

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ September 2, 2016 ★ Montrose, PA ★ No. 22



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CASES REPORTED

Joseph Bowen, Plaintiff,
v.
Louise Noble, Glenn F. Keifer, Jr., Mary Ann Davies, Celiia Wozniak,
Walter Keeney and Ann Keeney, 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:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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susqco.com

Submit advertisements to
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The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Subscription Rates

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Subscription Year: March–February

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

COURT OPINION

Case No. 2011 - 375 C.P.

Joseph Bowen, Plaintiff,

v.

**Louise Noble, Glenn F. Keifer, Jr., Mary Ann Davies, Celiia Wozniak,
Walter Keeney and Ann Keeney, Defendants**

Opinion continued from the August 26, 2016 issue

c. Margarite v. Ewald

Defendants' rely primarily (and understandably) upon Margarite v. Ewald, 381 A.2d 480 (Pa. Super. Ct. 1977).¹⁰ In that case, the deed in question conveyed real property to "John Ewald and Mary B. Ewald his wife and Joseph Ewald [their son] . . . as tenants in common with right of survivorship." Id. at 481. Thereafter, Mary B. Ewald died intestate and was survived by her husband John Ewald and a son from a previous marriage, Mario Margarite. Id. Thereafter, John Ewald died and left his entire estate to his brother, George Ewald. Id. Mario Margarite filed a declaratory judgment against Joseph Ewald (the sole surviving tenant under the original deed) and George Ewald (the testate heir of John Ewald) to determine if Mario Margarite was entitled to his mother's interest in the jointly owned real property. Id. The trial court determined that the property was held as tenants in common with each party having a one-third interest. Id. As a result, the lower court determined that Mario Margarite, as the intestate heir of Mary Ewald, had a one-sixth interest in the real property. Id.

On appeal, the Superior Court noted that the deed was "patently contradictory" as a "'right of survivorship' is not associated with a 'tenancy in common.'" Id. As such, the Superior Court determined that the deed created a "legal impossibility." Id. The Superior Court, however, noted that a conveyance to a husband and wife is presumed to be a tenancy by the entireties. Id. After reviewing the deed, the Superior Court determined that John Ewald and Mary Ewald held their interest in the real property as tenants by the entireties, and that upon the death of Mary Ewald, her interest in the real property passed to her husband, John Ewald. Id. at 482-83.

Upon determining the existence of a tenancy by the entireties between John and Mary Ewald, the case was resolved as Mario Margarite could not claim any interest in the real property because his mother's share passed to John Ewald by operation of law upon her death. The Superior Court went further to conclude that the language in the

¹⁰ In this Court's June 8, 2011 Order granting defendants' preliminary objections, this Court also relied solely upon Margarite for the proposition that the language in the 1961 deed created a tenancy in common. See Bowen v. Noble, No. 2011-375 C.P., slip op. (Comm. Pl. June 8, 2011). In reversing this Court's reliance upon Margarite, the Superior Court never discussed, cited or even referenced the Margarite decision. After reviewing the case law, this Court believes that the Superior Court specifically omitted any reference to Margarite because it has no applicability to this case.

deed created a tenancy by the entireties as between John and Mary Ewald as to a one-half interest in the real property to be held in common with the one-half interest held by Joseph Ewald. Id. at 483. In particular, the Superior Court opined as follows:

In order to engraft the right of survivorship on a co-tenancy which might otherwise be a tenancy in common, the intent to do so must be expressed with sufficient clarity to overcome the statutory presumption that survivorship was not intended. We see no reason why the rule should be different where, as in this case, the interest in the land are held between a married couple who hold by the entireties and a third person. The intent to create a right of survivorship was not sufficiently expressed in the deed. A tenancy in common was thus created between the husband and wife and Joseph Ewald.

Id. (citation omitted).¹¹

This portion of the Margarite decision was relied upon by this Court in granting defendants' preliminary objections. In reversing that decision, the Pennsylvania Superior Court never even cited to the Margarite decision. Instead, the Superior Court emphasized that the language in the 1961 deed indicated that it was never intended that anyone other than the three brothers obtain the real property. The Superior Court also noted that the 1961 deed language suggested "that Ms. Bowen intended the farm ownership to be determined by survivorship between her sons." Bowen v. Noble, 1179 MDA 2011, slip op, at 8 (Pa. Super. Ct. Mar. 6, 2012). Significantly, the Superior Court focused upon the Supreme Court decision in Zomisky and never discussed, cited or even referenced the Superior Court decision in Margarite. While defendants contend that the Superior Court's reversal reflected the procedural nature of the case, any plain reading of that memorandum opinion demonstrates that the Superior Court considered Ms. Bowen's use of the term "with right of survivorship" to be significant language that could not easily be ignored without undermining Ms. Bowen's intent. Thus, it is clear that the Superior Court did not consider Margarite to have any applicability to the facts of this case.

Upon further review and more careful reading, there is another reason that Margarite should not be followed. The Ewalds argued only that a tenancy by entireties had been created by the deed as between John and Mary Ewald and that John Ewald

11 The Superior Court relied upon Michael's Estate for support that the deed did not sufficiently demonstrate an intent to create a right to survivorship. Id. As in Michael's Estate, the deed in Margarite involved a married couple, John and Mary Ewald, but unlike Michael's Estate there was only a single third party included on the deed not another married couple. As in Michael's Estate where the language in the deed had three potential interpretations, the deed in Margarite has two potential interpretations: (1) the right of survivorship was incident and part of the intent to create a presumed tenancy by the entireties between the married parties; or (2) the right of survivorship was intended to encompass all the parties such that the survivor of them was to take the property. As in Michael's Estate, there was more than one plausible explanation for the survivorship language in the deed. In the 1961 Deed presented in this case, no such ambiguity exists. The right to survivorship language cannot foreseeably have any other application except for survivorship between the three brothers. For this reason, Margarite is distinguishable from this case.

became the owner of any interest Mary Ewald had upon the death of John Ewald. *Id.* at 481. The declaratory judgment action was instituted by Mario Margarite to determine what interest his mother's estate held after her death. There is nothing to suggest that there was any litigation between George Ewald (the heir of John Ewald) and Joseph Ewald to define their respective interests in the real property.

The principle of *stare decisis* “only applies to issues actually raised, argued and adjudicated, and only where the decision was necessary to the determination of the case. The doctrine is limited to actual determinations in respect to litigated and necessarily decided questions, and is not applicable to *dicta* or *obiter dicta*.” See *In re L.J.*, 79 A.3d 1073, 1081 (Pa. 2013). When the Superior Court determined that a tenancy by the entireties existed between John and Mary Ewald, the case was concluded as to Mario Margarite's claim as he could not inherit any interest in the real property upon his mother's death as her interest passed to her husband, John Ewald. The Superior Court's decision to define the specific relationship between George Ewald and Joseph Ewald was unnecessary and plainly *dicta*.

After reviewing the applicable case law, not only here in the Commonwealth, but also our sister states, as well as the commentaries on this issue, coupled with the clear direction from the Superior Court in its opinion reversing this Court's reliance on *Margarite*, and now recognizing that the portion of *Margarite* previously relied upon by this Court was mere *dicta*, *Margarite* has no applicability to the facts presented in this case. For this reason, defendants' reliance upon *Margarite* is misplaced.

d. Parole Evidence

The Superior Court specifically found that parole evidence would be admissible in this matter to prove Ms. Bowen's intent.¹² Neither party has provided any significant parole evidence as to the parties' intent in the use of the language in the 1961 deed. Plaintiff has presented an affidavit of Ann Marie Bowen, the surviving widow of Joseph Bowen, which contends that Karoline Bowen “wanted the three sons to own the farm equally, with the share of the first to die going to the remaining two and the share of the second to die to go to the last surviving of the three sons.” (Plf. Resp. Def. S.J. Mot., Affidavit of Ann Bowen, ¶ 3.) At oral argument, defendants object to this parole evidence on various grounds: (1) it is inadmissible hearsay; (2) it is inadmissible under the Dead Man's Statute; and (3) Ann Marie Bowen was not involved in Ms. Bowen's life at the time of the 1961 conveyance and her knowledge, if any, would have been acquired many years after the transaction itself. Aside from this affidavit, the record has no evidence to indicate whether Ms. Bowen intended that her sons hold title as tenants in common without a right of survivorship or as joint tenants with a right of survivorship.

While this Court could not locate any case law directly on point within the Commonwealth, our sister courts have allowed for such testimony to be admitted in

¹² In *Teacher*, the Pennsylvania Supreme Court specifically concluded that the use of parole evidence was inappropriate where the language of the deed was not ambiguous. *Teacher*, 76 A.2d at 200-01. Based upon the direction of the Superior Court, however, this matter was remanded for the purposes of considering parole evidence to resolve the ambiguity between “tenants in common” and “with right of survivorship.”

proceedings to determine the intent of the grantor. See Spitzer v. Bartelson, 773 N.W.2d 798, 804 (N.D. 2009) (approving the admission of deceased grantor’s statement relative to the intent to convey mineral rights in a deed to demonstrate grantor’s state of mind and intent relative to the real estate transaction); Jaakkola v. Doren, 261 S.E.2d 701, 701 (Ga. 1979) (allowing witnesses to testify regarding deceased grantors’ 1972 land sale); O’Neal v. Love, 476 S.W.3d 846, 851 (Ark. Ct. App. 2015) (finding deceased grantor’s letter admissible as evidence of his intent relative to conveying real property to his wife); cf. Tartaglia v. Hodges, 10 P.3d 176, 185-87 (N.M. Ct. App. 2000) (approving admission of hearsay as statements against interest of decedent relating to family deed transaction and ownership of family farm); Luthy v. Kehner, 412 N.E.2d 1091, 1093-94 (Ill. App. Ct. 1980) (finding previous grantor’s hearsay statement regarding easement question admissible as an admission against his interest); Emden v. Verdi, 269 P.2d 47, 51 (Cal. Ct. App. 1954) (allowing hearsay statements to demonstrate the intent of the grantor in connection with a deed transfer); Schnepfe v. Schnepfe, 261 P.2d 321, 323-24 (Cal. Ct. App. 1953) (“When intent is a material element of a disputed fact, declarations of a decedent made after as well as before an alleged act that indicate the intent with which he performed the act are admissible in evidence as an exception to the hearsay rule, and it is immaterial that such declarations are self-serving.” (quoting Whitlow v. Durst, 127 P.2d 530, 531 (Cal. 1942))); but see Dawkins v. Varnes, 667 So. 2d 335 (Fla. Dist. Ct. App. 1995) (finding admission of deceased grantor’s hearsay statement to be inadmissible hearsay evidence).¹³ Given the specific direction from the Superior Court that parole evidence should be considered to resolve the ambiguity in the 1961 deed, any evidence related to Ms. Bowen’s intent would be highly probative.

Plaintiff’s affidavit of the daughter-in-law of Ms. Bowen is the only evidence submitted that specifically identifies Ms. Bowen’s intent and it confirms that a right of survivorship was intended to be engrafted upon the tenancy between the three brothers.¹⁴ Defendants’ affidavits provided no indication whatsoever as to Ms. Bowen’s intent in drafting the 1961 deed. At best, defendants’ affidavits, when accepted as true, simply verify that the family was close, that they worked on the farm together over the years, and that the three brothers received help from their sisters (and their families) with the farming operations. Even accepting all of these facts as true, these facts fail to raise

13 Defendants’ contention that the admission of any alleged statements of Karoline Bowen would be inadmissible under the Dead Man’s Act is misplaced. The Dead Man’s Act prohibits “surviving parties who have an interest which is adverse to the decedent’s estate . . . from testifying as to any transaction or event which occurred before the decedent’s death.” 11 West’s Pa. Prac., Trial Handbook § 14.3 (3d Ed. Oct. 2015 Westlaw update). In this regard, Karoline Bowen’s Estate has no interest in this litigation whatsoever. For this reason, the statement of Ann Marie Bowen is not adverse to the interest of the Estate of Karoline Bowen. The Dead Man’s Rule has no applicability to this case.

14 As argued by defendants, this Court recognizes that the affidavit is self-serving in that Ann Marie Bowen is the surviving heir of plaintiff and is now the deeded owner of the real property. Defendants have failed to present any counter evidence as to the intent of Ms. Bowen when she conveyed the farm to her three sons in a deed that specifically provided for “the right of survivorship.”

an issue of material fact as to the intent evidenced in the 1961 deed that a right of survivorship was intended to be engrafted upon the tenancy in common.

Significantly, none of the brothers who predeceased plaintiff attempted to devise their interest in the subject real property to any heir or third party.¹⁵ Each of the three brothers lived on the real property until their respective deaths. Even after their death, no intestate heir asserted any claim or interest in the real property which further suggests that the family understood that a right to survivorship existed.

On his own initiative, plaintiff initiated this quiet title action after attempting to obtain quit claim deeds from the intestate heirs of his brothers. As noted by the Superior Court, some of the intestate heirs voluntarily executed quit claims deed to the real property thereby further suggesting that a right of survivorship was intended and understood to exist between the family members. There is no evidence that would undermine the intent to create a right of survivorship in the 1961 deed. As such, defendants have failed to raise an issue of material fact and plaintiff is entitled to summary judgment.

III. Conclusion

There is no issue of material fact that Ms. Bowen intended to create a right of survivorship as between her three sons when she conveyed her family farm to them in 1961. While the 1961 deed attempts to create a legally impossible estate, the case law plainly demonstrates that where a clear intent to create a right to survivorship is plainly expressed, it will be enforced and upheld. For the reasons set forth in this opinion, plaintiff's motion for summary judgment is granted, and defendants' motion for summary judgment is denied as it relates to the ownership of the real estate, but granted as it relates to ownership of the natural gas rights.



15 The 2007 gas lease does not alter the ownership of the real property. It simply relates to the manner in which the severed gas rights would be held as between the three brothers. As noted, defendants have not provided any evidence as to how the "T.I.C." was added to the gas lease. It is apparent that this notation was not made by any of the three brothers when the "T.I.C." initials are compared to the hand-written signatures. There is nothing in the 2007 gas lease that suggests that the brothers intended to destroy and right to survivorship that was plainly engrafted in the 1961 deed. Moreover, the actions of the three brothers in executing the gas lease more than 45 years after they obtained title to the real property from their mother does nothing to explain Ms. Bowen's intent in 1961 when she gifted to farm to her three sons as "tenants in common with right of survivorship." As such, the 2007 gas lease has no probative value as to the estate that was created by the parties in the 1961 deed.

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 OF MARIE L. BARTRON, DECEASED

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to Ben Bartron, Brian Bartron and Rebecca Feuerherd, Co-Executors of the Estate of Marie L. Bartron, Deceased, who died on July 30, 2016 late of the Township of Bridgewater, Susquehanna County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the decedent will make payment to the aforementioned Co-Executors or their attorney.

ROSENN, JENKINS &
GREENWALD, LLP
15 South Franklin Street
Wilkes-Barre, PA 18711-0075

9/2/2016 • 9/9/2016 • 9/16/2016

**ESTATE NOTICE ESTATE OF
JOAN LYMAN, A/K/A JOAN H.
LYMAN**

ESTATE NOTICE ESTATE OF JOAN LYMAN, A/K/A JOAN H. LYMAN, late of Springville, Pennsylvania (died May 9, 2016). Notice is hereby given that Letters Testamentary on the above estate have been granted to Lisa L. Robinson, of Springville, PA, and Richard C. Lyman, of Springville, PA Co-Executors. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Co-Executors named herein, or to Douglas A. Clark, Esquire, The Clark Law Firm, PC, 1563 Main Street, Peckville, PA 18452.

9/2/2016 • 9/9/2016 • 9/16/2016

EXECUTRIX NOTICE

Estate of Donald E. Blaisure
Late of Bridgewater Township
EXECUTRIX
Cheryl Chavarie
12407 Old Camden Road
Midland, NC 28107

8/26/2016 • 9/2/2016 • 9/9/2016

ADMINISTRATRIX NOTICE

Estate of Robert Ruggeri AKA
Robert William Ruggeri, deceased
Late of City of San Diego,

California
ADMINISTRATRIX
Janet Colwell Birchard
116 High St.
Montrose, PA 18801
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

8/19/2016 • 8/26/2016 • 9/2/2016

EXECUTOR NOTICE

Estate of William P. Giangrieco
Late of Hallstead Borough
EXECUTOR
John A. Giangrieco
38 Macon Street
Binghamton, NY 13903
EXECUTOR
James J. Giangrieco
154 Montrose Street
New Milford, PA 18834
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

8/19/2016 • 8/26/2016 • 9/2/2016

ESTATE NOTICE

Estate of Joseph S. Ranieri, late of
Starrucca, Pennsylvania. Any person
or persons having claim against or
indebted to estate present same to:
Rita Ranieri, Executor, P.O. Box 11,
Starucca, Pennsylvania 18462;
Attorney for Estate: Stephen
Jennings, Esquire, 303 Tenth Street,
Honesdale, Pennsylvania 18431.

8/19/2016 • 8/26/2016 • 9/2/2016

OTHER NOTICES

ORPHANS' COURT DIVISION ESTATE NOTICE

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

First and Final Accountings:

Estate of Thomas M. Pinto, Jr.,
deceased
Anthony Garone, Executor

Estate of Paul E. Rohe, deceased
Joel A. Rohe, Executor

Regina Mary McArthur, deceased
a/k/a

Regina Mary Corrigan, deceased
Barry M. Corrigan, Administrator

The above accounting will be
presented to the Judge of the Court
of Common Pleas on Tuesday,
September 6, 2016, at 10:00 A.M.
for Nisi Confirmation, and if no
exceptions are filed thereto, on
Tuesday, September 20, 2016 the
account will be Confirmed Final.

**MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT**

8/26/2016 • 9/2/2016

NOTICE

JUDICIAL 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 public sale the following described real estate on which the upset price was not bid at a previous sale. By Court Order No. 2016-561 C.P. dated August 16, 2016, the sale of the said property will be held **Tuesday, October 11, 2016**, at the hour of 10:00 A.M., on the first floor hallway of the Courthouse, Montrose, Pennsylvania.

The United States asserts all rights reserved under United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of the property to be sold within 120 days of the sale.

The purchaser shall also be required to provide the Bureau with a certification prior to the day of the sale that, within the municipal jurisdiction, the person is NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same to be executed before a Notary Public. Verification to be provided the Bureau by each purchaser prior to the day of the sale stating he or she is not a Susquehanna County elected official or appointed officer, nor the owner of the property purchased, nor a partner or shareholder of the owner, nor in a business relationship with the owner, nor any other business association that has any individual as part of the business association who had any ownership interest or rights in the property. A blank verification is available from the Bureau or at www.susqco.com. Prospective purchasers must file their verification and deed form with the Bureau by the Friday before the Sale to obtain a bidder number to be allowed to bid at the sale.

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

TERMS OF SALE: Cash, Cashier's check or Money Order payable at the Bureau immediately after Sale.

The County reserves the right to reject any and all bids.

Jason D Miller, Director
Susquehanna County Tax Claim Bureau
www.susqco.com

JUDICIAL SALE LIST PROPERTIES NOT SOLD AT UPSET TAX SALE

AUBURN TOWNSHIP

1. MURRAY, Robert & Alma E BLAISURE, 197.00-2,017.00,000., 0.55 acres, Val \$3,100.

BRIDGEWATER TOWNSHIP

2. BODIE, Lois, 143.06-2,007.00,001., 0.0 ac/Trailer, Val \$10,600.
4. JONES, Charles , 143.06-2,007.00,002., 0.0 ac/Trailer, Val \$8,400.

DIMOCK TOWNSHIP

6. HENRY, John A III, 200.00-1,014.01,002., 0.0 ac/Trailer, Val \$4,100.

FOREST CITY BOROUGH #1

7. EVANS, Christine , 268.07-5,083.00,000., 0.08 ac, Val \$17,500.
8. KLINKEL, Robert C, 268.07-6,026.00,000., 0.34 ac, Val \$35,000.
9. SCONE, Mark, 268.07-6,037.00,000., 0.11 ac, Val \$18,500.

FOREST CITY BOROUGH #2

11. SMITH, Joshua L, 249.19-3,049.00,000., 0.14 ac, Val \$14,900.

GREAT BEND TOWNSHIP

12. AYERS, Kenneth L, 070.00-2,025.00,001., 0.0 ac/Trailer, Val \$4,900.

HARMONY TOWNSHIP

13. GANSER, Ronald A & Patsy A, 037.00-1,021.00,000., 0.23 ac, Val \$24,300.
14. TAYLOR, John B, 036.00-1,021.00,000., 3.64 ac, Val \$4,800.

LANESBORO BOROUGH

15. CONSLA, Richard R & Judy M, 055.05-1,042.00,000., 0.44 ac, Val \$30,900.

LIBERTY TOWNSHIP

16. FREY, Kurt A & Amanda J, 030.00-1,007.00,000., 2.26 ac, Val \$25,700.

MIDDLETOWN TOWNSHIP

17. SHEPARDSON, Allen L, C/O Derek J Shepardson, 080.00-1,025.00,000., 2.0 ac,
Val \$3,500.

MONTROSE BOROUGH #2

18. BODIE, Michael , 124.17-4,012.00,000., 0.06 ac, Val \$11,400.

SUSQUEHANNA BOROUGH #1

19. BARES, Emmerick J Jr, c/o Ehrlich, 054.11-5,030.00,000., 0.03 ac, Val \$500.
20. DAY, R H & Velona, 054.14-3,095.00,000., 0.17 ac, Val \$900.
21. PAULTIN Realty Holdings, 054.15-2,052.00,000., 0.69 ac, Val \$2,500.

SUSQUEHANNA BOROUGH #2

22. RIEMAN, Alicia, 054.12-2,042.00,000., 0.21 ac, Val \$23,500.

THOMPSON BOROUGH

23. BURDICK, David A & Renee L, 115.09-1,025.00,000., 0.43 ac, Val \$23,800.
24. YOSKOWITZ, Marc, 114.00-2,003.00,000., 0.3 ac, Val \$29,400.

9/2/2016

**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
SEPTEMBER 13, 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

9-13-2016 9:30 AM

Writ of Execution No.:

2016-615 CP

PROPERTY ADDRESS: 215

Laurel Street

Susquehanna, PA 18847

LOCATION: Borough of

Susquehanna Depot

Tax ID #: 054.12-3,019.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAME

DWELLING

DEFENDANTS: Jeffery L.

Zepkowski and Patricia L.

Zepkowski

ATTORNEY FOR PLAINTIFF:

Sarah McCaffery, Esq

(610) 278-6000

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

8/19/2016 • 8/26/2016 • 9/2/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
SEPTEMBER 27, 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

9-27-2016 9:00 AM

Writ of Execution No.:

2016-614 CP

PROPERTY ADDRESS: 90

Church Street f/k/a 10 Church
Street

Montrose, PA 18801

LOCATION: Borough of Montrose

Tax ID #: 124.13-3,007.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAME

DWELLING

DEFENDANTS: Bonnie Stafford
George

ATTORNEY FOR PLAINTIFF:

Sarah McCaffery, Esq

(610) 278-6000

NOTICE

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www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,

Susquehanna County Sheriff

9/2/2016 • 9/9/2016 • 9/16/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
SEPTEMBER 27, 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

9-27-2016 9:30 AM

Writ of Execution No.:

2016-632 CP

PROPERTY ADDRESS: 59

Church Street

Hallstead, PA 18822

LOCATION: Hallstead Borough

Tax ID #: 031.19-3,092.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED

DWELLING

ONE - 14 X 20 WOOD FRAMED
GARAGE

DEFENDANTS: Roy C Somers
and Doris J. Somers

ATTORNEY FOR PLAINTIFF:

Joseph Riga, Esq

(215) 790-1010

NOTICE

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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

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www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

9/2/2016 • 9/9/2016 • 9/16/2016

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 18, 2016 TO AUGUST 24, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$30,000.00
Mortgagor: JOINES, SHIRLEY (NKA) 2 - COLLINS, SHIRLEY A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 161.11-1,011.00,000. BRIDGEWATER TOWNSHIP	Municipality
Information:	Consideration: \$122,539.00
Mortgagor: FOWLER, JOSEPH D 2 - FOWLER, BRIDGET L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$191,020.00
Mortgagor: VISAVATI, KENNETH A 2 - VISAVATI, MAREN A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 234.00-1,041.00,000. AUBURN TOWNSHIP	Municipality
Information:	Consideration: \$160,000.00
Mortgagor: WILSON, DENNIS M 2 - WILSON, DIANE R	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 178.00-1,022.00,000. RUSH TOWNSHIP	Municipality
Information:	Consideration: \$500,000,000.00
Mortgagor: CHIEF EXPLORATION & DEVELOPMENT LLC 2 - BISHOP, DONALD 3 - BISHOP, BETTY 4 - TRAVER, THOMAS (AKA) 5 - TRAVER, THOMAS H 6 - TRAVER, SARA (AKA) 7 - TRAVER, SARA B 8 - LYNN LYMANVILLE CHURCH 9 - MINER, PATRICK A 10 - ORGANISCIAC-MINER, CONSTANCE M (AKA) 11 - MINER, CONSTANCE M ORGANISCIAC 12 - LITWIN, CHARLES 13 - LITWIN, MARIE 14 - LOVE, GLENN E JR 15 - LOVE, SUSAN E 16 - KERR, EUGENE H 17 - KERR, MICHELLE 18 - KERR, ROBERT E 19 - KERR, ROBIN 20 - KUPSCZNIK, STEVEN H 21 - KUPSCZNIK, MARTHA ANN 22 - NAYLOR, VIRGINIA A 23 - FORKAL, MARK A (AKA) 24 - FORKAL, MARK	Mortgagee: TEXAS CAPITAL BANK

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

25 - FORKAL, LYN (AKA)
26 - FORKAL, LYNN (AKA)
27 - FORKAL, LYN L (AKA)
28 - FORKAL, LYN R
29 - NOBLE, LEWIS L
30 - NOBLE, IRENE L
31 - CAINES, MARGARET R
32 - CAINES, TRAVIS H
33 - TRAVER, JOHN
34 - TRAVER, KATHY
35 - TRAVER, GARY
36 - TRAVER, VIRGINIA J
37 - JANKOWICZ, ROBERT
38 - JANKOWICZ, DORIS R
39 - JANKOWICZ, ROBERT JR
40 - TGJSM LLC
41 - PHELPS, DENNIS E
42 - FOX, PATRICIA J
43 - PHELPS, ELWOOD G
44 - PHELPS, SUZANNE C
45 - SPRAGUE, MICHAEL S
46 - SPRAGUE, KRISTY A
47 - HILLSDALE CEMETERY
48 - EVANS, VIVYENNE R
49 - ALBERSTON, MARCIA R
50 - ALBERSTON, JAMES
51 - BURGERHOFF, JANICE S
52 - BURGERHOFF, CARL W
53 - JONES, CAROL
54 - WILLIAMS, ELWOOD H
55 - WILLIAMS, THELMA F
56 - TURNER, ALMA
57 - GRATER, HERBERT B
58 - BURGESS, GERALD
59 - BURGESS, MELVINA
60 - JERAULD, EVELYN G
61 - HERBERT, RICHARD L
62 - HERBERT, MICHELE
63 - SPENCER, DANIEL H
64 - SPENCER, JOYCE A
65 - BRINCKMAN, RAYMOND W
66 - BRINCKMAN, SALLY A
67 - RADICK, JOSEPH
68 - SPENCER, DANIEL H JR
69 - SPENCER, BONNIE L
70 - RW CROSS FAMILY LIMITED PARTNERSHIP
71 - MK CROSS FAMILY LIMITED PARTNERSHIP
72 - SC CROSS FAMILY LIMITED PARTNERSHIP
73 - BEACH, MARK P
74 - BEACH, JULIE A
75 - SYMCZYK, DONNA
76 - OREILLY, LAWRENCE T
77 - OREILLY, CHRISTINE M
78 - OREILLY, THOMAS J
79 - WOOD, JOHN H
80 - OLEKSIK, HARRY III

81 - OLEKSIK, MARY E
 82 - URBANS, MICHAEL J
 83 - URBANS, JANICE H
 84 - OHARA, FRANCIS
 85 - OHARA, BARBARA J
 86 - SMITH, EDWARD J
 87 - SMITH, CAROLYN A 88 - SMITH, DAVID M
 89 - CLARK, NORMAN
 90 - CLARK, PATRICIA
 91 - STONE, LAURENCE EARL (AKA)
 92 - STONE, LAURENCE E (AKA)
 93 - STONE, LAURENCE
 94 - STONE, BARBARA
 95 - PEACOCK, ROBERT D
 96 - PEACOCK, AMBER L
 97 - ZIELINSKI, WALTER
 98 - MOWBRAY, BRUCE JR
 99 - MOWBRAY, TARA
 100 - CLARK, DALE W
 101 - CLARK, DEBRA L
 102 - APPLGATE, MICHAEL F
 103 - FERRACCI, LAWRENCE
 104 - FERRACCI, ROBERT M (AKA)
 105 - FERRACCI, ROBERT E
 106 - FERRACCI, STEVEN
 107 - WILSON, WILLIAM J
 108 - WILSON, LOEDA

 No Municipality Information

Information:

Consideration: \$500,000,000.00

Mortgagor: CHIEF EXPLORATION & DEVELOPMENT LLC

Mortgagee: WILMINGTON TRUST

2 - BISHOP, DONALD
 3 - BISHOP, BETTY
 4 - TRAVER, THOMAS (AKA)
 5 - TRAVER, THOMAS H
 6 - TRAVER, SARA (AKA)
 7 - TRAVER, SARA B
 8 - LYNN LYMANVILLE CHURCH
 9 - MINER, PATRICK A
 10 - ORGANISCIK-MINER, CONSTANCE M (AKA)
 11 - MINER, CONSTANCE M ORGANISCIK
 12 - LITWIN, CHARLES
 13 - LITWIN, MARIE
 14 - LOVE, GLENN E JR
 15 - LOVE, SUSAN E
 16 - KERR, EUGENE H
 17 - KERR, MICHELLE
 18 - KERR, ROBERT E
 19 - KERR, ROBIN
 20 - KUPSCZK, STEVEN H
 21 - KUPSCZK, MARTHA ANN
 22 - NAYLOR, VIRGINIA A
 23 - FORKAL, MARK A (AKA)
 24 - FORKAL, MARK
 25 - FORKAL, LYN (AKA)
 26 - FORKAL, LYNN (AKA)
 27 - FORKAL, LYN L (AKA)

28 - FORKAL, LYN R
29 - NOBLE, LEWIS L
30 - NOBLE, IRENE L
31 - CAINES, MARGARET R
32 - CAINES, TRAVIS H
33 - TRAVER, JOHN
34 - TRAVER, KATHY
35 - TRAVER, GARY
36 - TRAVER, VIRGINIA J
37 - JANKOWICZ, ROBERT
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39 - JANKOWICZ, ROBERT JR
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42 - FOX, PATRICIA J
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44 - PHELPS, SUZANNE C
45 - SPRAGUE, MICHAEL S
46 - SPRAGUE, KRISTY A
47 - HILLSDALE CEMETERY
48 - EVANS, VIVYENNE R
49 - ALBERSTON, MARCIA R
50 - ALBERSTON, JAMES
51 - BURGERHOFF, JANICE S
52 - BURGERHOFF, CARL W
53 - JONES, CAROL
54 - WILLIAMS, ELWOOD H
55 - WILLIAMS, THELMA F
56 - TURNER, ALMA
57 - GRATER, HERBERT B
58 - BURGESS, GERALD
59 - BURGESS, MELVINA
60 - JERAULD, EVELYN G
61 - HERBERT, RICHARD L
62 - HERBERT, MICHELE
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64 - SPENCER, JOYCE A
65 - BRINCKMAN, RAYMOND W
66 - BRINCKMAN, SALLY A
67 - RADICK, JOSEPH
68 - SPENCER, DANIEL H JR
69 - SPENCER, BONNIE L
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74 - BEACH, JULIE A
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76 - OREILLY, LAWRENCE T
77 - OREILLY, CHRISTINE M
78 - OREILLY, THOMAS J
79 - WOOD, JOHN H
80 - OLEKSIK, HARRY III
81 - OLEKSIK, MARY E
82 - URBANS, MICHAEL J
83 - URBANS, JANICE H

84 - OHARA, FRANCIS
 85 - OHARA, BARBARA J
 86 - SMITH, EDWARD J
 87 - SMITH, CAROLYN A
 88 - SMITH, DAVID M
 89 - CLARK, NORMAN
 90 - CLARK, PATRICIA
 91 - STONE, LAURENCE EARL (AKA)
 92 - STONE, LAURENCE E (AKA)
 93 - STONE, LAURENCE
 94 - STONE, BARBARA
 95 - PEACOCK, ROBERT D
 96 - PEACOCK, AMBER L
 97 - ZIELINSKI, WALTER
 98 - MOWBRAY, BRUCE JR
 99 - MOWBRAY, TARA
 100 - CLARK, DALE W
 101 - CLARK, DEBRA L
 102 - APPLGATE, MICHAEL F
 103 - FERRACCI, LAWRENCE
 104 - FERRACCI, ROBERT M (AKA)
 105 - FERRACCI, ROBERT E
 106 - FERRACCI, STEVEN
 107 - WILSON, WILLIAM J
 108 - WILSON, LOEDA

No Municipality Information

Information:	Consideration: \$9,000.00
Mortgagor: BISHOP, KEVIN DALE	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - BISHOP, DARLENE DAWN	

Locations: Parcel #	Municipality
1 - 218.03-1,097.00,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$161,775.00
Mortgagor: GRACE, ROBERT G	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY

2 - GRACE, JANET E
 3 - GRACE, KIMBERLY L

Locations: Parcel #	Municipality
1 - 107.03-1,027.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$85,000.00
Mortgagor: GRAHAM, GLENDORA L	Mortgagee: VISIONS FEDERAL CREDIT UNION

Locations: Parcel #	Municipality
1 - 101.00-1,037.00,000.	FOREST LAKE TOWNSHIP

Information:	Consideration: \$25,000.00
Mortgagor: EDWARDS, TIMOTHY G	Mortgagee: HONESDALE NATIONAL BANK

2 - EDWARDS, MARY C

Locations: Parcel #	Municipality
1 - 249.19-2,024.00,000.	FOREST CITY 2W

Information:	Consideration: \$84,000.00
Mortgagor: ROBERTS, ROBERT L	Mortgagee: COMMUNITY BANK

2 - ROBERTS, CATHERINE M

Locations: Parcel #	Municipality
1 - 124.14-1,016.00,000.	MONTROSE

Information:	Consideration: \$74,000.00
Mortgagor: SUTTON, R HEWITT	Mortgagee: COMMUNITY BANK
2 - SUTTON, SHARON L (AKA)	
3 - SUTTON, SHARON	
Locations: Parcel #	Municipality
1 - 199.00-1,030.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$68,000.00
Mortgagor: PRIEBE, RICHARD D III	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PRIEBE, CHRISTINA	
Locations: Parcel #	Municipality
1 - 268.07-6,025.00,000.	FOREST CITY
Information:	Consideration: \$210,000.00
Mortgagor: BAKER, JAMES L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BAKER, GLORIA J	
Locations: Parcel #	Municipality
1 - 237.00-1,026.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: KLENK, SCOTT D	Mortgagee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - 147.04-1,009.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$208,000.00
Mortgagor: SIX, DEANO C	Mortgagee: NBT BANK
2 - SIX, CHRISSENDRA D	
Locations: Parcel #	Municipality
1 - 089.00-2,017.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: FREEMAN, RALPH JR	Mortgagee: WELLS FARGO BANK
2 - FREEMAN, JUDITH	
Locations: Parcel #	Municipality
1 - 222.10-2,048.00,000.	HOP BOTTOM BOROUGH

DEEDS

Information:	Consideration: \$1.00
Grantor: ALLEN, MARGARET A	Grantee: PENNAY, DIANE
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information: SUBSURFACE MINERAL, OIL, & GAS RIGHTS	Consideration: \$1.00
Grantor: NOWALK, MARY ANN (TRUST BY TRUSTEE)	Grantee: SQUIER, JESSE
2 - SMITH, ELIZABETH A (TRUST BY TRUSTEE)	2 - SMITH, RICHARD
	3 - NOBLE, SEARLE
	4 - DUGGINS, IRENE
	5 - NOBLE, LARRY
	6 - NOBLE, ROY
	7 - NOBLE, RANDY
	8 - GILES, CAROL NOBLE
	9 - BERGIN, ESTHER
	10 - WILTOWSKY, BETTY
	11 - DWYER, SHARON
	12 - NOBLE, HAROLD J
	13 - NOBLE, FRANK
	14 - MORDEN, SHIRLEY

	15 - NOBLE, ROBERT 16 - KIELAR, DOROTHY 17 - NOBLE, NANCY J 18 - VERY, RALPH 19 - SCHOFFSTALL, JANET VERY
Locations: Parcel # 1 - 178.00-2,008.00,000. 2 - 197.00-3,008.00,000.	Municipality DIMOCK TOWNSHIP DIMOCK TOWNSHIP
Information: Grantor: BEDNARZ, ANDREW R 2 - BEDNARZ, CAROL	Consideration: \$75,125.00 Grantee: APPALACHIAN BASIN MINERALS LP 2 - PENNMARC RESOURCES II LP 3 - WILDES MINERAL INTERESTS LLC 4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: Grantor: SQUIER, LEIGH E	Consideration: \$1.00 Grantee: APPALACHIAN BASIN MINERALS LP 2 - PENNMARC RESOURCES II LP 3 - WILDES MINERAL INTERESTS LLC 4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel # 1 - 145.00-1,006.00,000. 2 - 145.00-1,006.01,000. 3 - 145.00-2,005.02,000. 4 - 145.00-2,005.00,000. 5 - 145.00-3,013.00,000.	Municipality BRIDGEWATER TOWNSHIP BRIDGEWATER TOWNSHIP NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP BROOKLYN TOWNSHIP
Information: Grantor: GRIZZANTI, DAVID	Consideration: \$1.00 Grantee: PENN FREEDOM LLC
Locations: Parcel # 1 - 109.00-1,081.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: NOWIK, JASON P	Consideration: \$124,800.00 Grantee: FOWLER, JOSEPH D 2 - FOWLER, BRIDGET L
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: MCCONNELL, ROBERT D SR	Consideration: \$187,000.00 Grantee: VISAVATI, KENNETH A 2 - VISAVATI, MAREN A
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information: Grantor: CHRISTIAN, ROBERTA 2 - CHRISTIAN, LAWRENCE DAVID	Consideration: \$1.00 Grantee: CHRISTIAN, ROBERTA
Locations: Parcel # 1 - 248.00-1,040.00,000.	Municipality CLIFFORD TOWNSHIP
Information: QUIT CLAIM DEED Grantor: DEUTSCHE BANK NATIONAL TRUST CO 2 - OCWEN LOAN SERVICING LLC	Consideration: \$14,725.00 Grantee: DTH REO INC
Locations: Parcel # 1 - 202.00-1,015.00,000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: NOWALK, MARY ANN (TRUST BY TRUSTEE) 2 - SMITH, ELIZABETH A (TRUST BY TRUSTEE)	Consideration: \$532,000.00 Grantee: WLR FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP

Information:	Consideration: \$200,000.00
Grantor: DANIELS, LEE A	Grantee: WILSON, DENNIS M
2 - DANIELS, DEBORAH	2 - WILSON, DIANE R
Locations: Parcel #	Municipality
1 - 178.00-1,022.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$159,900.00
Grantor: BEVAN, HERBERT C JR	Grantee: BENNETT, WILLIAM T
2 - BEVAN, CHRISTINA	2 - BENNETT, JENNIFER
3 - BROTZMAN, MICHAEL P	
Locations: Parcel #	Municipality
1 - 098.00-1,003.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RICHARDS, JAMES O (ESTATE)	Grantee: RICHARDS, JAMES L
2 - RICHARDS, JAMES L	
Locations: Parcel #	Municipality
1 - 107.00-1,008.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SMITH, MARJORIE J	Grantee: ROBERTS, SHERRIE
Locations: Parcel #	Municipality
1 - 111.00-1,066.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JENNINGS, JAMES F JR	Grantee: JENNINGS, JAMES F JR
2 - JENNINGS, SUSAN M	2 - JENNINGS, SUSAN M
Locations: Parcel #	Municipality
1 - 202.00-1,052.01,000.	BROOKLYN TOWNSHIP
2 - 202.00-1,051.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$180,000.00
Grantor: DERSTINE, JAMES L	Grantee: NEUMAN, TANYA
2 - DERSTINE, KAY I	
Locations: Parcel #	Municipality
1 - 112.00-1,060.00,000.	JACKSON TOWNSHIP
-	
Information: INTEVAL NO 22 UNIT NO 43	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: BUCKLEY, WILLIAM R
	2 - BUCKLEY, REVA C
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INTERVAL NO 22 WEEK OF UNIT NO 39	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: TRAVIS, MERLE L
	2 - TRAVIS, MARILYN
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INTERVAL NO 21 WEEK OF UNIT NO 43	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: TURNAGE, FRANCES L
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PECKHAM, KENT	Grantee: PECKHAM, KENT
2 - PECKHAM, CORA A	
Locations: Parcel #	Municipality
1 - 222.00-3,039.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CONGDON, KATHLEEN G	Grantee: CONGDON, KATHLEEN G
2 - CONGDON, LARRY L	
Locations: Parcel #	Municipality
1 - 266.11-1,021.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: TUCKER, ANN R (TRUST)	Grantee: MALONE, SUSAN J 2 - MALONE, ROBERT R
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$10.00
Grantor: HOLLY, MARK	Grantee: PRECISION CAPITAL LP 2 - ENDEAVOR ACQUISITIONS LLC
Locations: Parcel # 1 - 221.00-1,027.01,000. LATHROP TOWNSHIP	Municipality
Information:	Consideration: \$181,850.00
Grantor: VANMETRE, JAMES 2 - LESSER, JACQUELINE	Grantee: FRANCO, WAYNE THOMAS 2 - FRANCO, MAUREEN FITZSIMMONS
Locations: Parcel # 1 - N/A 2 - N/A	Parcel # Municipality HERRICK TOWNSHIP UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: CHESNICK, JOSEPH 2 - CHESNICK, MARGARET M	Grantee: CHESNICK, JOSEPH 2 - CHESNICK, MARGARET M
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: MINERAL DEED	Consideration: \$1.00
Grantor: HUMMELL, ROBERT H 2 - HUMMELL, BETTY E	Grantee: COOPER, DOUGLAS J
Locations: Parcel # 1 - 198.00-1,045.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: WALDORF, JAMES B JR 2 - WALDORF, PEGGY ANN	Grantee: BURKE, GERALD E 2 - BURKE, GAIL M
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HARDY, CHRISTOPHER JAMES	Grantee: ATHERTON, BARBARA
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information: CORRECTION INT 40 WK NO 25	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WEAVER, LAREA D 2 - WEAVER, MARY C
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 21 WK NO 20	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: KLONTZ, MARK 2 - KLONTZ, REBEKKAH BREWER
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 34 WK NO 37 ODD INT 34 WK NO 40 EVEN	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: PHILLIPS, SHONA J
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP



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City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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Name: _____

Address: _____

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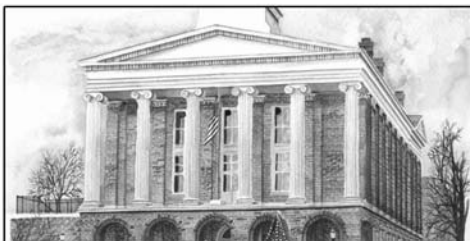
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