

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ September 23, 2016 ★ Montrose, PA ★ No. 25



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CASES REPORTED

Theodore P. Malinchak, Jr. and Marie A. Malinchak, Plaintiff,
vs.
Frances Attewell, Defendant

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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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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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Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

COURT OPINION

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

THEODORE P. MALINCHAK, JR.	:	
and MARIE A. MALICHAK,	:	
Plaintiff,	:	
vs.	:	
	:	Nos. 2013 – 215 C.P.
FRANCES ATTEWELL,	:	2013-1493 C.P.
Defendant.	:	

OPINION

I. Findings of Fact

1. In August 2010, defendant Frances Attewell (and her now deceased husband, Joseph V. Attewell) had a dispute with the adjoining property owners, the Fullers, regarding the south-eastern corner of the Attewell real property. The Attewells filed a private criminal complaint with the Susquehanna County District Attorney's Office contending that Joseph Fuller had improperly removed survey stakes located in that area. (Plf. Exs. 20, 21 & 28.)
2. As a result of this dispute, Joseph Fuller obtained his own survey of the boundary line between the Attewell and Fuller properties in January 2011. (Plf. Ex. 17.)
3. Thereafter, the Attewells and the Fullers discovered that their respective surveys were in agreement as to the location of the south-eastern corner of the Attewell real property. (Plf. Exs. 4, 11 ¶ 13.)
4. At that point, no boundary dispute existed.
5. Joseph V. Attewell died in February 2011 and defendant Frances Attewell (hereinafter referred to as Attewell) decided to sell the real property, she listed the real property with Mooney Realty, and Paula Catlin was her listing agent.
6. On March 24, 2011, Attewell executed a Seller's Disclosure Statement as part of the documents completed in connection with the listing agreement with Mooney Realty. Attewell did not disclose the existence of any boundary disputes associated with the real property. (Plf. Ex. 9.)
7. In approximately May or June 2011, plaintiffs Theodore P. Malinchak, Jr. and Marie A. Malenchak, his wife, (hereinafter referred to as the Malinchaks) first viewed the subject real property.
8. The negotiations for the purchase of the real property occurred over the summer of 2011.

9. The real property had two separate sets of survey stakes on the property when the Malinchaks inspected the property in the summer of 2011 – one set from the Attewell survey and one set from the Fuller survey.
10. The Fullers had a cart way that crossed the southeastern corner of the Attewell property, and the Fullers had been using this cart way since the early 1990s.
11. The cart way is visible on the property – and was visible when the property was surveyed in January 2011 as it was documented on the survey map. (Plf. Ex. 17.)
12. On September 23, 2011, the Malinchaks entered into a real estate agreement with Attewell to purchase the subject real property for \$140,000. (Plf. Ex. 8.)
13. The real estate broker, Pamela Catlin, represented both parties.
14. Paula Catlin testified that she walked the property and did not observe anything that caused her any concern for her clients, the Malinchaks, purchasing the subject real property.
15. On October 26, 2011, the Fullers filed a trespass action against Attewell in the Court of Common Pleas of Susquehanna County, which was docketed in the Susquehanna County Prothonotary's Office. (Plf. Ex. 11.)
16. The Fuller complaint alleged that the Fuller survey and the Attewell survey agreed upon a common boundary. (Plf. Ex. 11 ¶ 13.)
17. The Fuller complaint alleged that the Attewells had pulled fencing down that was near the common boundary as a result of concern for the safety of deer. (Plf. Ex. 11 ¶ 10.)
18. The Fuller complaint sought monetary damages in the amount of \$535 for cost of the fencing. (Plf. Ex. 11 ¶ 14.)
19. The Fuller complaint also sought erection of a common boundary fence consistent with the surveys obtained by both parties. (Plf. Ex. 11.)
20. On October 28, 2011, Attewell was served with the Fuller complaint. (Plf. Ex. 7.)
21. On November 3, 2011, the Fullers filed a *Praecipe* for *Lis Pendens*, which identified the subject real property. The Fullers' attorney, Charles Wage, Esquire, provided the following certification: "I hereby certify that this action affects title to or other interests in the above-described property in that it concerns disputes over fence and location at the common boundary line." (Plf. Ex. 10.)
22. The record does not disclose that Attewell was ever served with copy of *lis pendens*. (Plf. Ex. 7.)
23. The Malinchaks' real estate attorney, Marion O'Malley, Esquire, discovered both the Fuller complaint and the Fuller *lis pendens* during the course of a title search of the real property prior to the closing.
24. Attorney O'Malley called Marie Malinchak and explained that there was a cloud in the title as a result of the pending Fuller civil litigation.
25. Attorney O'Malley discussed the matter with John R. Dean, Esquire, closing counsel for Attewell, in an attempt to resolve the pending issues associated with the litigation and the *lis pendens*.
26. Attorney O'Malley testified that she did not believe that *lis pendens* was appropriate

as it was a civil complaint seeking monetary damages for the alleged removal of Fullers' fencing by the Attewells – not a complaint seeking any judicial determination regarding title to the real property.

27. Attorney Dean also testified that it was his opinion that the Fuller litigation did not affect the title to the real property because it was litigation to recover monies due to the Fullers for destruction of the fencing.
28. Attorney Wage conceded that the trespass action was personal in nature, but took the position that a trespass action required proof of ownership thereby implicated the title to the Attewell real property.
29. Attorney Wage admitted that Attorney O'Malley, in her capacity of representing the plaintiffs, contacted him regarding the *lis pendens*, and that Attorney Dean contacted him on behalf of defendant regarding the *lis pendens*.
30. Attorney Wage, as attorney for the Fullers, admitted that there is no boundary dispute based upon the surveys obtained by both parties.
31. Attorney Wage testified that he filed the civil action when he learned of the pending sale of the real property and that he did so to establish the Fullers' right to use the cart way to get to their pasture property.
32. Attorney Wage indicated that any rights that the Fullers would have to the Attewell property would have to be acquired by adverse possession and/or a prescriptive easement.
33. Scott Williams, a licensed land surveyor hired by the Fullers to complete the January 2011 boundary survey, testified to a reasonable degree of professional certainty that the area in dispute (the cart way) encompassed approximately 0.01 acres.
34. Prior to closing, Attorney O'Malley and Attorney Dean worked out a resolution of the *lis pendens* issue that provided for holding \$500 in escrow for purpose of covering any potential monetary liability arising from the Fuller litigation in connection with the removal of the fencing. (Plf. Ex. 22.)
35. Attorney Dean believed that the payment of \$500 to the Fullers would resolve the pending Fuller litigation.
36. Attorney Dean testified that Attorney Wage never indicated to him that there was any boundary dispute.
37. On November 29, 2011, on the day before the closing on the Attewell property, Attorney O'Malley informed Marie Malinchak that a *lis pendens* had been filed that might impact upon the closing of the Attewell property that was scheduled to occur the following day on November 30, 2011.
38. On November 30, 2011, the Malinchaks closed on the subject real property after being informed by Attorney O'Malley that the \$500 escrow would resolve the Fuller *lis pendens* and/or the litigation. Attorney O'Malley also told the Malinchaks that she could move to strike the *Lis Pendens*.
39. Attorney O'Malley did not move to strike the *lis pendens* until 2014 but the Court granted the request at that time. (Plf. Exs. 18 & 19.)

40. The Fuller trespass litigation relating to the fence removal is still pending and unresolved. (Plf. Ex. 7.) The Fullers have never moved to substitute the Malinchaks as parties in that litigation. (Plf. Ex. 7.) Moreover, there is nothing in this record that indicates that the Fullers have instituted any legal action against the Malinchaks or their real property (the former Attewell real property).
41. After the closing, the Malinchaks learned that the Fullers were seeking an easement over the southeast corner of their real property.¹
42. Marie Malinchak provided differing testimony regarding the Malinchak position regarding the easement and/or property implicated by the easement.
43. Marie Malinchak testified that if the Attewell real property had been reduced prior to closing by approximately 0.01 acres (the area represented in the cart way) that this reduction would not have caused the Malinchaks to reject the purchase of the property.
44. Marie Malinchak testified that she did not care if the Fullers used that small portion of real property over which the Fuller cart way traverses.
45. At another point, Marie Malinchak indicated that it was difficult to say what the Malinchaks would have done if they had been fully apprised of issues surrounding the 0.01 acres in the south-eastern corner of the real property.
46. Neither Marie Malinchak nor Theodore Malinchak, Jr., testified that they would not have purchased the real property if: (1) the acreage had been reduced by 0.01 acres prior to closing; or (2) the Fullers had an easement granted to them by Attewell over the southeasterly 0.01 acres prior to the closing.
47. Marie Malinchak candidly testified that she and her husband were upset that this matter had not been resolved prior to closing, that they were left to deal with it, and that it should have been resolved prior to the actual closing.
48. Marie Malinchak testified that the stress, anxiety, and uncertainty resulting from this unresolved issue have resulted in the Malinchaks no longer wanting to own the real property.

The Court Opinion will be continued in the next issue.

¹ The proposed easement sought by the Fullers is represented by the area depicted in pink in plaintiff's exhibit 17.

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 Marjorie V. Sanford
Late of Scott Township
EXECUTRIX
Virginia Haugen
1296 Scott Center Road
Susquehanna, PA 18847
EXECUTRIX
Dorothy Shoemaker
Lot #279, 9790 66th St., North
Pinellas Park, FL 33782
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

9/23/2016 • 9/30/2016 • 10/7/2016

ESTATE NOTICE BARTHOLOMAY

In the Estate of MARJORIE G. BARTHOLOMAY, of Forest City, 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 having claims against said estate will present them without delay to:

LYNN B. DESANTO and SUSAN J. FALBO, Co-Executrices of the estate
C/O Marissa McAndrew, Esquire
Brieche Law Offices, P.C.
707 Main Street PO Box 157
Montrose, PA 18801
Attorney for the Estate

9/23/2016 • 9/30/2016 • 10/7/2016

EXECUTRIX NOTICE

Estate of Robert T. Ippolito AKA Robert Ippolito
Late of Rush Township
EXECUTRIX
Kristie Parlamento
46 Floyd Street
Brentwood, NY 11717
ATTORNEY
Sam W. Lewis
212 Church Street
Montrose, PA 18801

9/9/2016 • 9/16/2016 • 9/23/2016

EXECUTRIX NOTICE

Estate of Alan Lipschutz
Late of Gibson Township
EXECUTRIX
Frances Lipschutz, surviving spouse
34 Plonski Road
Thompson, PA 18465

ATTORNEY

Sosnov & Sosnov, Attorneys at Law
c/o Amy Sosnov
540 Swede Street
Norristown, PA 19401

9/9/2016 • 9/16/2016 • 9/23/2016

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:

William K. Gorski, deceased
Kelly J. Gorski n/b/m
Kelly J. Henry, Executor

Arnold Mark Sackadorn, deceased
Jack Demark and Linda Corey,
Executors

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, October 4, 2016, at 10:00 A.M. for Nisi Confirmation, and if no exceptions are filed thereto, on Tuesday, October 18, 2016 the account will be Confirmed Final.

**MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT**

9/23/2016 • 9/30/2016

**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
OCTOBER 11, 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
10-11-2016 9:00 AM**

Writ of Execution No.:

2016-651 CP

PROPERTY ADDRESS: 3985

Glenwood Road

Hop Bottom, PA 18824

LOCATION: Lenox Township

Tax ID #: 222.00-3,027.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE- 12 X 20 OPEN WOOD

FRAMED SHED

ONE - 24 X 32 WOOD FRAMED

GARAGE

DEFENDANTS: Charles F. Major

a/k/a Charles Major and Doris A.

Major a/k/a Doris Major

ATTORNEY FOR PLAINTIFF:

Andrew Marley, Esq

(215)572-8111

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

9/16/2016 • 9/23/2016 • 9/30/2016

SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 11, 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

10-11-2016 9:30 AM

Writ of Execution No.:

2016-695 CP

PROPERTY ADDRESS: 24008

State Route 167 a/k/a RR 1 Box 2039

Brackney, PA 18812

LOCATION: Silver Lake Township

Tax ID #: 026.00-1,013.00,000.

IMPROVEMENTS: ONE – BI-LEVEL WOOD FRAMED DWELLING

DEFENDANTS: Christian

Capotosto and Valerie Capotosto

ATTORNEY FOR PLAINTIFF:

Matthew 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

9/16/2016 • 9/23/2016 • 9/30/2016

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 8, 2016 TO SEPTEMBER 14, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$97,200.00
Mortgagor: FISHER, BRADLEY P 2 - FISHER, ALEXIS	Mortgagee: UHS EMPLOYEES FCU
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$87,677.00
Mortgagor: WOLF, SHARON M	Mortgagee: NBT BANK
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$154,000.00
Mortgagor: BALDWIN, JIMMY L 2 - BALDWIN, AMANDA ANNE	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 045.15-1,015.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: KILMER, KYLE (AKA) 2 - KILMER, KYLE A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 261.00-1,028.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$90,333.00
Mortgagor: BROWN, DAKOTAH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$90,000.00
Mortgagor: BENNETT, EDWARD T 2 - BENNETT, JOAN M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$197,000.00
Mortgagor: BOROUGH OF OAKLAND	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - N/A	Municipality OAKLAND BOROUGH
Information: RE-RECORDING OF MTG	Consideration: \$121,586.00
Mortgagor: MEISWINKEL, VICTORIA E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST GUARANTY MORTGAGE CORP
Locations: Parcel # 1 - N/A	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$125,000.00
Mortgagor: ALOIA, JAMES T JR 2 - ALOIA, KAREN J	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 079.03-1,003.00,000.	Municipality MIDDLETOWN TOWNSHIP

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

Information:	Consideration: \$96,000.00
Mortgagor: MCCOLLUM, GLORIA F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$25,123.00
Mortgagor: STASKAVAGE, MARK W	Mortgagee: PS BANK
Locations: Parcel # 1 - 268.06-1,002.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$30,283.00
Mortgagor: DOVIN, ROBERT A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 268.07-1,082.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$189,628.00
Mortgagor: BYHAM, KRISTI M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CARRINGTON MORTGAGE SERVICES LLC
Locations: Parcel # 1 - 068.00-2,036.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$70,500.00
Mortgagor: ZROWKA, MARK K	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 226.00-1,046.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$28,500.00
Mortgagor: STOPPER, PAUL G	Mortgagee: LEE, ROBERT E JR
2 - STOPPER, NANCY L	
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$176,000.00
Mortgagor: CERRETANI, MICHAEL P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STATE FARM BANK
2 - CERRETANI, SUSAN M	
Locations: Parcel # 1 - 083.20-2,038.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: LEGG, TIMOTHY A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 042.03-1,004.01,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$33,000.00
Mortgagor: SNIEGOS, RAYMOND S	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 104.00-1,049.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$340,000.00
Mortgagor: CILIBERTO, JOHN B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - EVERETT FINANCIAL INC (DBA) 3 - SUPREME LENDING
Locations: Parcel # 1 - 244.00-2,018.01,000.	Municipality LENOX TOWNSHIP

<p>Information: _____</p> <p>Mortgagor: KUWAYE, DARRYL Y</p> <p>2 - KUWAYE, NANCY K</p> <p>Locations: Parcel # _____</p> <p>1 - 045.00-1,010.00,000.</p>	<p>Consideration: \$199,000.00</p> <p>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC</p> <p>2 - M&T BANK</p> <p>Municipality _____</p> <p>SILVER LAKE TOWNSHIP</p>
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DEEDS

<p>Information: INT 30 UNIT 36</p> <p>Grantor: SWIERK, JOSEPH</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$100.00</p> <p>Grantee: BREMER HOF OWNERS INC</p> <p>Municipality _____</p> <p>HERRICK TOWNSHIP</p>
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<p>Information: _____</p> <p>Grantor: GOMBITA, MICHAEL</p> <p>2 - GOMBITA, KELLY A</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$20,000.00</p> <p>Grantee: GIANNETTI, MAURO</p> <p>Municipality _____</p> <p>HERRICK TOWNSHIP</p>
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<p>Information: _____</p> <p>Grantor: PENNSYLVANIA HOUSING FINANCE AGENCY (BY TRUSTEE)</p> <p>Locations: Parcel # _____</p> <p>1 - 050.08-1,019.00,000.</p>	<p>Consideration: \$8,500.00</p> <p>Grantee: LABONTE, MICHELLE</p> <p>Municipality _____</p> <p>HALLSTEAD BOROUGH</p>
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<p>Information: _____</p> <p>Grantor: HENNESSEY, RICHARD M</p> <p>2 - HENNESSEY, HELENE P</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$1.00</p> <p>Grantee: HENNESSEY, SEAN M</p> <p>2 - HENNESSEY, KIERA C</p> <p>Municipality _____</p> <p>HARMONY TOWNSHIP</p>
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<p>Information: _____</p> <p>Grantor: VOGEL, CHRISTOPHER E</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$95,744.00</p> <p>Grantee: WOLF, SHARON M</p> <p>Municipality _____</p> <p>HALLSTEAD BOROUGH</p>
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<p>Information: _____</p> <p>Grantor: SCHLASTA, BARBARA</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$12,000.00</p> <p>Grantee: WATSON, JANET</p> <p>Municipality _____</p> <p>GIBSON TOWNSHIP</p>
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<p>Information: _____</p> <p>Grantor: WILSON, GARY</p> <p>Locations: Parcel # _____</p> <p>1 - 050.00-3,040.02,000.</p>	<p>Consideration: \$1.00</p> <p>Grantee: WILSON, GARY</p> <p>2 - PIRES, LIDIA P</p> <p>Municipality _____</p> <p>GREAT BEND TOWNSHIP</p>
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<p>Information: _____</p> <p>Grantor: NOLT, BESS C (ESTATE AKA)</p> <p>2 - NOLT, BESSIE C (ESTATE AKA)</p> <p>3 - WEINER, BESS C (ESTATE)</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$120,000.00</p> <p>Grantee: WIENER-LESTER, DIANE</p> <p>Municipality _____</p> <p>JACKSON TOWNSHIP</p>
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<p>Information: _____</p> <p>Grantor: CALDWELL, JAMES</p> <p>Locations: Parcel # _____</p> <p>1 - N/A</p>	<p>Consideration: \$55,000.00</p> <p>Grantee: ZAWISKY, JOSEPH</p> <p>Municipality _____</p> <p>NEW MILFORD TOWNSHIP</p>
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Information: INT 4 UNIT 25	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: SWEET, ROBIELYN
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 4 UNIT 24	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WOODWARD, MARION
	2 - WOODWARD, PATRICIA
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 4 UNIT 42	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: REZAC, WAYNE
	2 - REZAC, JUDITH
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: THOMAS, MATTHEW	Grantee: THOMAS, TIMOTHY
	2 - THOMAS, STEPHANIE
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITE, WORTHIGTON W	Grantee: WHITE, MICHELLE L
2 - WHITE, MICHELLE L	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SKASKO, JUNE	Grantee: SKASKO, JUNE
	2 - SUTTON, TAMMY (AKA)
	3 - SKASKO, TAMMY
Locations: Parcel #	Municipality
1 - 036.17-1,079.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: SKASKO, JUNE	Grantee: SKASKO, JUNE
	2 - SUTTON, TAMMY (AKA)
	3 - SKASKO, TAMMY
Locations: Parcel #	Municipality
1 - 036.17-1,015.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: PAYNE, DAVID B (TRUSTEE)	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
2 - PAYNE, SUSAN M (TRUSTEE)	
3 - STICKLEY, LYDIA PAYNE HOOVER (TRUSTEE)	
Locations: Parcel #	Municipality
1 - 026.16-1,040.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: PAYNE, DAVID B (TRUSTEE)
	2 - PAYNE, SUSAN M (TRUSTEE)
	3 - STICKLEY, LYDIA PAYNE HOOVER (TRUSTEE)
Locations: Parcel #	Municipality
1 - 026.00-2,019.00,000.	SILVER LAKE TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: PAYNE, DAVID B (TRUSTEE)	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
2 - PAYNE, SUSAN M (TRUSTEE)	
3 - STICKLEY, LYDIA PAYNE HOOVER (TRUSTEE)	
Locations: Parcel #	Municipality
1 - 026.16-1,040.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$2,823.21
Grantor: OBERT, DELORES (ESTATE BY SHERIFF)	Grantee: LSF8 MASTER PARTICIPATION TRUST
Locations: Parcel #	Municipality
1 - 199.00-1,052.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1,002.41
Grantor: MEAGHER, GENEVIEVE K (BY SHERIFF)	Grantee: WELLS FARGO BANK
	2 - SOUNDVIEW HOME LOAN TRUST
Locations: Parcel #	Municipality
1 - 247.00-1,064.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: RUMAGE, SHANE R	Grantee: BROWN, DAKOTAH
2 - RUMAGE, JULIE A	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$65,000.00
Grantor: PREZELSKI, MARY L (ESTATE AKA)	Grantee: LYNCH, MARISSA
2 - PREZELSKI, MARY	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$200,000.00
Grantor: HOLDRIDGE, TERRY L	Grantee: BENNETT, EDWARD T
2 - HOLDRIDGE, CINDY L	2 - BENNETT, JOAN B
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOUT, FLOYD J JR	Grantee: OAKLAND BOROUGH
2 - STOUT, MARCIA A	
3 - GIANFRATE, VITO CATALDO	
4 - GIANTRATE, TARA	
5 - PALOMBARO, PAUL	
6 - PALOMBARO, ANN MARIE	
Locations: Parcel #	Municipality
1 - 054.10-2,051.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$98,000.00
Grantor: STOUT, FLOYD J JR	Grantee: BOROUGH OF OAKLAND
2 - STOUT, MAQRZIA	
3 - STOUT, BRIAN J	
4 - STOUT, WENDY	
Locations: Parcel #	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: PITTSLEY, ROBERT M	Grantee: APPALACHIAN BASIN MINERALS LP
2 - PITTSLEY, CARLA A	2 - PENNMARC RESOURCES II LP
	3 - WILDES MINERAL INTERESTS LLC
	4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel #	Municipality
1 - 164.00-1,049.01,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LACOUNT, BERTIE F	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 - 126.09-1,013.01,000.	BRIDGEWATER TOWNSHIP

Information: CORRECTIVE	Consideration: \$1.00
Grantor: OLIVIERO, LEONARD M (TRUST BY TRUSTEE)	Grantee: OLIVIERO, LEONARD M (TRUST)
Locations: Parcel #	Municipality
1 - 187.00-2,034.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HIRSCH, JEAN S	Grantee: HALL, HEATHER J
	2 - HALL, DERREK C
Locations: Parcel #	Municipality
1 - 109.05-1,006.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$120,000.00
Grantor: BENNETT, JOSELEN	Grantee: MCCOLLUM, GLORIA F
2 - BENNETT, CURTIS	
3 - BLAISURE, MARK	
4 - BLAISURE, LINDA	
5 - MARSHALL, JAMIE	
6 - MARSHALL, BRUCE	
7 - MILLARD, MICHELLE	
8 - MILLARD, BRIAN	
Locations: Parcel #	Municipality
1 - 142.02-1,006.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ZUK, GEIRGE	Grantee: ZUK, JOSEPH
2 - ZUK, CAROL	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$47,500.00
Grantor: LEE, ROBERT E JR	Grantee: STOPPER, PAUL G
	2 - STOPPER, NANCY L
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: PALMER, DAVID J	Grantee: PALMER, DAVID J
2 - PALMER, LUANN	2 - PALMER, LUANN
	3 - PALMER, GRANT T
Locations: Parcel #	Municipality
1 - 221.00-1,018.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PALMER, DAVID J	Grantee: PALMER, DAVID J
2 - PALMER, LUANN	2 - PALMER, LUANN
	3 - PALMER, BRIAN D
	4 - PALMER, LAURA
Locations: Parcel #	Municipality
1 - 221.00-1,015.01,000.	LATHROP TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: ROMA, JAMES M JR	Grantee: CERRETANI, MICHAEL P
2 - ROMA, SUZANNE	2 - CERRETANI, SUSAN M
Locations: Parcel #	Municipality
1 - 083.20-2,038.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAUER, ROGER E	Grantee: BAUER, ROGER E
2 - BAUER, EDNA K	2 - BAUER, EDNA K
Locations: Parcel #	Municipality
1 - 016.00-2,012.00,000.	HARMONY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: RANDT, THOMAS H	Grantee: JACOBY, CHRISTOPHER
2 - RANDT, KIMBERLY ANN (AKA)	
3 - RANDY, KIMBERLY ANN	
4 - RANDT, MICHELLE LYNN	
Locations: Parcel #	Municipality
1 - 186.00-1,062.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: IPPLOITO, ROBERT (ESTATE AKA)	Grantee: PARLAMENTO, KRISTIE
2 - IPPLOITO, ROBERT	
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHAFFER, DAVID E	Grantee: SHAFFER, ANDREW R
2 - SHAFFER, LOIS C	2 - SHAFFER, ERIN
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WACHSTEIN, JOAN	Grantee: MINEO, E LYNN
	2 - MINEO, MICHAEL
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$340,000.00
Grantor: WALKER, WILLIAM E	Grantee: CILIBERTO, JOHN
2 - WALKER, PATRICIA	
Locations: Parcel #	Municipality
1 - 244.00-2,018.01,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DORNING, DANIEL M	Grantee: DORNING FAMILY (TRUST)
2 - DORNING, CATHERINE E	
Locations: Parcel #	Municipality
1 - 031.19-2,050.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: DORNING, DANIEL M	Grantee: DORNING FAMILY (TRUST)
2 - DORNING, CATHERINE E	
Locations: Parcel #	Municipality
1 - 031.19-2,046.00,000.	HALLSTEAD BOROUGH



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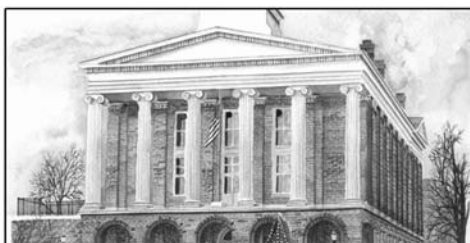
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