

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

34th Judicial District

Vol. 4 ★ February 14, 2020 ★ Montrose, PA ★ No. 46



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CASES REPORTED

Mary Jane Spolar and Gregory Spolar, Plaintiffs,

v.

Golub Corporation t/a Price Chopper Store No. 18 and Montrose Partners of Albany and Matt Holbrook t/a Holbrook Lawncare, 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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Publisher:
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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.

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Subscription Rates

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Subscription Year: March–February

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Kenneth W. Seamans, *Senior Judge*

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Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

COURT OPINION

No. 2017-758 C.P.

**Mary Jane Spolar and Gregory Spolar
Plaintiffs,**

v.

**Golub Corporation t/a Price Chopper Store No. 18 and
Montrose Partners of Albany and Matt Holbrook t/a Holbrook Lawncare
Defendants.**

Opinion continued from the February 7, 2020 issue

IV. Discussion

Defendants Montrose Partners, Holbrook, and Golub all contend that given the undisputed facts in the record, they are relieved from liability under the hills and ridges doctrine. The Plaintiffs contend that the hills and ridges doctrine is not applicable because it only applies to cases where the snow and ice complained of are the result of an entirely natural accumulation following a recent snow fall and not where there was a localized, isolated patch of ice and the conditions in the community were not generally slippery.

In Pennsylvania, the duty of care owed by a possessor of land regarding icy and snowy conditions is defined by the “hills and ridges” doctrine. Morin v. Traveler’s Rest Motel, Inc., 704 A.2d 1085, 1087 (Pa. Super. Ct. 1997). The hills and ridges doctrine is a long-standing legal principle that protects an owner of land from liability for generally slippery conditions resulting from ice and snow where the owner has not permitted the ice and snow to unreasonably accumulate in ridges or elevations. Harmotta v. Bender, 601 A.2d 837 (Pa. Super. Ct. 1992). The doctrine provides:

[A]n owner or occupier of land is not liable for general slippery conditions, for to require that one’s walks be always free of ice and snow would be to impose an impossible burden in view of the climatic conditions in this hemisphere.

Snow and ice upon a pavement create merely transient danger, and the only duty upon the property owner or tenant is to act within a reasonable time after notice to remove it when it is in a dangerous condition. Rinaldi v. Levine, 406 Pa. 74, 176 A.2d 623, 625 (1962).

Gilligan v. Villanova Univ., 116, 584 A.2d 1005, 1007 (Pa. Super. Ct. 1991). Where the hills and ridges doctrine applies, in order to have a cause of action for a fall due to snowy or icy conditions, a plaintiff must prove:

(1) that snow and ice had accumulated on the [parking lot] in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians travelling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall.

Id. The hills and ridges doctrine applies to both public and private spaces. Wentz v. Pennswood Apartments, 518 A.2d 314, 316 (Pa. Super. Ct. 1986).

Nevertheless, there are exceptions to the hills and ridges doctrine. Proof of hills and ridges is not required when the hazard is not the result of a general slippery condition prevailing in the community but due to a localized patch of ice. Bacsick v. Barnes, 341 A.2d 157, 160 (Pa. Super. Ct. 1975)(holding that hills and ridges doctrine not applicable where plaintiff fell on snowbank artificially created by snow plowing following the occurrence of snow storm two days previously)(citing Rinaldi v. Levine, 176 A.2d 623, 625 (Pa. 1962); Tonik v. Apex Garages, Inc., 275 A.2d 296 (Pa. 1971)(finding that no proof of hills and ridges required where plaintiff slipped on ice-filled crack on otherwise ice-free sidewalk in absence of any recent precipitation); Mahoney Area School District v. Budwash, 604 A.2d 1156, 1158 (Pa. Commw. Ct. 1992)(finding that where there had been no precipitation for two days prior to plaintiff's fall on ice and where only patches of ice and snow were found to exist, doctrine of hills and ridges may not have been applicable as "generally slippery conditions were not prevailing in the community"); see also Williams v. Shultz, 240 A.2d 812, 814 (Pa. 1968)(holding that "proof of hills and ridges is necessary only when it appears that the accident occurred at a time when general slippery conditions prevailed in the community as a result of recent precipitation"). Proof of hills and ridges is also not required in situations where an icy condition is caused by the defendant's neglect, such as where a city maintains a defective hydrant, water pipe, drain, or spigot which drips water causing icy patches, or through human intervention (e.g. shoveling or plowing). Ward v. Pittsburgh, 44 A.2d 553 (Pa. 1945); Bacsick, 341 A.2d at 160.

The Holbrooks testified that there had been precipitation the night before Spolar's fall. Spolar herself provided testimony that on the day of her fall, February 17th, a wintry mix occurred around 6:30 a.m. at her home 8 miles from Montrose and she had observed ice near her vehicle prior to her departure. Furthermore, the Holbrooks provided evidence that the conditions on February 17, 2016 subsequent to Plaintiff's fall required them to treat the parking lots of not just Price Chopper but several other businesses as well. Therefore, it is undisputed that a general slippery condition was prevailing in the community at the time of Spolar's slip and fall in the Price Chopper Parking lot. The hills and ridges doctrine is applicable in this case.

In order to overcome the hills and ridges doctrine, Spolar must establish all three elements under the hills and ridges doctrine, including the first element – "that snow and ice had accumulated on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians travelling thereon."

As to this first element, the Superior Court's decision in Morin is instructive. In that case, the plaintiff slipped and fell on a thin sheet of ice in the defendant's parking lot. It was undisputed that freezing precipitation had fallen the night before and continued into the morning hours prior to the slip and fall and the plaintiff had admitted that "the entire parking lot was covered with a thin glaze of ice." Morin, 704 A.2d at 1088. The Superior Court affirmed the grant of summary judgment in favor of the landowner after determining that the hills and ridges doctrine barred the plaintiff's claim where the plaintiff had conceded that the parking lot was covered in ice and where she failed to offer any evidence that there were hills and ridges in the ice. Id.; see also Wilson v. Howard Johnson Restaurant, 219 A.2d 676, 677-78 (Pa. 1966)(finding that where plaintiff slipped on a sheet of smooth ice in restaurant parking lot, restaurant was not liable under hills and ridges doctrine; plaintiff's own testimony established "that the cause of his fall was wet, slippery ice, devoid of any obstructions or ridges or elevations allowed to remain for an unreasonable length of time")⁴; Alexander v. City of Meadville, 61 A.3d 218, 225 (Pa. Super. Ct. 2012)(affirming grant of summary judgment where plaintiff "fell on freshly fallen snow over a smooth patch of ice due to winter conditions which permeated the community – not on a hilly or ridged icy accumulation"); Rozell v. Becker Associates, Inc., 73 Pa. D. & C. 474, 481 (Pa. Com. Pl. 2005)(granting summary judgment in favor of defendant where plaintiff failed to proffer evidence of hills and ridges in ice but instead testified ice was a "smooth glaze").

Spolar admitted that at the time of her fall, the parking lot looked "wet" and that the ice was clear and smooth. She stated that it extended beyond her parking space into the parking spaces adjacent to her. Banas described the ice in the parking lot as "black ice" which was smooth – not rough. April Holbrook testified that the ice was throughout the parking lot when she and her husband returned after Spolar fell. No evidence was offered describing the ice as having hills and ridges.⁵ Thus, Spolar has failed to proffer any evidence of hills and ridges in the ice, a prerequisite in order to overcome the hills and ridges doctrine. Furthermore, it is undisputed that ice was present throughout the parking lot and therefore, Spolar did not fall on "an isolated patch of ice." See Liggett v.

4 In Wilson, the Supreme Court explained that

Snow and ice upon a pavement create merely transient danger and the only duty upon the property owner or tenant is to act within a reasonable time after notice to remove it when it is in a dangerous condition. See Philadelphia v. Bergdoll, 252 Pa. 545, 551, 97 A. 736; Goodman v. Corn Exchange National Bank & Trust Co. et al., [200 A. 642, 643 (Pa. 1938)]. There is no liability created by a general slippery condition on sidewalks. It must appear that there were dangerous conditions due to ridges or elevations which were allowed to remain for an unreasonable length of time, or were created by defendant's antecedent negligence.

219 A.2d at 678 (quoting Whitton v. H. A. Gable Co., 200 A. 644, 645 (Pa. 1938)).

5 Spolar did mention that the ice in the parking spots below her had what looked like frost such that she could see tire tracks in the ice. While tire track impressions in the ice in the lower parking spaces might be bumpy or somewhat ridged, Polar described the ice that she fell on as clear and smooth – without any bumps or ridges. Thus, the ice Spolar fell on was devoid of any obstructions or ridges indicating there was an accumulation necessary to overcome the hills and ridges doctrine.

Pennsylvania's Northern Lights Shoppers City Inc., 75 Pa. D. & C.4th 322, 329 (Pa. Com. Pl. 2005)(finding hills and ridges inapplicable where isolated patch of ice resulted from melting and freezing of plowed area).⁶ Spolar has failed to point to any facts which would establish that ice had accumulated on the parking lot in ridges or elevations such that she can satisfy the first element in order to overcome the hills and ridges doctrine.⁷

V. Conclusion

Given the undisputed evidence that icy conditions were generally prevalent in Montrose at the time of the fall and the undisputed evidence that the ice which caused Spolar to fall was smooth without hills and ridges, Spolar's claim is barred by the hills and ridges doctrine. Defendants are entitled to summary judgment in their favor.⁸



⁶ Liggett is likewise analogous to the present case as it involved a parking lot for a shopping plaza. The parking lot had been plowed and salted after a snow storm but the plaintiff slipped and fell on an isolated patch of ice. The plaintiff's expert opined that the patch was not the result of natural accumulation; rather, the patch of ice resulted from melting of the salted snow coupled with automobile traffic and diminution of salt compounds on the parking lot area. *Id.* at 327. Thus, the "patch of ice" in Liggett had an explanation other than natural accumulation. Plaintiff cites to another Common Pleas case for the proposition that hills and ridges does not apply where the ice patch is the result of human interference. In Byerley v. Bethlehem Properties Holding Company, LP, 2016 WL 4211445 (Pa. Com. Pleas 2016), the plaintiff fell on black ice while getting out of her car after she parked her vehicle in a restaurant parking lot – similar circumstances as in the instant case. However, in Byerley, defendants' deposed witnesses raised a question as to whether the black ice was caused by the natural accumulation of snow or was the result of the defendants' snow removal process. In this case, Plaintiffs have provided no other explanation for the patch of ice aside from natural accumulation. For these reasons, the hills and ridges doctrine applies.

⁷ Given that Spolar cannot satisfy the first element needed to overcome the hills and ridges doctrine, we need not address whether or not the record contains sufficient evidence to satisfy the second and third elements. Nevertheless, the court notes that the defendants provided undisputed evidence that as soon as Banas was notified of the icy conditions, he phoned Holbrook who then returned to the Price Chopper parking lot and subsequently remedied the icy conditions by salting the parking lot. Spolar did not present evidence that defendants had permitted snow and ice to accumulate over a period of time, or that they had created an unnatural accumulation. "Snow and ice upon a pavement create merely transient danger, and the only duty upon the property owner or tenant is to act within a reasonable time after notice to remove it when it is in a dangerous condition." Gilligan, 584 A.2d at 1007.

⁸ Because the court is granting defendants' motions for summary judgment based on the hills and ridges doctrine, we need not address Montrose Partners and Holbrook's reliance upon Carrender v. Fitterer, 469 A.2d 120 (Pa. 1983.)

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.

ESTATE NOTICE

In the Estate of **Alfred Leroy Aldrich, Jr., a/k/a Leroy Aldrich, a/k/a Alfred Leroy Aldrich, a/k/a A. Leroy Aldrich** late of the Township of **Bridgewater**, 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:

Kimberly M. Travis,
Co-Executor
10775 N. Weston Road
Montrose, PA 18801

and

Scott L. Aldrich
Co-Executor
10854 N. Weston Road

Montrose, PA 18801

or

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

2/14/2020 • 2/21/2020 • 2/28/2020

ADMINISTRATRIX NOTICE

Estate of Chester Thomas
Chilewski, Jr. AKA C. Thomas
Chilewski, Jr. AKA Thomas
Chilewski
Late of Oakland
ADMINISTRATRIX
Stephanie Chilewski
2400 Lakeview Drive
Clarks Summit, PA 18411
ATTORNEY
Zachary D. Morahan
21-23 Public Avenue
Montrose, PA 18801

2/14/2020 • 2/21/2020 • 2/28/2020

ESTATE NOTICE

In the Estate of Joanne Catherine Rose, aka Joanne C. Rose, aka Joanne Rose, late of the Township of Bridgewater, 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:

Amanda Kemp
61 Tiffany Drive
Montrose, PA 18801

and

Zackery L. Cabisca
472 Scott Road
Montrose, PA 18801

or

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

2/7/2020 • 2/14/2020 • 2/21/2020

ESTATE NOTICE

Estate of Douglas P. Pascoe, deceased, of 2049 State Route 2009, Hop Bottom, Susquehanna County, Pennsylvania, who died January 8, 2020.

Letters Testamentary have been granted to Meghan Casselbury, Executrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Meghan Casselbury
c/o Francis X. O'Connor, Esquire

PO Box 591, 236 Main Street
Great Bend, PA 18821
(570) 879-2534

2/7/2020 • 2/14/2020 • 2/21/2020

ADMINISTRATRIX NOTICE

Estate of Rachel Montgomery Upright
Late of New Milford
ADMINISTRATRIX
Susan L. English
21-23 Public Ave.
Montrose, PA 18801
ATTORNEY
Susan L. English
21-23 Public Ave.
Montrose, PA 18801

2/7/2020 • 2/14/2020 • 2/21/2020

EXECUTRIX NOTICE

Estate of Grace P. Harvey AKA Grace Harvey
Late of Bridgewater Township
EXECUTRIX
Jeannette Castrogiovanni
8765 Forest Lake Road
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly, Esq.
50 Public Avenue
Montrose, PA 18801

2/7/2020 • 2/14/2020 • 2/21/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the **ESTATE OF PATRICIA A. KONSUR**, late, of the Town of Binghamton, New York, who died

on the 22nd day of November, 2019, to Deborah J Palilonis, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Deborah J Palilonis or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, New York 13850.

1/31/2020 • 2/7/2020 • 2/14/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration c.t.a in the Estate of Raymond F. Detweiler, late of Forest Lake Township, Susquehanna County, Montrose, Pennsylvania (died August 26, 2019), having been granted to the undersigned, all persons indebted to said estate are required to make immediate payment, and those having all claims will present them without delay to:

Beverly Doneker, Administratrix
c/o Mateya Law Firm, P.C.
Mark A. Mateya, Esq.
55 W. Church Avenue
Carlisle, PA 17013
(717) 241-6500

1/31/2020 • 2/7/2020 • 2/14/2020



ESTATE NOTICE

Estate of Phillip Thomas Mursch, Deceased. Late of Forest City, Susquehanna County, PA. D.O.D. 11/1/19. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Laura Mursch, Administratrix, 48 Cacoosing Ave., Sinking Spring, PA 19608. Or to her Atty.: Sean D. Curran, Curran Estate Law., 222 N. Kenhorst Blvd., Reading, PA 19607.

1/31/2020 • 2/7/2020 • 2/14/2020

OTHER NOTICES

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT ARTICLES OF INCORPORATION WERE FILED WITH THE DEPARTMENT OF STATE OF THE COMMONWEALTH OF PENNSYLVANIA, ON FEBRUARY 3, 2020 WITH RESPECT TO A PENNSYLVANIA CORPORATION, JHA CONSTRUCTION, INC., WHICH HAS BEEN INCORPORATED UNDER THE PENNSYLVANIA BUSINESS CORPORATION LAW OF 1988.

2/14/2020

NOTICE

PRIVATE SALE OF REAL ESTATE IN SUSQUEHANNA COUNTY PREVIOUSLY EXPOSED TO PUBLIC SALE BY THE SUSQUEHANNA COUNTY TAX CLAIM BUREAU AND NOT SOLD BECAUSE THE UPSET PRICE WAS NOT BID.

NOTICE is hereby given that the Susquehanna County Tax Claim Bureau will expose to private sale property situate at 337 Shaughnessy Road, Little Meadows Borough, Parcel #021.06-1,003.00,000, Control # 28-0-017726, assessed in the names of HOWELL, EDRIC & THERESA G. The property will be sold free and clear of all tax claims and tax judgments.

The corporate authorities of any taxing district having any tax claims or tax judgments against the property which is to be sold, the owner, an interested party, or a person interested in purchasing the property may, if not satisfied that the sale price indicated herein is sufficient, within forty-five (45) days after notice of the proposed sale, may petition the Court of Common Pleas of Susquehanna County to disapprove the sale.

The sale of the said property will be held April 14, 2020 at the hour of 10:00 A.M., at the Tax Claim Bureau office, Susquehanna County Courthouse, Montrose, Pennsylvania. The sale price of the property is \$12,779.63.

Jason D. Miller, Director
Susquehanna County Tax Claim
Bureau

2/14/2020 • 2/21/2020

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 MARCH 24, 2020

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

03/24/2020 09:00 AM

Writ of Execution No.:

2019-1450 CP

PROPERTY ADDRESS: 11064 State Route 167 f/k/a RR #1 Box 177, Montrose, PA 18801

LOCATION: Bridgewater Township Tax ID #: 125.04-1,025.00,000

IMPROVEMENTS: ONE - 1 ~ story wood framed dwelling ONE - 18' x 20' wood framed garage

DEFENDANTS: Margaret A. Sickler, In Her Capacity as Known Heir of Ann E. Birtch; Maurice L. Birtch, In His Capacity as Known Heir of Ann E. Birtch; Darlene E. Hollister, In Her Capacity as Known Heir of Ann E. Birtch; Unknown Heirs, successors, Assigns and All Persons, Firms or

Associations Claiming Right, Title or Interest From or Under Ann E. Birtch

ATTORNEY FOR PLAINTIFF:

Robert Crawley, Esq.

(855) 225-6906

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

1/31/2020 • 2/7/2020 • 2/14/2020

SHERIFF'S SALE MORTGAGE FORECLOSURE MARCH 24, 2020

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

03/24/2020 10:00 AM

Writ of Execution No.:
2019-1407 CP

PROPERTY ADDRESS: 1406 Liberty Park Rd. f/k/a RR 1 Box 1785, Liberty Township, a/k/a Hallstead, PA 18822

LOCATION: Liberty Township
Tax ID #: 048.00-1,044.00,000

IMPROVEMENTS: ONE – 1 1/3 story wood framed dwelling

DEFENDANTS: Mary Conklin as believed Heir and/or Administrator to the Estate of Mary G. Fowler a/k/a Mary Fowler and Robert A. Fowler, Tina Henry, as believed Heir and/or Administrator to the Estate of Mary G. Fowler a/k/a Mary Fowler and Robert A. Fowler, Unknown Heirs and/or Administrators of the Estate of Mary G. Fowler a/k/a Mary



Fowler, Unknown Heirs and/or
Administrators of the Estate of
Robert A. Fowler
ATTORNEY FOR PLAINTIFF:
Emmanuel J. Argentieri, Esq.
(856) 384-1515

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

1/31/2020 • 2/7/2020 • 2/14/2020

MORTGAGES AND DEEDS

RECORDED FROM JANUARY 28, 2020 TO FEBRUARY 5, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$64,306.00
Mortgagor: CARVIN, ROBERT E 2 - CARVIN, VALERIE A	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.10-2.009.00.000.	Municipality OAKLAND BOROUGH
Information: CORRECTIVE	Consideration: \$172,000.00
Mortgagor: RUPP, DONALD J 2 - RUPP, ERIN M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 266.01-1,031.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: CROWELL, JOHN 2 - THORN, MARY JO	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 133.00-2,031.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: WILBER, ADAM D 2 - WILBER, LINDSEY R	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: WATTS, RYAN LIAM	Mortgagee: NFM INC (DBA) 2 - NFM LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 095.00-1,013.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: MALESKI, DENISE 2 - MALESKI, PAUL R	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - 045.00-1,050.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$27,200.00
Mortgagor: LANE, KEITH A 2 - DODD-LANE, KAREN A (AKA) 3 - LANE, KAREN A DODD	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 107.00-2,015.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: BOGNATZ, MARGARET	Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 267.00-1,011.00.000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$1,500,000.00
Mortgagor: HINDS OIL CO INC (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HINDS OIL COMPANY INC	
Locations: Parcel #	Municipality
1 - 054.11-4,011.00,000.	SUSQUEHANNA
2 - 054.11-4,011.00,000.	SUSQUEHANNA 2W
3 - 124.17-3,007.00,000.	MONTROSE 2W
Information:	Consideration: \$342,000.00
Mortgagor: COMPTON, JAMES A SR	Mortgagee: PS BANK
2 - COMPTON, FRANCES K	
Locations: Parcel #	Municipality
1 - 207.00-1,027.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$71,900.00
Mortgagor: MCCORMACK, LINDA S	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 054.10-1,031.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: MCDONALD, NANCY	Mortgagee: STRONG HOME MORTGAGE LLC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 135.05-1,031.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1,837,000.00
Mortgagor: BEAR SWAMP HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 075.00-1,005.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: HARASYMCZUK, JAMES R	Mortgagee: HORIZONS FEDERAL CREDIT UNION
2 - HARASYMCZUK, MARY LOUISE	
Locations: Parcel #	Municipality
1 - 026.00-2,046.00,000.	SILVER LAKE TOWNSHIP
Information: MTG 1	Consideration: \$74,250.00
Mortgagor: FRANTZ PROPERTIES LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: MTG 2	Consideration: \$75,000.00
Mortgagor: FRANTZ PROPERTIES LLC	Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
2 - A&E TIRE & AUTO SERVICE CENTER	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$158,400.00
Mortgagor: JONES, FRED ROBERT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JONES, JENNIFER JEAN	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 266.12-1,038.00,000. CLIFFORD TOWNSHIP	
Information:	Consideration: \$92,400.00
Mortgagor: ESGRO, DESIREE	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 161.08-1,030.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$60,000.00
Mortgagor: BIESECKER, ELAINE 2 - BIESECKER, RALPH	Mortgagee: FIRST CREDIT UNION OF SCRANTON
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$356,000.00
Mortgagor: HILLIS, MICHAEL W 2 - HILLIS, JENNIFER A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MERCHANTS BANK OF BANGOR
Locations: Parcel # 1 - 209.00-1,035.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$110,000.00
Mortgagor: TRUMAN, KENNETH J 2 - TRUMAN, SANDI L	Mortgagee: NEWREZ LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 199.00-1,030.01,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$121,000.00
Mortgagor: MCANDREW, JEFFREY	Mortgagee: PNC BANK
Locations: Parcel # 1 - 263.00-1,168.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: HENRY, ANDREW J 2 - HENRY, GEORGIA M	Mortgagee: PS BANK
Locations: Parcel # 1 - 198.00-1,007.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,950.00
Mortgagor: LEICHLITER, RUSSELL E 2 - LEICHLITER, RUTH H	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 213.00-1,037.01,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$176,022.00
Mortgagor: AYERS, TAMMY I 2 - AYERS, DAVID B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 241.00-1,008.00,000.	Municipality LATHROP TOWNSHIP

DEEDS

Information:	Consideration: \$36,250.00
Grantor: STALEY, BRIAN T 2 - STALEY, JENNY	Grantee: CELLI, ROBERT A
Locations: Parcel # 1 - 208.00-2,034.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1,00
Grantor: MAMBAUER, RUSSELL Y 2 - MAMBAUER, RUTH E	Grantee: MAMBAUER, RUSSELL Y 2 - MAMBAUER, RUTH E 3 - MUMBAUER, PAUL D 4 - MILLAR, BONNY M
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BUTCHER FAMILY TRUST	Grantee: BUTCHER, VINCENT S
Locations: Parcel # 1 - 196.00-2,026.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTCHER FAMILY TRUST	Grantee: BUTCHER, VINCENT S
Locations: Parcel # 1 - 196.00-2,027.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: CHAFFEE, ALAN L 2 - GREEN, CYNTHIA K 3 - CHAFFEE, SCOTT D 4 - BUCK, IRVING L 5 - BUCK, GIRDON E	Grantee: FLOOD PLAIN ROD & GUN CLUB INC
Locations: Parcel # 1 - 077.00-2,009.00,000.	Municipality THOMPSON TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: SMITH, KENNETH E SR	Grantee: BLACHEK, ERIC R
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: BLACHEK, ERIC R	Grantee: WILBER, ADAM D 2 - WILBER, LINDSEY R
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: HUBAL, ROBERT W (ESTATE)	Grantee: WATTS, RYAN LIAM
Locations: Parcel # 1 - 095.00-1,013.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: BARON & BARON LLC	Grantee: SCUTARO, MICHAEL S
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH
Information:	Consideration: \$130,000.00
Grantor: EVERITT, REUBEN G 2 - EVERITT, ELIZABETH A	Grantee: MORONSKI, JAMES S 2 - MORONSKI, APRIL K
Locations: Parcel # 1 - 065.00-1,038.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: WHEELER, DOLORES	Grantee: CRUZ-BREWER, APRIL (AKA) 2 - BREWER, APRIL CRUZ
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: ROMAN, MARGARET 2 - ROMAN, KENNETH G SR	Grantee: LANE, KEITH A 2 - DODD-LANE, KAREN A (AKA) 3 - LANE, KAREN A DODD
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OBELENUS, EARL WILLIAM 2 - OBELENUS, MARY ANN	Grantee: OBELENUS, JASON 2 - BLAUSER, LAURA ANN OBELENUS
Locations: Parcel # 1 - N/A	Municipality FOREST CITY

Information:	Consideration: \$100,630.00
Grantor: SAVERY, AVERIL I (TRUST)	Grantee: JCR GRANDS LLC
Locations: Parcel # 1 - 214.00-1,018.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1,900.00
Grantor: TIFFANY, ALICE (BY TAX CLAIM BUREAU)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.15-1,014.00,000. 2 - 054.15-1,014.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$9,100.00
Grantor: STEWART, JONATHAN (BY TAX CLAIM BUREAU)	Grantee: BIGLIN, SHARLENE
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	2 - BIGLIN, DANIEL
Locations: Parcel # 1 - 266.01-1,056.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$2,200.00
Grantor: DYMOND, JACK FLOYD (BY TAX CLAIM BUREAU)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.16-2,061.00,000. 2 - 054.16-2,061.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$658.49
Grantor: TIFFANY, ALICE (BY TAX CLAIM)	Grantee: PLENARY APPELLACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 146.00-3,005.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$2,600.00
Grantor: RHINEBECK, LISA Y (BY TAX CLAIM)	Grantee: HOLLERAN, CATHERINE
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.11-2,074.00,000. 2 - 054.11-2,074.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$8,000.00
Grantor: THOMPSON, KIMBERLY (BY TAX CLAIM)	Grantee: REGINAS ESTATES LLC
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.15-1,010.00,000. 2 - 054.15-1,010.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$1,506.36
Grantor: BALLARD, CECIL (BY TAX CLAIM)	Grantee: DRAKE, DAVID JR
2 - BALLARD, ALICE (BY TAX CLAIM)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.14-2,017.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$2,102.47
Grantor: THOMAS, ALVIN W (BY TAX CLAIM)	Grantee: HOLDER, LARRY A
2 - THOMAS, ROBIN R (BY TAX CLAIM)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.10-1,073.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$844.59
Grantor: HOOPES, ETHEL (BY TAX CLAIM)	Grantee: ARTHUR, DOUGLAS
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel # 1 - 054.10-2,012.00,000.	Municipality OAKLAND BOROUGH

Information:	Consideration: \$3,600.00
Grantor: STEWART, WILLIAM (BY TAX CLAIM) 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: TRIVETT, SHANNON 2 - COTTON, KENNETH SR
Locations: Parcel # 1 - 268.07-6,051.00.000.	Municipality FOREST CITY
Information:	Consideration: \$1,925.37
Grantor: DEGMA, ROSE MARIE (BY TAX CLAIM) 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: DRAKE, MATTHEW
Locations: Parcel # 1 - 268.07-6,038.00.000.	Municipality FOREST CITY
Information:	Consideration: \$676.39
Grantor: TIFFANY, ALICE (BY TAX CLAIM) 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: PLENARY APPELLACHIA LP
Locations: Parcel # 1 - 054.15-1,017.00.000. 2 - 054.15-1,017.00.000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$1,600.00
Grantor: JO HILL LEE KENNELS INC (BY TAX CLAIM) 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: PETROSKI, THOMAS
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$79,900.00
Grantor: NAPOLITANO, LOUIS F (ESTATE)	Grantee: MCCORMACK, LINDA
Locations: Parcel # 1 - 054.10-1,031.00.000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$375,000.00
Grantor: JENKINS, SUZANNE	Grantee: MCDONALD, NANCY
Locations: Parcel # 1 - 135.05-1,031.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ENGLISH, WILLIAM J (ESTATE AKA) 2 - ENGLISH, WILLIAM JAMES SR (ESTATE)	Grantee: ENGLISH, JUANITA G
Locations: Parcel # 1 - 231.00-1,007.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: VANTASSEL, ERIC A 2 - VANTASSEL, RACHAEL A	Grantee: FOREST LAKE BAPTIST CHURCH
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: VALENTINE, FRANCIS (ESTATE AKA) 2 - VALENTINE, FRANK (ESTATE)	Grantee: MASON, DARIN J 2 - MASON, VICKY
Locations: Parcel # 1 - 225.00-1,031.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: FLORANCE, JOHNNIE A 2 - FLORANCE, MARSHA D	Grantee: FRANTZ PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: HERMAN, STEVEN R (ESTATE)	Grantee: HERMAN, CHRISTOPHER S
Locations: Parcel # 1 - 222.10-1,046.00.000.	Municipality HOP BOTTOM BOROUGH

Information:	Consideration: \$1.00
Grantor: STETSON, MICHELLE M	Grantee: STETSON, MICHELLE M 2 - STETSON, JESSICA L 3 - STETSON, MORGAN
Locations: Parcel # 1 - N/A	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$1.00
Grantor: STETSON, MICHELLE M	Grantee: STETSON, MICHELLE M 2 - STETSON, JESSICA L 3 - STETSON, MORGAN
Locations: Parcel # 1 - N/A	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$265,000.00
Grantor: FERREL, MATTHEW	Grantee: GIBSON, GARY A 2 - GIBSON, CATHERINE J
Locations: Parcel # 1 - 190.04-1,016.31,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$8,000.00
Grantor: WH SERVICES INC	Grantee: VISION INTERNATIONAL ALLIANCE LLC
Locations: Parcel # 1 - 054.11-5,008.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$248,000.00
Grantor: TOMAINE, PAUL	Grantee: JONES, FRED ROBERT 2 - JONES, JENNIFER JEAN
Locations: Parcel # 1 - 266.12-1,038.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$58,000.00
Grantor: CITIMORTGAGE INC (SBM) 2 - CITIFINANCIAL MORTGAGE COMPANY INC	Grantee: GENTILE, WILLIAM 2 - GENTILE, BARBARA
Locations: Parcel # 1 - 266.01-1,024.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$115,500.00
Grantor: COLE, CHRISTOPHER L	Grantee: ESGRO, DESIREE
Locations: Parcel # 1 - 161.08-1,030.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: WARRINER, CHRISTOPHER P 2 - WARRINER, KRISTINE A	Grantee: LEICHLITER, DANIEL N
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NUNEMACHER, DWIGHT A 2 - NUNEMACHER, JUDI (AKA) 3 - NUNEMACHER, JUDY 4 - NUNEMACHER, DWIGHT C 5 - NUNEMACHER, JOAN E	Grantee: OLIVER, DENNIS E 2 - OLIVER, CONNIE B
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VILLAGE CAPITAL & INVESTMENT LLC	Grantee: SECRETARY OF HOUSING AND URBAN DEVELOPMENT 2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT (AKA)
Locations: Parcel # 1 - 005.04-1,006.00,000.	Municipality CHOCONUT TOWNSHIP

Information:	Consideration: \$1.00
Grantor: TURNER, MORGAN J (ESTATE)	Grantee: TURNER, MICHAEL W
Locations: Parcel #	Municipality
1 - N/A	<u>BROOKLYN TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: JOHNSON, BRIDGET L (NBM)	Grantee: KELLY, BRIAN J
2 - KELLY, BRIDGET L	
Locations: Parcel #	Municipality
1 - N/A	<u>RUSH TOWNSHIP</u>
Information:	Consideration: \$73,900.00
Grantor: DARLING, EDWARD S	Grantee: LANGDON GROUP LLC
2 - WILDONER, CATHY	2 - MOUNTAIN STONE LLC
Locations: Parcel #	Municipality
1 - 234.00-1,008.00,000.	<u>AUBURN TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: LJW HOLDINGS INC	Grantee: WILKERSON, L JOHN (TRUST)
Locations: Parcel #	Municipality
1 - N/A	<u>FOREST LAKE TOWNSHIP</u>



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