

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ July 22, 2016 ★ Montrose, PA ★ No. 16



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CASES REPORTED

Chidester Farms, Inc., Plaintiff
v.
Helen M. Kozlowski (deceased) and Edward J. Kozlowski, III, Defendants

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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

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.

Subscription Rates

Per Year

| | |
|------------------|-------|
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| Mailed & Emailed | \$125 |

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Kenneth W. Seamans, *Senior Judge*

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Susan Jennings

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**

| | | |
|---------------------------------|---|---------------------------|
| CHIDESTER FARMS, INC. | : | |
| Plaintiff | : | |
| | : | |
| v. | : | |
| | : | |
| HELEN M. KOZLOWSKI | : | No. 2015 - 1592 CP |
| (deceased) and | : | |
| EDWARD J. KOZLOWSKI, III | : | |
| Defendants | : | |

Opinion

I. Findings of Fact

1. On December 31, 2013, plaintiff Chidester Farms, Inc. (hereinafter referred to as “Plaintiff”) filed an action in quiet title against defendants Helen M. Kozlowski (now deceased) and Edward J. Kozlowski, III (hereinafter referred to as “Defendant”).¹
2. The parties own adjoining parcels of real property in Susquehanna County, Pennsylvania and have been neighbors for approximately five decades.²
 - a. Plaintiff owns approximately 130 acres of land in Brooklyn Township, Susquehanna County. Plaintiff’s property is directly adjacent to Defendant’s property. Plaintiff’s property borders Defendant’s property to the west/northwest.
 - b. Defendant owns approximately 169 acres located in Brooklyn Township and Bridgewater Township, Pennsylvania. Defendant’s property borders Plaintiff’s property to the east/southeast.
 - c. The parties have a boundary dispute focusing on this common boundary.
3. The boundary dispute centers on a wooded area to the west of the “Old Milford and Owego Turnpike” (hereinafter referred to as “the Turnpike”). The current Milford and Owego Turnpike Road is a township road which traverses through Plaintiff’s property to the east of the area involved in the current boundary

1 Helen M. Kozlowski and Edward J. Kozlowski owned the real property as tenants-by-entireties. (Plf. Ex. B-1.) By operation of law, when Helen Kozlowski died, Edward J. Kozlowski became the sole owner of the real property – and the sole remaining litigant in this action.

2 The Chidester family has owned their property since 1960. (Plf. Ex. A-A.). The Kozlowski family has owned their property since 1945 when the current Defendant’s grandfather purchased the property. (Plf. Ex. B-3.)

dispute. The Turnpike is the abandoned portion of the township road which is now a dirt road/path that travels through forested property. A stone wall (or clear evidence of a stone wall) runs along the Turnpike on the westerly side of the road, with the distance of the stone wall from the Turnpike varying by location.

- a. Plaintiff contends that the stone wall is the boundary line, while the Defendant claims that the boundary line is the center of the Turnpike, or in the alternate, the westerly edge of the Turnpike.
 - a.i. Plaintiff's deed is filed in the Office of the Recorder of Deeds Susquehanna County at No. 201206005. This deed, dated December 18, 2012, states that the relevant western boundary line is "...the lands formerly of James Newton Estate, now Ed Kozlowski." (Plf. Ex. A-A.)
 - a.ii. Defendant's deed is filed in the Office of the Recorder of Deeds of Susquehanna County at No. 200601993. This deed, dated February 27, 2006, states that the relevant boundary line is "to the center of the Old Milford and Owego Turnpike." The deed initially describes the subject boundary area as running through the center of the Turnpike. Thereafter, in another description relating specifically to this subject area, Defendant's deed describes the boundary line as being on the "west side of the Old Milford and Owego Turnpike where the fence joins the line of A.S. Waldie and A.E. Waldie thence in a northerly direction along the fence on the west side of said old road..." ³ (Plf. Ex. B-1.)
4. The parties have agreed to stipulate to the recorded deeds.
5. The parties' deed descriptions have not changed for over a century.
6. Two deeds are at the center of this dispute. Both parties agree that the two deeds begin the chain of title for the respective properties. Both deeds were executed on January 30, 1896 and witnessed by the same person, A. S. Waldie, Jr. Both deeds were recorded in the Susquehanna County Recorder's Office on January 31, 1896.
 - a. Plaintiff's current deed describes the subject western boundary as being the "lands of James Newton."
 - b. Plaintiff's general property description excepts out nine acres (more or less) conveyed out of the chain of title sometime prior to 1896. Kozlowski now owns this parcel previously being the lands of James Newton, or more particularly noted in Plaintiff's deed, lands formerly of the James Newton Estate.
 - c. Thus, the westerly boundary is defined by the 1896 deed, which the Court will refer to as the "Chidester Deed" as the Plaintiff's property boundary on the west would run up to the point where the excepted and reserved

³ It is generally accepted that when land is bounded by a public highway, the grantee is to take title and fee to the center of the highway. See *Dellach v. DeNinno*, 862 A.2d 117, 119 (Pa. Super. Ct. 2004). It is clear, however, from the deeds, that the Turnpike was not an existing public highway when the relevant transfers occurred.

- property began, and that excepted and reserved property is now owned by Defendant and describes Defendant's easterly boundary.
- d. The Chidester Deed was filed at Deed Book 89, page 554, and contains the following description of the boundary line between the parties' properties: "Beginning at a point *on the west side of the Old Milford and Owego Turnpike where the fence* joins the line of A.S. & A.E. Waldie, thence in a northerly direction *along the fence on the west side of said old road* to this point..." (Plf. Ex. A-J)(emphasis added.)
- d.i. This deed conveyed an approximately nine acre parcel and was a quitclaim deed. It was represented that this deed was replacing an unrecorded deed lost or destroyed and never recorded.
- d.ii. Plaintiff contends that the boundary line is the stone wall that runs on the westerly side of the Turnpike albeit the distance between the stone wall and the Turnpike varies as the purported line is traversed. Plaintiff asserts that the stone wall is the fence referenced in the 1896 deed.
- d.iii. Joseph Kempa, a licensed land surveyor, conducted a boundary survey on behalf of the Plaintiff. Kempa was accepted by the Court as an expert in land surveying. Kempa testified that he had conducted deed research, inspected the property, and ultimately made a determination as to the location of the disputed boundary line.
- d.iv. Kempa provided an expert opinion that the term "fence" in the 1896 Chidester Deed references the stone wall, that the stone wall had been located on the real property for a substantial amount of time, that his opinion was that the stone wall existed in 1896, and that it was a clear demarcation of the boundary line between the respective properties.
- d.v. Kempa created a map to demonstrate his opinion as to the location of the boundary line. (Plf. Ex. I.)
- e. "The Kozlowski Deed" was filed at Deed Book 89, page 556 immediately following the Chidester Deed, and contains the following description of the easterly boundary line of the (now) Defendant's property: "...thence North Eighty three and three fourths degrees East thirty five and one half rods *to the center of the old Milford and Owego Turnpike*, thence along the same North twenty two and one fourth West eight rods..." (Def. Ex. B-10)(emphasis added.)
- e.i. John Seamans, a licensed land surveyor, conducted a boundary survey on behalf of the Defendant. The Court accepted Seamans as an expert in the field of land surveying.
- e.ii. Seamans conceded that the Chidester Deed was recorded prior to the Kozlowski deed – at least to the extent the Chidester Deed appeared in the pages immediately prior to the Kozlowski deed in the deed book. Seamans testified that both deeds were recorded on

the same day, January 31, 1896, but there is no time-stamp to verify the time that they were filed.

- e.iii. Seamans opined that the Kozlowski Deed was the superior deed because it was a surveyed description with specific metes and bounds. Seamans believed that the decision to obtain a survey in the 1890s would result in some level of delay and effort – and would demonstrate some intent of the parties as to where the boundary line would be located. Thus, Seamans opined that the center line of the Turnpike was the appropriate boundary.
 - e.iv. Seamans stated that he could not find any monumentation to support the Chidester’s reference to a “fence.” Seamans testified that a “fence” consists of posts and wire – and does not include a stone wall. Seamans opined that he has observed deeds that specifically reference stone walls when referring to such boundary monumentation. The Chidester deed did not do so.
 - e.v. Seamans also calculated the amount of land encompassed in the difference between the boundary line located at the stone wall survey and his survey that utilized the centerline of the Turnpike, which amounted to approximately 1 acre of land. (Def. Ex. 4.) Seamans contends that this is significant because the Chidester Deed describes “9 acres more or less.” If the stone wall was the boundary line, then the acreage in the Chidester Deed would be closer to eight acres than nine acres.
 - e.vi. In 1939, a secondary description of the contested area was added to Defendant’s chain of title, essentially adapting and affirming Plaintiff’s description: “Beginning at a point on the west side of the Old Milford and Owego Turnpike where the fence joins the line of A.S. Waldie and A.E. Waldie, thence in a northerly direction along the fence on the west side of said old road to a point where said fence meets the line of the old Newton lot....” (Plf. Ex. B-6.) Thus, Defendant’s current deed has two different descriptions of the contested area, and one of the descriptions is identical to Plaintiff’s description. (Plf. Ex. B-1.)
- 7. The parties’ predecessors in title accepted the stone wall as the boundary between the respective properties.
 - 8. Defendant and his predecessors in title used a pasture area to the west of the stone wall but never used the area to the east of the stone wall except for the limited purpose of gaining access to a quarry property, which operated during the 1950s or early 1960s.
 - 9. Defendant and his predecessors in title used a small portion of the northern corner of the property to gain access to Defendant’s pasture. This cart way is located in the northerly corner of the property and has been utilized for more than five decades.

The Court Opinion will be continued in the next issue.

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 Joyce M. Blaisure
Late of Bridgewater Township
EXECUTRIX
Cheryl Chavarie
12407 Old Camden Road
Midland, NC 28107

7/22/2016 • 7/29/2016 • 8/5/2016

EXECUTRIX NOTICE

Estate of Josephine Olszewski
Late of Franklin Township
EXECUTRIX
Sheri Olszewski
17900 State Rt. 29
Montrose, PA 18801

7/22/2016 • 7/29/2016 • 8/5/2016

ADMINISTRATOR NOTICE

Estate of William J. Marshall, Sr.
AKA William Marshall, Sr.
Late of New Milford Borough
ADMINISTRATOR
William J. Marshall, Jr.
210 Wilson Hill Rd.
Binghamton, NY 13905
ADMINISTRATRIX
Brenda A. Marshall
30 Langdon Park
Kirkwood, NY 13905
ATTORNEY
Douglas P. Thomas
415 Wyoming Ave.
Scranton, PA 18503

7/22/2016 • 7/29/2016 • 8/5/2016

ADMINISTRATRIX NOTICE

Estate of Regina A. Statkun
Late of Clifford Township
ADMINISTRATRIX
Susan M. Statkun
1124 State Route 2023
Clifford Township, PA 18421
ATTORNEY
David F. Bianco, Esq.
707 Main Street, P.O. Box 84
Forest City, PA 18421-0084

7/22/2016 • 7/29/2016 • 8/5/2016



**SUSQUEHANNA COUNTY
BAR ASSOCIATION**



OTHER NOTICES

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

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

Estate of Joyce Ann Cook,
deceased
Jesse Cook, Executor

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

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, August 2, 2016, at 10:00 A.M. for Nisi Confirmation, and if no exceptions are filed thereto, on Tuesday, August 16, 2016 the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

7/15/2016 • 7/22/2016

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 9, 2016

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,

upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME 8-9-2016 9:00 AM

Writ of Execution No.:
2016-462 CP

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

Springville, Pa 18844

LOCATION: Dimock Township

Tax ID #: 199.00-1,052.00,000.

IMPROVEMENTS: ONE - ONE
AND A HALF STORY WOOD
FRAMED DWELLING

ONE - MOBILE HOME
MANUFACTURED WITH An
ADDRESS OF 3247 SR 3010
SPRINGVILLE, PA 18844

ONE - 12 X 15 WOOD FRAMED
SHED

ONE - 34 X 20 WOOD FRAMED

SHED

DEFENDANTS: Ann Marie Baldwin, as Executrix of the Estate of Delores Obert a/k/a Dolores A. Obert, a/k/a Dolores Obert
ATTORNEY FOR PLAINTIFF: Kimberly A. Bonner, Esq
(614)220-5611

NOTICE

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

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

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

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,

upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME
8-9-2016 9:30 AM**

Writ of Execution No.:

2016-469 CP

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

LOCATION: Forest Lake
Township

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

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

ONE - 30 X 41 WOOD FRAMED
BARN

ONE - 28 X 36 WOOD FRAMED
GARAGE

DEFENDANTS: John J. Flynn and
Shirley A. Flynn

ATTORNEY FOR PLAINTIFF:
Andrew Marley, Esq
(215) 572-8111

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that

Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:
www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

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

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

**SALE DATE AND TIME
8-09-2016 10:00 AM**

Writ of Execution No.:
2016-426 CP

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

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

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

ONE - 24 X 30 WOOD FRAMED
GARAGE

DEFENDANTS: Joseph C.

Brucato, III; The United States of
America, Department of Treasury,
Internal Revenue Service
ATTORNEY FOR PLAINTIFF:
Jana Fridfinnsdottir, Esq
(614) 220-5611

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

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

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale

and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

SALE DATE AND TIME

8-09-2016 10:30 AM

Writ of Execution No.:

2016-471 CP

PROPERTY ADDRESS: 212 Lyon Street

Clifford Township, PA 18421

LOCATION: Township of Clifford

Tax ID #: 247.00-1,064.00,000.

IMPROVEMENTS: One - One

Story Stucco Wood Framed

Dwelling

One – 20 x 40 In-ground

Swimming Pool

One – 40 x 40 Wood Framed

Garage

DEFENDANTS: Genevieve K.

Meagher and John J. Meagher

ATTORNEY FOR PLAINTIFF:

Elizabeth Wassall, Esq

(856) 669-5400

NOTICE

The Sheriff shall not be liable for

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

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

7/15/2016 • 7/22/2016 • 7/29/2016

MORTGAGES AND DEEDS

*RECORDED FROM JULY 7, 2016 TO JULY 13, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|---|---|
| Information: | Consideration: \$136,629.00 |
| Mortgagor: CLARK, JOANN | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC |
| Locations: Parcel # 1 - N/A | Municipality SPRINGVILLE TOWNSHIP |
| Information: | Consideration: \$82,282.26 |
| Mortgagor: MCCOLLUM, KELLY ANNE | Mortgagee: WELLS FARGO BANK |
| Locations: Parcel # 1 - N/A | Municipality LENOX TOWNSHIP |
| Information: | Consideration: \$10,000.00 |
| Mortgagor: PASSETTI, FRANK | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| 2 - PASSETTI, KIM | |
| Locations: Parcel # 1 - 184.00-1,011.01,000. | Municipality BROOKLYN TOWNSHIP |
| Information: | Consideration: \$210,600.00 |
| Mortgagor: HOGLE, KURT | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION |
| 2 - HOGLE, REBECCA | |
| Locations: Parcel # 1 - N/A | Municipality NEW MILFORD TOWNSHIP |
| Information: OPEN-END MTG | Consideration: \$20,000.00 |
| Mortgagor: KILMER, WILLIAM SCOTT | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| 2 - KILMER, TRACY (AKA) | |
| 3 - KILMER, TRACEE MCEVOY | |
| Locations: Parcel # 1 - 242.00-1,054.00,000. | Municipality LENOX TOWNSHIP |
| Information: | Consideration: \$92,134.00 |
| Mortgagor: PHEASANT, FRANCIS J | Mortgagee: WELLS FARGO BANK |
| 2 - PHEASANT, LAURA A | |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: | Consideration: \$129,500.00 |
| Mortgagor: SHEA, KATRINA A | Mortgagee: HONESDALE NATIONAL BANK |
| 2 - SHEA, JONATHAN M | |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: | Consideration: \$60,000.00 |
| Mortgagor: ADAMS, JEREMY | Mortgagee: KARP, LINDA 2 - KARP, MICHAEL J |
| 2 - ADAMS, TAMMY | |
| Locations: Parcel # 1 - N/A | Municipality LENOX TOWNSHIP |

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

| | |
|--|--|
| Information: | Consideration: \$200,000.00 |
| Mortgagor: BURMAN, JOYCE A | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - N/A | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$255,000.00 |
| Mortgagor: DISTANT VENTURES LP | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - N/A | RUSH TOWNSHIP |
| Information: | Consideration: \$25,000.00 |
| Mortgagor: BASCIANO, ANTHONY | Mortgagee: HONESDALE NATIONAL BANK |
| 2 - BASCIANO, GERALDINE | |
| Locations: Parcel # | Municipality |
| 1 - N/A | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$450,000.00 |
| Mortgagor: BRIDGEWATER BAPTIST CHURCH OF MONTROSE PENNSYLVANIA INC | Mortgagee: COMMUNITY BANK |
| Locations: Parcel # | Municipality |
| 1 - 031.00-2,043.00,000. | GREAT BEND TOWNSHIP |
| Information: | Consideration: \$20,000.00 |
| Mortgagor: RAGANTESI, DAVID A | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 126.00-2,014.00,000. | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Mortgagor: ZABLOTSKY, HARRY M | Mortgagee: PSECU |
| 2 - ZABLOTSKY, MARIAN L | |
| Locations: Parcel # | Municipality |
| 1 - N/A | LENOX TOWNSHIP |
| Information: | Consideration: \$96,000.00 |
| Mortgagor: FOGLIETTA , ANGELO J | Mortgagee: COMMUNITY BANK |
| Locations: Parcel # | Municipality |
| 1 - 032.00-2,034.00,000. | GREAT BEND TOWNSHIP |
| Information: | Consideration: \$135,000.00 |
| Mortgagor: KOES, THOMAS M JR | Mortgagee: NBT BANK |
| 2 - KOES, THOMAS M | |
| 3 - KOES, ANNE M | |
| Locations: Parcel # | Municipality |
| 1 - 185.00-1,042.00,000. | HARFORD TOWNSHIP |
| Information: | Consideration: \$10,000.00 |
| Mortgagor: WALWORTH, RICHARD L | Mortgagee: NBT BANK |
| Locations: Parcel # | Municipality |
| 1 - 128.00-1,001.00,000. | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$40,000.00 |
| Mortgagor: TRAVER, WAYNE | Mortgagee: NBT BANK |
| 2 - TRAVER, JANET | |
| Locations: Parcel # | Municipality |
| 1 - N/A | CHOCONUT TOWNSHIP |
| Information: | Consideration: \$103,975.00 |
| Mortgagor: SMITH, JEFFREY HUNTER | Mortgagee: NBT BANK |
| 2 - SMITH, KIMBERLY FAITH | |
| Locations: Parcel # | Municipality |
| 1 - 185.00-1,012.06,000. | HARFORD TOWNSHIP |

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| Information: | Consideration: \$100,000.00 |
| Mortgagor: MORGAN, SALLY FISHER | Mortgagee: NBT BANK |
| Locations: Parcel # | Municipality |
| 1 - N/A | NEW MILFORD TOWNSHIP |
| Information: OPEN-END MTG | Consideration: \$40,000.00 |
| Mortgagor: WILSON, STEVEN C | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 179.04-1,046.00,000. | DIMOCK TOWNSHIP |
| Information: | Consideration: \$417,000.00 |
| Mortgagor: WILDER, GEORGE GLENN (AKA) | Mortgagee: PS BANK |
| 2 - WILDER, GEORGE G | |
| 3 - WILDER, MARY ELIZABETH (AKA) | |
| 4 - WILDER, MARY E | |
| Locations: Parcel # | Municipality |
| 1 - 226.00-1,041.00,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$216,250.00 |
| Mortgagor: WILDER, GEORGE GLENN | Mortgagee: PS BANK |
| 2 - WILDER, GEORGE G | |
| 3 - WILDER, MARY E | |
| Locations: Parcel # | Municipality |
| 1 - N/A | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$110,000.00 |
| Mortgagor: STRAUSS, EDWARD JAY JR | Mortgagee: THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND |
| 2 - STRAUSS, BRENDA ANN | |
| Locations: Parcel # | Municipality |
| 1 - 185.00-1,012.12,000. | HARFORD TOWNSHIP |

DEEDS

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| Information: | Consideration: \$1.00 |
| Grantor: WALSH, MICHAEL R | Grantee: WALSH, MICHAEL R |
| 2 - WALSH, MAUREEN E | |
| Locations: Parcel # | Municipality |
| 1 - 168.00-1,002.02,000. | HARFORD TOWNSHIP |
| Information: | Consideration: \$43,000.00 |
| Grantor: HARRIS, MICHAEL B | Grantee: RIVERS, KRISTOFER R |
| 2 - CIRBA, RICHARD J | 2 - RIVERS, ERIC A |
| Locations: | Parcel # Municipality |
| 1 - | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$151,810.00 |
| Grantor: KEMMERER, SHARON J | Grantee: CLARK, JOANN |
| Locations: Parcel # | Municipality |
| 1 - N/A | SPRINGVILLE TOWNSHIP |
| Information: INT 29 UNIT 37 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: TATUM, VIRGINIA H |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |

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| Information: INT 36 UNIT 37 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: LAU, SIMON |
| | 2 - HUANG, WENDY |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: INT 37 UNIT 43 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: BEAS, ERNEST |
| | 2 - BEAS, MARTHA |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: INT 51 UNIT 41 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: JONES, LENDEL |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: INT 51 UNIT 39 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: NEPPLE, ROBERT |
| | 2 - NEPPLE, DEBORAH |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: INT 41 UNIT 37, INT 42 UNIT 37 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: DOEUR, HENRY |
| | 2 - DOEUR, ERICA |
| | 3 - DOEUR, NATHALIE |
| | 4 - LEWIS, PHEAKDEY |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: | Consideration: \$233,000.00 |
| Grantor: PRESTYS, KAREN M | Grantee: HOGLE, KURT |
| 2 - PRESTYS, MICHAEL | 2 - HOGLE, REBECCA |
| Locations: Parcel # | Municipality |
| 1 - N/A | NEW MILFORD BOROUGH |
| Information: | Consideration: \$1.00 |
| Grantor: CISCO, DONNA L (NKA) | Grantee: YOUMANS, DONNA L |
| 2 - YOUMANS, DONNA L | |
| 3 - CISCO, WILLIAM B (ESTATE) | |
| 4 - CISCO, ALFRED B | |
| Locations: Parcel # | Municipality |
| 1 - 079.02-1.004.00.000. | MIDDLETOWN TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: YELENOVSKY, CHARLES (AKA) | Grantee: BOSSE, PAUL W |
| 2 - YELENOVSKY, CHARLES W | 2 - YELENOVSKY, CHARLES W |
| | 3 - BERKEFELD, SUE ANN |
| Locations: Parcel # | Municipality |
| 1 - N/A | SPRINGVILLE TOWNSHIP |
| Information: CORRECTIVE | Consideration: \$1.00 |
| Grantor: KNELL, BERNARD F | Grantee: KNELL, BERNARD F |
| 2 - KNELL, FRANCES E | 2 - KNELL, FRANCES E |
| Locations: Parcel # | Municipality |
| 1 - N/A | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$60,000.00 |
| Grantor: KARP, LINDA | Grantee: ADAMS, JEREMY |
| 2 - KARP, MICHAEL J | 2 - ADAMS, TAMMY |
| Locations: Parcel # | Municipality |
| 1 - 224.00-1.034.00.000. | LENOX TOWNSHIP |

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| Information: | Consideration: \$35,000.00 |
| Grantor: CONGDON, GREGORY | Grantee: GRAZIAZNO, WILLIAM |
| 2 - CONGDON, KIMBERLY ANN | 2 - GRAZIAZNO, MICHELLE |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: | Consideration: \$250,000.00 |
| Grantor: OLIVER, JOHN | Grantee: BURMAN, JOYCE A |
| 2 - OLIVER, TONIA L | |
| Locations: Parcel # | Municipality |
| 1 - N/A | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$180,000.00 |
| Grantor: FISH, EDWARD T (AKA) | Grantee: STRAW AND STREAM LLC |
| 2 - FISH, EDWARD | |
| Locations: Parcel # | Municipality |
| 1 - N/A | JESSUP TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: RICHER, CLAIRE E (TRUST) | Grantee: RICKER, MARK |
| Locations: Parcel # | Municipality |
| 1 - N/A | AUBURN TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: SHEVOKIS, DAVID P | Grantee: SHAMUS, LEONARD J |
| | 2 - POWLEY, STEPHEN E |
| Locations: Parcel # | Municipality |
| 1 - N/A | OAKLAND TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: STEPNIAK, WILLIAM W JR | Grantee: SAYLOR, LONI A |
| 2 - STEPNIAK, BEVERLY A | |
| Locations: Parcel # | Municipality |
| 1 - N/A | BROOKLYN TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: MOCNIAK, JOHN P | Grantee: ESHBAUGH, CURTIS L |
| 2 - MOCNIAK, LORI L | 2 - ESHBAUGH, PAMELA M |
| 3 - ESHBAUGH, CURTIS L | |
| 4 - ESHBAUGH, PAMELA M | |
| Locations: Parcel # | Municipality |
| 1 - N/A | APOLACON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: ESHBAUGH, CURTIS L | Grantee: MOCNIAK, JOHN P |
| 2 - ESHBAUGH, PAMELA M | 2 - MOCNIAK, LORI L |
| 3 - MOCNIAK, JOHN P | |
| 4 - MOCNIAK, LORI L | |
| Locations: Parcel # | Municipality |
| 1 - N/A | APOLACON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: BEAUMONT, DAVID L (TRUST BY TRUSTEE) | Grantee: BEAUMONT, DAVID L (REVOCABLE TRUST) |
| 2 - BEAUMONT, NADINE S (TRUST BY TRUSTEE) | 2 - BEAUMONT, NADINE S (REVOCABLE TRUST) |
| Locations: Parcel # | Municipality |
| 1 - N/A | RUSH TOWNSHIP |
| Information: | Consideration: \$120,000.00 |
| Grantor: BESSEY, PEGGY | Grantee: FOGLIETTA, ANGELO |
| Locations: Parcel # | Municipality |
| 1 - 032.00-2.034.00.000. | GREAT BEND TOWNSHIP |

Information:
 Grantor: GRIFFIS, RONALD EDWARD
 2 - GRIFFIS, ROBERTA JEAN
 Locations: Parcel #
 1 - 073.00-1.013.00.000.

Consideration: \$1.00
 Grantee: GRIFFIS, RONALD E (TRUST)
 2 - GRIFFIS, ROBERTA J (TRUST)
 Municipality
 OAKLAND TOWNSHIP

Information:
 Grantor: STRIEFSKY, PAUL
 2 - STRIEFSKY, LINDSEY
 Locations: Parcel #
 1 - 247.00-1.035.00.000.

Consideration: \$1.00
 Grantee: SCAVO, CLARE
 Municipality
 CLIFFORD TOWNSHIP

Information:
 Grantor: CARTER, NELSON E (AKA)
 2 - CARTER, NELSON
 3 - CARTER, VERONICA M
 Locations: Parcel #
 1 - N/A

Consideration: \$20,000.00
 Grantee: YODER, CALVIN
 Municipality
 GREAT BEND TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION

Susquehanna County LEGAL JOURNAL

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Honesdale, PA 18431
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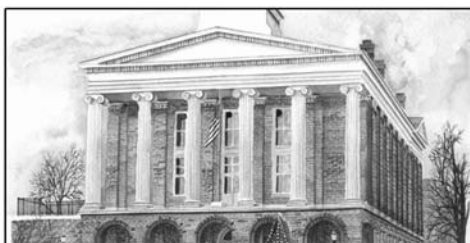
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