTORNEY
Ronald M. Bugaj, Esq.
308 9th St., PO Box 390
Honesdale, PA 18431

4/5/2019 • 4/12/2019 • 4/19/2019

ESTATE NOTICE

In the Estate of Robert F. Fessenden, a/k/a Robert Fessenden, late of the Township of Forest Lake, Susquehanna County, 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 those having claims against said estate will present them without delay to:

Anna Ziomek

31 Goodrich Road
Owego, NY 13827

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

3/29/2019 • 4/5/2019 • 4/12/2019

EXECUTRIX NOTICE

Estate of Mary H. Adleman
Late of Montrose Borough
EXECUTRIX
Debra Adleman
366 Lake Ave.
Montrose, PA 18801

3/29/2019 • 4/5/2019 • 4/12/2019

EXECUTOR NOTICE

Estate of Florence W. Stone
Late of Bridgewater Township
EXECUTOR
Dale A. Stone
268 Sterling Road
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

3/29/2019 • 4/5/2019 • 4/12/2019

ADMINISTRATRIX NOTICE

Estate of Dorothy A. Terchek AKA
Dorothy Terchek
Late of Forest City Borough
ADMINISTRATRIX
Janet Terchek

832 Willis Place
Roselle Park, NJ 07204
ATTORNEY
Michael Briechle, Esquire
4 Chestnut Street
Montrose, PA 18801

3/29/2019 • 4/5/2019 • 4/12/2019

OTHER NOTICES

NOTICE

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
FREDERICK D. LEWIS, SR.
A/K/A
FREDERICK D. LEWIS,
DECEASED
Frederick D. Lewis, Jr., and
Robert Lewis, Co-Executors

Estate of
DAVID A. CALLA, SR., deceased
Maria P. Calla, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, April 16, 2019, and if no

exceptions have been filed thereto
the account will be Confirmed
Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

4/5/2019 • 4/12/2019

**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
MAY 28, 2019**

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
May 28, 2019 at 9:00 AM**

Writ of Execution No.:

2019-153 CP

PROPERTY ADDRESS: 306
STONEBRIDGE ROAD,
UNIONDALE, PA 18470

LOCATION: Herrick Township

Tax ID #: 209.00-1,053.06,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING

ONE – 24 x 28 WOOD FRAMED
GARAGE

DEFENDANTS: BENJAMIN
CONRAD & ERIN CONRAD
AKA ERIN MCFADDEN-
CONRAD

ATTORNEY FOR PLAINTIFF:

Brooke R. Waisbord, 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.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

4/5/2019 • 4/12/2019 • 4/19/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 28, 2019**

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
May 28, 2019 at 9:30 AM**

Writ of Execution No.:

2019-150 CP

PROPERTY ADDRESS: 729
HUDSON STREET, FOREST
CITY, PA 18421

LOCATION: Forest City Borough

Tax ID #: 268.07-1,063.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING

DEFENDANTS: Brenda L.
Benjamin

ATTORNEY FOR PLAINTIFF:

Leon P. Haller, Esq
(717) 234-4178

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

4/5/2019 • 4/12/2019 • 4/19/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 28, 2019**

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
May 28, 2019 at 10:00 AM**

Writ of Execution No.:

2019-209 CP

PROPERTY ADDRESS: 2526
FRANKLIN HILL ROAD,
HALLSTEAD, PA 18822

LOCATION: Liberty Township

Tax ID #: 068.00-1,026.00,000.

IMPROVEMENTS: ONE - ONE
STORY MANUFACTURED
DWELLING

DEFENDANTS: CARL GELATT
& LESLIE A. SNYDER

ATTORNEY FOR PLAINTIFF:

Matthew K. Fissel, 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.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

4/5/2019 • 4/12/2019 • 4/19/2019

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 28, 2019 TO APRIL 3, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$50,000.00
Mortgagor: ROGERS, JAMES	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
2 - ROGERS, MARGARET	
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: PONDVIEW HOLDINGS LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 107.18-1,008.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$48,000.00
Mortgagor: FAHRINGER, CHARLES (AKA)	Mortgagee: COMMUNITY BANK
2 - FAHRINGER, CHARLES D	
3 - FAHRINGER, JENNY L	
Locations: Parcel #	Municipality
1 - 021.06-1,004.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$10,000.00
Mortgagor: ODELL, ROBERT M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - ODELL, AMY L	
Locations: Parcel #	Municipality
1 - 138.00-1,026.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: LABAUGH, PAUL J	Mortgagee: WELLS FARGO BANK
2 - LABAUGH, JUDITH A	
Locations: Parcel #	Municipality
1 - 172.00-2,001.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$124,100.00
Mortgagor: STONE, BETSY A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 124.18-1,047.00,000.	MONTROSE
Information:	Consideration: \$132,000.00
Mortgagor: PHILLIPS, JOHN MICHAEL JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 108.00-1,004.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$116,800.00
Mortgagor: GEYER, MARIANNE D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 167.00-2,010.00,000.	HARFORD TOWNSHIP

Information:	Consideration: \$50,000.00
Mortgagor: WILSON CREEK REALTY ASSOCIATES LLC 2 - RAE HADS MKT INC	Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
Locations: Parcel # 1 - 268.07-3,054.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$246,181.00
Mortgagor: BOOHER, CANDACE 2 - BOOHER, AARON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 180.00-1,064.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$64,000.00
Mortgagor: POLONS, LUCILLE R	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 215.00-1,067.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$132,554.00
Mortgagor: ANDZULIS, EUGENE D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 248.00-1,020.03,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$187,200.00
Mortgagor: SMITH, PHILIP CHARLES III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 024.04-1,022.03,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$2,000,000.00
Mortgagor: PENTAGON ENERGY LLC	Mortgagee: COMPRESSION GROUP PENN LLC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP

DEEDS

Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: KARPIEN, JOHN R	Grantee: KARPIEN, SALLY D
Locations: Parcel # 1 - 209.00-1,035.17,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$4,495.73
Grantor: YOUNICA, JOYCE M (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: Parcel # 1 - 202.00-1,016.00,000.	Municipality BROOKLYN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LPR ENERGY LLC	Grantee: PENNMARC RESOURCES III LLC
Locations: Parcel # 1 - 088.00-1,001.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RANDALL, AIMEE J 2 - RANDALL, DENNIS C	Grantee: RANDALL, DENNIS C
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP

Information:	Consideration: \$5,403.50
Grantor: KOCAK, RONALD E (ESTATE BY SHERIFF AKA)	Grantee: MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1
2 - KOCAK, RONALD (ESTATE BY SHERIFF)	2 - US BANK NATIONAL ASSOCIATION
Locations: Parcel #	Municipality
1 - 042.00-2,023.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: KRUGER, JOHN R	Grantee: LUCE, RICHARD E
2 - KRUGER, ELAINE	2 - LUCE, BEVERLY J
Locations: Parcel #	Municipality
1 - 048.00-1,021.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: POWELL, RICHARD H	Grantee: TIRJAN, EDWARD
	2 - TIRJAN, ANTOINETTE
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHWARTZ, BENJAMIN S	Grantee: KOZIEL, JANNA J
2 - KOZIEL, JANNA	
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LUMIA, GENEVIEVE (ESTATE)	Grantee: LOMBARDO, ANN
2 - LOMBARDO, ANN	
Locations: Parcel #	Municipality
1 - 183.03-1,058.00,000.	BROOKLYN TOWNSHIP
2 - 164.00-1,023.00,000.	BROOKLYN TOWNSHIP
3 - 164.00-1,036.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$17,500.00
Grantor: E&K FAMILY PARTNERSHIP	Grantee: ODELL, ROBERT M
	2 - ODELL, AMY L
Locations: Parcel #	Municipality
1 - 138.00-1,026.00,000.	RUSH TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: SPACE, ROSE	Grantee: MEGIVERN, SCOTT A
Locations: Parcel #	Municipality
1 - 055.05-1,002.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: STEWART, GREG	Grantee: STEWART, GREG
	2 - STEWART, ROSEMARIE
Locations: Parcel #	Municipality
1 - 093.16-1,042.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: MIKALSEN, STANLEY E (ESTATE)	Grantee: BLUE RIDGE PROPERTY MANAGERS LLC
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information: MINERAL OIL AND GAS	Consideration: \$17,500.00
Grantor: DANIELS, HARRY R	Grantee: GOODRICH, ROBERT K
	2 - GOODRICH, VICKI R
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: LOTTEN, DOUGLAS G	Grantee: LOTTEN, SARAH R
2 - LOTTEN, SARAH R	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PHILLIPS, JOHN MICHAEL (AKA)	Grantee: PHILLIPS, JOHN MICHAEL JR
2 - PHILLIPS, JOHN MICHAEL JR	
Locations: Parcel #	Municipality
1 - 108.00-1,004.00,000.	NEW MILFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: GEYER, MARIANNE D (TRUST BY TRUSTEE)	Grantee: GEYER, MARIANNE D
Locations: Parcel #	Municipality
1 - 167.00-2,010.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$241,000.00
Grantor: BENCZE, LASZLO	Grantee: BOOHER, AARON
2 - BENCZE, OLGA	2 - BOOHER, CANDACE
Locations: Parcel #	Municipality
1 - 180.00-1,064.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: KERIS, CANDY M (FKA)	Grantee: POLONS, LUCILLE R
2 - HITCHCOCK, CANDY M (FKA)	
3 - ROSE, CANDY MARIE	
4 - KERIS, FRANK	
Locations: Parcel #	Municipality
1 - 215.00-1,067.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PHILLIPS, DEANNA LEE	Grantee: PHILLIPS, DEANNA LEE
2 - PHILLIPS, JAMES J JR	2 - PHILLIPS, JAMES J JR
	3 - PHILLIPS, JAMES III
	4 - PHILLIPS, ERIN
Locations: Parcel #	Municipality
1 - 111.00-1,020.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TRIVETT, DANIEL M JR	Grantee: TRIVETT, DANIEL M JR
2 - TRIVETT, ROBIN J	2 - TRIVETT, ROBIN J
Locations: Parcel #	Municipality
1 - 216.00-1,006.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$3,000.00
Grantor: SHEFFLER, KEVIN R	Grantee: SINGER, HOLLY M (NBM)
2 - SHEFFLER, IRINI	2 - DAVIDSON, HOLLY M
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: QUIT CLAIM	Consideration: \$10.00
Grantor: MARQUEZ, KATHY	Grantee: PALKO, JOHN M
	2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
2 - N/A	SPRINGVILLE TOWNSHIP
Information: QUIT CLAIM	Consideration: \$10.00
Grantor: MARQUEZ, PATRICIA	Grantee: PALKO, JOHN M
	2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
2 - N/A	SPRINGVILLE TOWNSHIP

Information: QUIT CLAIM Grantor: JOHNSON, CARL	Consideration: \$10.00 Grantee: PALKO, JOHN M 2 - PALKO, JOSEPH D
Locations: Parcel # 1 - 220.00-2,003.00,000. 2 - N/A	Municipality LATHROP TOWNSHIP SPRINGVILLE TOWNSHIP
Information: QUIT CLAIM Grantor: JOHNSON, RONALD JR	Consideration: \$10.00 Grantee: PALKO, JOHN M 2 - PALKO, JOSEPH D
Locations: Parcel # 1 - 220.00-2,003.00,000.	Municipality LATHROP TOWNSHIP
Information: QUIT CLAIM Grantor: JOHNSON, RONALD JR	Consideration: \$10.00 Grantee: PALKO, JOHN M 2 - PALKO, JOSEPH D
Locations: Parcel # 1 - 220.00-2,037.00,000.	Municipality LATHROP TOWNSHIP
Information: QUIT CLAIM Grantor: MARQUEZ, PATRICIA	Consideration: \$10.00 Grantee: JOHNSON, CARL
Locations: Parcel # 1 - 220.00-2,037.00,000.	Municipality LATHROP TOWNSHIP
Information: Grantor: AMATO, LISA SORTINO	Consideration: \$135,000.00 Grantee: ANDZULIS, EUGENE D
Locations: Parcel # 1 - 248.00-1,020.03,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: BURTS, LEE N	Consideration: \$1.00 Grantee: BURTS, LEE N 2 - BURTS, DENISE M
Locations: Parcel # 1 - 102.00-1,072.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: CORRECTIVE DEED Grantor: BURTS, LEON H 2 - BURTS, MARSHA	Consideration: \$1.00 Grantee: BURTS, LEON H 2 - BURTS, MARSHA 3 - BURTS, CHARLES P
Locations: Parcel # 1 - 102.00-1,072.00,000. 2 - 102.00-1,077.00,000.	Municipality FOREST LAKE TOWNSHIP FOREST LAKE TOWNSHIP
Information: Grantor: TWIN TIER LANDHOLDINGS LLC 2 - LAVARE, CANNON (DBA) 3 - UPSTATE INVESTMENTS 4 - SNYDER, HOWARD (DBA) 5 - CLASSIC PROPERTIES 6 - LAVARE-SNYDER, DEBRA L (AKA) 7 - SNYDER, DEBRA L LAVARE (DBA) 8 - LIGHTHOUSE PROPERTIES	Consideration: \$1.00 Grantee: LAVARE, CANNON 2 - SNYDER, HOWARD 3 - LAVARE-SNYDER, DEBRA L (AKA) 4 - SNYDER, DEBRA L LAVARE
Locations: Parcel # 1 - 038.00-1,010.03,000.	Municipality HARMONY TOWNSHIP
Information: Grantor: MAZIKEWICH, WILLIAM P 2 - MAZIKEWICH, ELIZABETH J	Consideration: \$1.00 Grantee: MAZIKEWICH, ALEC W 2 - MAZIKEWICH, STEPHEN C
Locations: Parcel # 1 - N/A	Municipality THOMPSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: MAZIKEWICH, WILLIAM P	Grantee: MAZIKEWICH, ALEC W
2 - MAZIKEWICH, ELIZABETH J	2 - MAZIKEWICH, STEPHEN C
Locations: Parcel #	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: FREESTAR ENERGY GROUP LLC	Grantee: LPR ENERGY LLC
Locations: Parcel #	Municipality
1 - 162.00-1,008.00,000.	BRIDGEWATER TOWNSHIP
2 - 236.00-1,041.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$208,000.00
Grantor: THELEMAN, RAYMOND W	Grantee: SMITH, PHILIP CHARLES III
2 - THELEMAN, DEBRA A	
Locations: Parcel #	Municipality
1 - 024.04-1,022.03,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: KOSTANTEWICZ, DELORES D (ESTATE)	Grantee: PLACES PROPERTIES LLC
Locations: Parcel #	Municipality
1 - 232.00-1,012.00,000.	AUBURN TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: GEYER, MARIANNE D	Grantee: GEYER, MARIANNE D (TRUST)
Locations: Parcel #	Municipality
1 - 167.00-2,010.00,000.	HARFORD TOWNSHIP

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