

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ September 24, 2021 ★ Montrose, PA ★ No. 26



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.	5
MORTGAGES & DEEDS	8



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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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



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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

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Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Suzanne Brainard

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Anthony J. Conarton

Auditors

Robert DeLuca

Richard Suraci

Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

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

LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ADMINISTRATRIX NOTICE

Estate of Eric Frederick Ultzen
Late of Jackson Township,
Susquehanna County
ADMINISTRATRIX
Linda A. Kenney
672 Tyson Rd.
Virginia Beach, VA 23462

9/24/2021 • 10/1/2021 • 10/8/2021

EXECUTOR NOTICE

Estate of Richard Lyon Arnold Sr.
AKA Richard L. Arnold
Late of Springville Township
EXECUTOR
David Arnold
883 McCann Road
Springville, PA 18844
ATTORNEY
Travis Eckersley
1212 S. Abington Road
Clarks Summit, PA 18411

9/24/2021 • 10/1/2021 • 10/8/2021

EXECUTOR NOTICE

Estate of Irving Pinchuk
Late of Susquehanna
EXECUTOR
Bartt Pinchuk
445 West Street
Uxbridge, MA 01569

9/17/2021 • 9/24/2021 • 10/1/2021

ESTATE NOTICE

In the Estate of Graydon L. Frazier,
late of the Forest Lake Township,
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:

Jon Frazier
1095 Jefferson Court
Newburgh, IN 47630

James Frazier
4727 N. Clark St., #4S
Chicago, IL 60640

or

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

9/17/2021 • 9/24/2021 • 10/1/2021

ESTATE NOTICE

NOTICE is hereby given that Letters of Administration have been given in the Estate of Richard McGrantham, Jr., of Forest City, Susquehanna County, Pennsylvania, who died March 29, 2021. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Administratrix, Judy Alexander, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, P A 18704.

Hourigan, Kluger & Quinn, P.C.
600 Third Avenue Kingston, P A
18704

9/17/2021 • 9/24/2021 • 10/1/2021

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that on the 6th day of August 2021, the Petition of Elizabeth Holzlein Shafer was filed in Susquehanna County Court of Common Please at 2021-769-CP seeking to change the name of minor child from Blake Nathaniel Giberson to Blake Nathaniel Shafer. The Court has fixed October 1, 2021 at 11:30 A.M. in Courtroom 1 at the Susquehanna County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if

any they have, why the prayer of the Petitioner should not be granted.

9/24/2021

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 NOVEMBER 9, 2021

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

11/09/2021 09:30 AM

Writ of Execution No.:

2020-412 CP

PROPERTY ADDRESS: 1942

Little Ireland Road AKA 5377

Little Ireland Road, Starrucca, PA
18462

LOCATION: Thompson Township

Tax ID #: 096.00-1,012.00,000

IMPROVEMENTS: ONE – 1 story
manufactured dwelling

ONE – 18 x 20 metal car port

ONE – 12 X 19 wood framed shed

DEFENDANTS: Ashley Kapcsandi

Solely in Her Capacity as Heir of Martha Stiller Kapcsandi,
Deceased Anthony Lopez Solely in His Capacity as Heir of Martha Stiller Kapcsandi, Deceased Brian Lopez Solely in His Capacity as Heir of Martha Stiller Kapcsandi, Deceased
ATTORNEY FOR PLAINTIFF:
Stephanie A. Walczak, Esq.
(215) 627-1322

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

9/17/2021 • 9/24/2021 • 10/1/2021

SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 9, 2021

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 11/9/21 10:00 AM

Writ of Execution No.:

2021-179 CP

PROPERTY ADDRESS: 6006

Kingsley Road, Kingsley, PA 18826

LOCATION: Brooklyn Township

Tax ID #: 183.00-1,047.00,000.

IMPROVEMENTS: ONE – 1 and 2/3 story wood framed dwelling
ONE – 20 X 24 wood framed garage

DEFENDANTS: Amanda Edner and Jeremiah J. Lannon

ATTORNEY FOR PLAINTIFF:
Stephanie A. Walczak, 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

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Lance M. Benedict,
Susquehanna County Sheriff

9/17/2021 • 9/24/2021 • 10/1/2021

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
NOVEMBER 9, 2021**

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
11/9/21 10:30 AM**

Writ of Execution No.:
2021-309 CP

PROPERTY ADDRESS: 376 Lake
Avenue, Montrose, PA 18801

LOCATION: Montrose Borough
Tax ID #: 124.14-2,026.00,000.

IMPROVEMENTS: ONE – 2 story
wood framed dwelling
ONE – 16 X 22 X 1 wood framed
garage
DEFENDANTS: Nadine Lucas
ATTORNEY FOR PLAINTIFF:
M. Troy Freedman, Esq.
(215) 886-8790

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty
regarding the condition of the
premises. **Notice** is hereby given
and directed to all parties in
interest and claimants that a
Schedule of Distribution will be
filed by the Sheriff no later than 30
days after the sale and that
distribution will be made in
accordance with that Schedule
unless exceptions are filed thereto
within ten (10) days thereafter. Full
amount of bid plus poundage must
be paid on the date of the sale by
4:30 p.m. or deed will not be
acknowledged. For details on
individual Sheriff Sales please go
to: www.susqco.com, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

9/17/2021 • 9/24/2021 • 10/1/2021

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 9, 2021 TO SEPTEMBER 15, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$100,000.00
Mortgagor: KELLER, JOSEPH M	Mortgagee: WACHOVIA BANK
Locations: Parcel #	Municipality
1 - 222.10-1,052.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$221,600.00
Mortgagor: IACOVELLI, JOHN	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
2 - IACOVELLI, BERTHA VELAZQUEZ	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 190.04-1,016.36,000.	HERRICK TOWNSHIP
Information:	Consideration: \$188,800.00
Mortgagor: WELCH, KAREN P	Mortgagee: WELLS FARGO BANK
2 - WELCH, THOMAS DAVID	
Locations: Parcel #	Municipality
1 - 108.00-1,009.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: FLYNN, TRACY MARTIN	Mortgagee: PSECUC
2 - FLYNN, KATRINA D	
Locations: Parcel #	Municipality
1 - 222.14-1,006.00,000.	HOP BOTTOM BOROUGH
Information: SUBORDINATE MORTGAGE	Consideration: \$10,081.78
Mortgagor: STROHL, MARA A	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - STROHL, ERIC	
3 - FIFTH THIRD BANK	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$198,400.00
Mortgagor: BURKE, BRIAN EDWARD II	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 176.00-1,027.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$103,000.00
Mortgagor: CHIDESTER, ALICIA M	Mortgagee: COMMUNITY BANK
2 - CHIDESTER, TIMOTHY B	
Locations: Parcel #	Municipality
1 - 261.00-1,025.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: TUCKER, ROBERT L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - TUCKER, MURIEL J	
Locations: Parcel #	Municipality
1 - 046.13-1,040.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$14,000.00
Mortgagor: HAMMONS, CATHERINE J	Mortgagee: GHS FEDERAL CREDIT UNION
2 - HAMMONS, SCOTT K	
Locations: Parcel #	Municipality
1 - 105.00-2,017.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$250,000.00
Mortgagor: BIDWELL, DIANE 2 - BIDWELL, RICHARD	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 226.07-1,022.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$400,000.00
Mortgagor: VANDYCK, GREGORY L 2 - VANDYCK, FIONA J	Mortgagee: PNC BANK
Locations: Parcel # 1 - 111.14-1,048.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: PATTON, TAMMY A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RELIANCE FIRST CAPITAL LLC
Locations: Parcel # 1 - 022.00-1,005.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: MACLEOD, THOMAS J 2 - MACLEOD, JODI	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 031.19-2,003.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: FORTUNER, ALAN J 2 - WALTERS, MARNELL (NBM) 3 - FORTUNER, MARNELL	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 248.00-1,034.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$93,160.00
Mortgagor: PRESLEY, BARBRA A 2 - BENTZ, CAROL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 054.10-2,072.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$117,727.00
Mortgagor: STERLING, JEFFERY R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP
Locations: Parcel # 1 - 161.08-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$39,000.00
Mortgagor: SASSAMAN, LORI J (AKA) 2 - SASSAMAN, LORI	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 232.00-1,018.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$141,800.00
Mortgagor: WICKIZER, DEANNA V	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 124.13-1,013.00,000.	Municipality MONTROSE
Information:	Consideration: \$647,000.00
Mortgagor: EVRGREEN COMMUNITIES LLC	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-3,005.00,000.	Municipality FOREST CITY 2W

Information:	Consideration: \$569,250.00
Mortgagor: EVRGREEN COMMUNITIES LLC	Mortgagee: INVESTMENT PROPERTY EXCHANGE SERVICES INC
Locations: Parcel # 1 - 268.07-3,005.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$88,000.00
Mortgagor: 604-606 RAILROAD STREET LLC (AKA) 2 - 604 606 RAILROAD STREET LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-3,012.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$640,000.00
Mortgagor: PORRINI, JOSEPH E	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 124.14-3,034.00,000.	Municipality MONTROSE
Information:	Consideration: \$112,125.00
Mortgagor: ACW REALTY LLC 2 - WODOCK, CHRISTOPHER J 3 - WODOCK, KERA C	Mortgagee: DIME BANK
Locations: Parcel # 1 - 185.00-1,020.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$77,000.00
Mortgagor: JOHNSON, SALLY J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 048.00-1,081.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$228,874.00
Mortgagor: KALINOWSKI, STEPHANIE (AKA) 2 - CRAFT, STEPHANIE	Mortgagee: LAKEVIEW LOAN SERVICING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: BIXBY, STEPHEN H	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 036.17-1,056.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$111,000.00
Mortgagor: PHILLIPS, WENDY R 2 - PHILLIPS, GARY L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 167.00-2,042.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$138,809.00
Mortgagor: NAPOLI, DAKOTA M	Mortgagee: LAKEVIEW LOAN SERVICING LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 218.03-1,040.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: WRIGHT, THELMA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 268.07-1,076.00,000.	Municipality FOREST CITY 2W

Information:	Consideration: \$33,000.00
Mortgagor: BEACH, ERIC TYLER	Mortgagee: HONSDALE NATIONAL BANK
2 - GRIFFITHS, LORA (NBM)	
3 - BEACH, LORA	
4 - GRIFFITHS, KEVIN M	
Locations: Parcel #	Municipality
1 - 184.00-2,032.00,000.	HARFORD TOWNSHIP

DEEDS

Information:	Consideration: \$175,000.00
Grantor: MULDOWNNEY, NAOMI LYNN	Grantee: RIVENBURGH, SCOTT ALLAN
2 - EDWARDS, BRENDA LYNN (ESTATE)	
Locations: Parcel #	Municipality
1 - 171.11-1,003.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$282,000.00
Grantor: UNGERLEIDER, PAUL	Grantee: IACOVELLI, JOHN
2 - UNGERLEIDER, DIANE	2 - IACOVELLI, BERTHA VELAZQUEZ
Locations: Parcel #	Municipality
1 - 190.04-1,016.36,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TINGLEY, SANDRA J	Grantee: BRONSON, CHRISTOPHER G
	2 - BRONSON, ELISHA A
Locations: Parcel #	Municipality
1 - 071.00-1,002.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ORZEL, DAVID J	Grantee: ORZEL, DAVID J
	2 - ORZEL, CYNTHIA MUZIKA
	3 - ORZEL, FRANCINE
	4 - TOOLAN, LORI A
	5 - ORZEL, ROBERT F
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: FEKETTE, REBECCA J	Grantee: THATCHER, HOWARD J JR
2 - HOULIHAN, TIMOTHY J	2 - THATCHER, HEIDI L
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$268,000.00
Grantor: ZELLNER, CHARLES S	Grantee: RYAN, JAMES
2 - ZELLNER, SUSAN G	2 - RYAN, CAROL
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAWLEY, ALEXANDER	Grantee: STEWARD, NANCY H
2 - HAWLEY, KELLY C	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DECKER, NANCY F	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - WESTON, CYNTHIA	
3 - FARNSWORTH, LINDA E	
Locations: Parcel #	Municipality
1 - 031.00-3,082.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$74,000.00
Grantor: SMITH, THOMAS P (TRUST BY TRUSTEE)	Grantee: PENNMARC RESOURCES IV LP
2 - LANE-SMITH, BARBARA LA ROSA (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - 139.00-2,002.04,000.	JESSUP TOWNSHIP
Information: CORRECTIVE	Consideration: \$55,000.00
Grantor: BARNES, JAMES A	Grantee: PINKOWSKI, FRANCIS J 2 - PINKOWSKI, FRANCIS J JR 3 - PINKOWSKI, MICHAEL J
Locations: Parcel #	Municipality
1 - 126.09-1,003.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: BUTLER, LINDA F (TRUST)	Grantee: CASTROGIOVANNI, EVAN
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: ARONOWITZ, ALAN (ESTATE AKA)	Grantee: NEW EDGE DIAMOND SERVICES LLC
2 - ARONOWITZ, ALAN B (ESTATE AKA)	
3 - ARONOWITZ, ALAN (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: SCHENCK, DORIS L (ESTATE AKA)	Grantee: DEAN, LARRY
2 - PAPKE, DORIS (ESTATE)	
Locations: Parcel #	Municipality
1 - 206.00-3,012.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$500,000.00
Grantor: HAFNER, RUDOLPH	Grantee: VANDYCK, FIONA J 2 - VANDYCK, GREGORY L
Locations: Parcel #	Municipality
1 - 111.14-1,049.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WALKER-HANRAHAN, TAMMY A (AKA)	Grantee: PATTON, TAMMY A
2 - HANRAHAN, TAMMY A WALKER (NKA)	
3 - PATTON, TAMMY A	
Locations: Parcel #	Municipality
1 - 022.00-1,005.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENEDICT, WILLIAM A	Grantee: BENDICT, BRIAN C
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: MAXWELL, JOHN P	Grantee: MAXWELL, JOHN P
2 - MAXWELL, JULIA L	2 - MAXWELL, JULIA L
3 - NITTEROUR, JAMES	
4 - NITTEROUR, HELENE (AKA)	
5 - NITTEROUR, HELEN	
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAXWELL, JOHN P	Grantee: NITTEROUR, JAMES
2 - MAXWELL, JULIA L	2 - NITTEROUR, HELENE
3 - NITTEROUR, JAMES	
4 - NITTEROUR, HELENE (AKA)	
5 - NITTEROUR, HELEN	
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NITTEROUR, JAMES	Grantee: NITTEROUR, JAMES
2 - NITTEROUR, HELENE (AKA)	2 - NITTEROUR, THOMAS
3 - NITTEROUR, HELEN	
4 - NITTEROUR, THOMAS	
5 - MAXWELL, JOHN P	
6 - MAXWELL, JULIA L	
Locations: Parcel #	Municipality
1 - 056.00-1,037.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NITTEROUR, JAMES	Grantee: MAXWELL, JOHN P
2 - NITTEROUR, HELENE (AKA)	2 - MAXWELL, JULIA L
3 - NITTEROUR, HELEN	
4 - NITTEROUR, THOMAS	
5 - MAXWELL, JOHN P	
6 - MAXWELL, JULIA L	
Locations: Parcel #	Municipality
1 - 056.00-1,037.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MACK, DEAN	Grantee: MACK, LOGAN M
2 - MACK, JANE	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MACK, DEAN	Grantee: MACK, AUSTIN M
2 - MACK, JANE	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: MOWRY, KARIN S (NBM)	Grantee: MCGLYNN, JACLYN
2 - CHAMPLUVIER, KARIN S	2 - MCGLYNN, ERIC
3 - CHAMPLUVIER, JOSEPH	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: OIL GAS MINERAL	Consideration: \$1.00
Grantor: CHRIST, RAYMOND W	Grantee: CHRIST, JUDITH A
2 - CHRIST, JUDITH A	
Locations: Parcel #	Municipality
1 - 235.00-2,014.00,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: CLARK, JOHN T	Grantee: MEEK, DONNIE RAY III
2 - CLARK, COLLEEN A	2 - MEEK, KELLY A
Locations: Parcel #	Municipality
1 - 237.00-1,009.00,000.	SPRINGVILLE TOWNSHIP
Information: OIL GAS MINERAL	Consideration: \$1.00
Grantor: CLARK, MARIE (ESTATE)	Grantee: MCGRATH, ADRIENNE D
	2 - CLARK, JEFFREY H
	3 - LYONS, NICOLE A
Locations: Parcel #	Municipality
1 - 254.00-1,040.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$21,666.73
Grantor: F J ROBERTS PUBLISHING LLC	Grantee: CICILIONI PROPERTIES LLC
Locations: Parcel #	Municipality
1 - 268.07-5,016.00,000.	FOREST CITY
Information:	Consideration: \$275,000.00
Grantor: CORBIN, WANDA L	Grantee: HEENEHAN, JAIME
	2 - GRASSI-HEENEHAN, PAULA (AKA)
	3 - HEENEHAN, PAULA GRASSI
Locations: Parcel #	Municipality
1 - 083.20-1,022.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WEINBERGER, JEROME (TRUST BY TRUSTEE)	Grantee: DISCOVERIES IN SCULPTURE INC
Locations: Parcel #	Municipality
1 - 068.00-2,024.00,000.	FRANKLIN TOWNSHIP
Information: CORRECTIVE	Consideration: \$58,000.00
Grantor: PRO-ENVIRONMENTAL LLC (AKA)	Grantee: NOW INDUSTRIES LLC
2 - PRO ENVIRONMENTAL LLC	
Locations: Parcel #	Municipality
1 - 240.00-1,045.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SINCAVISH, FRANCIS THOMAS (ESTATE)	Grantee: SINCAVISH, FRANCIS T (TRUST)
Locations: Parcel #	Municipality
1 - 215.00-1,078.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SINCAVISH, FRANCIS THOMAS (ESTATE)	Grantee: SINCAVISH, FRANCIS T (TRUST)
Locations: Parcel #	Municipality
1 - 143.01-1,004.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENDYK, JANET	Grantee: BENDYK, TAMARA
2 - BENDYK, TAMARA	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: JUBINSKI, NICHOLAS JR	Grantee: REX, CHRISTOPHER H
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$142,000.00
Grantor: RICK, JOSEPH D II	Grantee: FORREST, FREDERICK T
2 - RICK, ANGELA	2 - FORREST, MARGARET O
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP

Information:	Consideration: \$100,000.00
Grantor: MORGAN, DAVID B	Grantee: COUGHLIN, TIMOTHY C JR
2 - MORGAN, KAREN M	
Locations: Parcel #	Municipality
1 - 083.20-1,051.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$425,000.00
Grantor: LTS HOLDINGS LLC	Grantee: GUZEK, MARY E
	2 - CHIN, JONATHAN C W
Locations: Parcel #	Municipality
1 - 134.00-2,013.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$119,900.00
Grantor: RHODES, KRISTIE (DBA)	Grantee: STERLING, JEFFERY R
2 - WOODRUFF, CURTIS RAY (DBA)	
3 - CRW CONSTRUCTION	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: MEDITERRANEAN INVESTMENTS LLC	Grantee: GERE, JOANNE E
Locations: Parcel #	Municipality
1 - 124.13-1,045.00,000.	MONTROSE
Information:	Consideration: \$200,000.00
Grantor: BENSON, REBECCA	Grantee: HALE, THOMAS G
	2 - REGISFORD, SUSAN H
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$515,000.00
Grantor: AFIONAS PROPERTIES LLC	Grantee: EVRGREEN COMMUNITIES LLC
Locations: Parcel #	Municipality
1 - 268.07-3,005.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: KAMINSKI, REBECCA	Grantee: KAMINSKI, REBECCA
2 - KAMINSKI, JEFFREY J (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: GESFORD, TAMMY S	Grantee: SMITH, TODD W
2 - HAWLEY, PENNY S	
3 - HAWLEY, JAMES B	
4 - SHELP, LORI A	
5 - SHELP, MARK G	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$110,000.00
Grantor: FAY, EMILY	Grantee: 604-606 RAILROAD STREET LLC (AKA)
2 - FAY, MICHAEL	2 - 604 606 RAILROAD STREET LLC
Locations: Parcel #	Municipality
1 - 268.07-3,012.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: WERT, ROBERT C	Grantee: PORRINI, JOSEPH E
Locations: Parcel #	Municipality
1 - 124.14-3,034.00,000.	MONTROSE
Information:	Consideration: \$250,000.00
Grantor: LETTING, STEVEN M	Grantee: SUSQUEHANNA COUNTY DEVELOPMENT GROUP
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP

Information:	Consideration: \$149,500.00
Grantor: MARTINO, PGILIP A JR	Grantee: ACW REALTY LLC
2 - MARTINO, KATHERINE A	

Locations: Parcel #	Municipality
1 - 185.00-1,020.00,000.	HARFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KEY, H SCOTT (ESTATE)	Grantee: DOUGHER, JAMES J
Locations: Parcel #	Municipality
1 - 108.00-1,041.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: LEGG, TERENCE L	Grantee: LEGG, TERENCE L
2 - LEGG, LEANNE	2 - LEGG, LEANNE
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP

Information:	Consideration: \$4,500.00
Grantor: BUTLER, BRANDON W	Grantee: MILLS, THEODORE EARL III
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP



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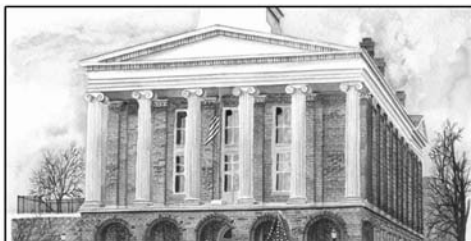
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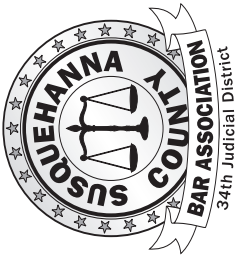
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