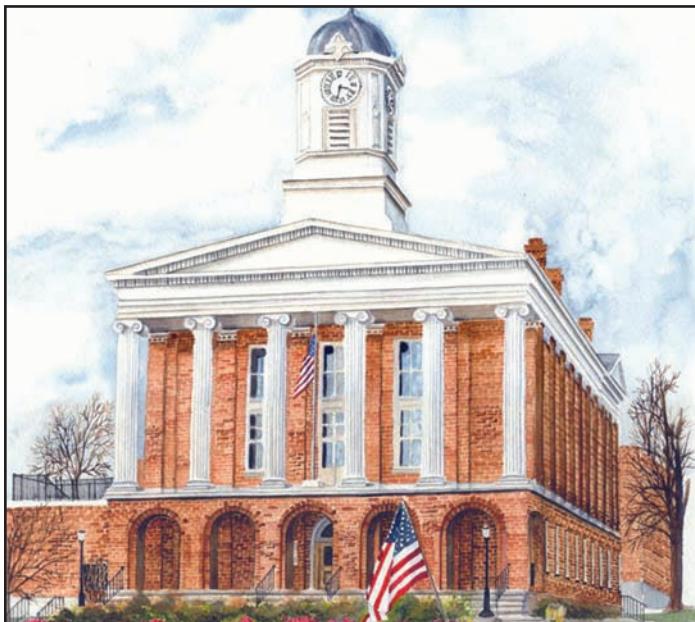


**OFFICIAL  
LEGAL JOURNAL  
OF SUSQUEHANNA COUNTY, PA**

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  
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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.*

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By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

### *Subscription Rates*

#### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

### *Judge of the Court of Common Pleas*

Jason J. Legg, *President Judge*  
Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

Jeffrey Hollister  
Jodi L. Cordner, Esq.  
Suzanne Brainard

### *Court Administrator*

Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

Robert Klein, Esq.

### *Prothonotary, Clerk of The Court*

Susan F. Eddleston

### *Chief Public Defender*

Linda LaBarbara, Esq.

### *Commissioners*

Alan M. Hall  
Elizabeth M. Arnold  
MaryAnn Warren

### *Treasurer*

Jason D. Miller

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

*Clerk of The Orphan's Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

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**

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

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

---

**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”).<sup>1</sup>
2. The parties own adjoining parcels of real property in Susquehanna County, Pennsylvania and have been neighbors for approximately five decades.<sup>2</sup>
  - 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

<sup>1</sup> 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.

<sup>2</sup> 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...." <sup>3</sup> (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

---

<sup>3</sup> 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.*

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## **LEGAL NOTICES**

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

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#### **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**

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#### **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**

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#### **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**

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#### **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**

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## 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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**7/15/2016 • 7/22/2016 • 7/29/2016**

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**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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**7/15/2016 • 7/22/2016 • 7/29/2016**

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**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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**7/15/2016 • 7/22/2016 • 7/29/2016**

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**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:

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sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**7/15/2016 • 7/22/2016 • 7/29/2016**

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**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 - 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.*

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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

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

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## DEEDS

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

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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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 # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 37 UNIT 43	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: BEAS, ERNEST 2 - BEAS, MARTHA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 51 UNIT 41	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: JONES, LENDEL
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 51 UNIT 39	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: NEPPLE, ROBERT 2 - NEPPLE, DEBORAH
Locations: Parcel # 1 - N/A	Municipality 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 # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$233.000.00
Grantor: PRESTYS, KAREN M 2 - PRESTYS, MICHAEL	Grantee: HOGLE, KURT 2 - HOGLE, REBECCA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: CISCO, DONNA L (NKA) 2 - YOUMANS, DONNA L 3 - CISCO, WILLIAM B (ESTATE) 4 - CISCO, ALFRED B	Grantee: YOUMANS, DONNA L
Locations: Parcel # 1 - 079.02-1.004.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: YELENOVSKY, CHARLES (AKA) 2 - YELENOVSKY, CHARLES W	Grantee: BOSSE, PAUL W 2 - YELENOVSKY, CHARLES W 3 - BERKEFELD, SUE ANN
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: KNELL, BERNARD F 2 - KNELL, FRANCES E	Grantee: KNELL, BERNARD F 2 - KNELL, FRANCES E
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$60.000.00
Grantor: KARP, LINDA 2 - KARP, MICHAEL J	Grantee: ADAMS, JEREMY 2 - ADAMS, TAMMY
Locations: Parcel # 1 - 224.00-1.034.00.000.	Municipality LENOX TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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Information:	Consideration: \$35.000.00
Grantor: CONGDON, GREGORY 2 - CONGDON, KIMBERLY ANN	Grantee: GRAZIAZNO, WILLIAM 2 - GRAZIAZNO, MICHELLE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$250.000.00
Grantor: OLIVER, JOHN 2 - OLIVER, TONIA L	Grantee: BURMAN, JOYCE A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$180.000.00
Grantor: FISH, EDWARD T (AKA) 2 - FISH, EDWARD	Grantee: STRAW AND STREAM LLC
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RICHER, CLAIRE E (TRUST)	Grantee: RICKER, MARK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHEVOKIS, DAVID P	Grantee: SHAMUS, LEONARD J 2 - POWLEY, STEPHEN E
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEPNIAK, WILLIAM W JR 2 - STEPNIAK, BEVERLY A	Grantee: SAYLOR, LONIA
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MOCNIAK, JOHN P 2 - MOCNIAK, LORI L 3 - ESHBAUGH, CURTIS L 4 - ESHBAUGH, PAMELA M	Grantee: ESHBAUGH, CURTIS L 2 - ESHBAUGH, PAMELA M
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ESHBAUGH, CURTIS L 2 - ESHBAUGH, PAMELA M 3 - MOCNIAK, JOHN P 4 - MOCNIAK, LORI L	Grantee: MOCNIAK, JOHN P 2 - MOCNIAK, LORI L
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEAUMONT, DAVID L (TRUST BY TRUSTEE) 2 - BEAUMONT, NADINE S (TRUST BY TRUSTEE)	Grantee: BEAUMONT, DAVID L (REVOCABLE TRUST) 2 - BEAUMONT, NADINE S (REVOCABLE TRUST)
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$120.000.00
Grantor: BESSEY, PEGGY	Grantee: FOGLIETTA, ANGELO
Locations: Parcel # 1 - 032.00-2.034.00.000.	Municipality GREAT BEND TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GRIFFIS, RONALD EDWARD 2 - GRIFFIS, ROBERTA JEAN	Grantee: GRIFFIS, RONALD E (TRUST) 2 - GRIFFIS, ROBERTA J (TRUST)
Locations: Parcel # 1 - 073.00-1.013.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STRIEFSKY, PAUL 2 - STRIEFSKY, LINDSEY	Grantee: SCAVO, CLARE
Locations: Parcel # 1 - 247.00-1.035.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$20.000.00
Grantor: CARTER, NELSON E (AKA) 2 - CARTER, NELSON 3 - CARTER, VERONICA M	Grantee: YODER, CALVIN
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
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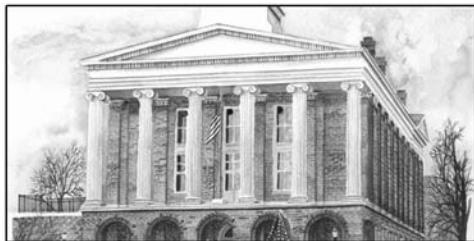
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