

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

34th Judicial District

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



**IN THIS ISSUE**

|  |    |
|--|----|
| COURT OPINION, PT. 3 . . . . .         | 4  |
| LEGAL NOTICES . . . . .                | 9  |
| JUDICIAL SALE OF REAL ESTATE . . . . . | 11 |
| SHERIFF'S SALES . . . . .              | 13 |
| MORTGAGES & DEEDS . . . . .            | 16 |

**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.

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

**COURT OPINION**

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**Case No. 2011 - 375 C.P.**

**Joseph Bowen, Plaintiff,**

**v.**

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

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*Opinion continued from the August 26, 2016 issue*

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**c. Margarite v. Ewald**

Defendants' rely primarily (and understandably) upon Margarite v. Ewald, 381 A.2d 480 (Pa. Super. Ct. 1977).<sup>10</sup> 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

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<sup>10</sup> 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).<sup>11</sup>

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

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<sup>11</sup> 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.<sup>12</sup> 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

<sup>12</sup> 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).<sup>13</sup> 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.<sup>14</sup> 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

<sup>13</sup> 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.

<sup>14</sup> 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.<sup>15</sup> 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.



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<sup>15</sup> 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

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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.*

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#### 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

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9/2/2016 • 9/9/2016 • 9/16/2016

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#### 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.

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9/2/2016 • 9/9/2016 • 9/16/2016

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#### EXECUTRIX NOTICE

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

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8/26/2016 • 9/2/2016 • 9/9/2016

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#### 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

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**8/19/2016 • 8/26/2016 • 9/2/2016**

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### **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

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**8/19/2016 • 8/26/2016 • 9/2/2016**

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### **ESTATE NOTICE**

Estate of Joseph S. Ranieri, late of Starucca, 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.

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**8/19/2016 • 8/26/2016 • 9/2/2016**

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### **OTHER NOTICES**

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#### **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**

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**8/26/2016 • 9/2/2016**

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## 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](http://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](http://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

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## 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.*

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## 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

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**8/19/2016 • 8/26/2016 • 9/2/2016**

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## 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**

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

**9/2/2016 • 9/9/2016 • 9/16/2016**

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**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**

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

**9/2/2016 • 9/9/2016 • 9/16/2016**

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**MORTGAGES AND DEEDS**

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

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**MORTGAGES**

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|  |   |
|--|---|
| Information:                                   | Consideration: \$30,000.00                              |
| Mortgagor: JOINES, SHIRLEY (NKA)               | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| 2 - COLLINS, SHIRLEY A                         |   |
| Locations: Parcel #                            | Municipality  |
| 1 - 161.11-1,011.00,000. BRIDGEWATER TOWNSHIP  |   |
| Information:                                   | Consideration: \$122,539.00                             |
| Mortgagor: FOWLER, JOSEPH D                    | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - FOWLER, BRIDGET L                          | 2 - SUMMIT MORTGAGE CORPORATION                         |
| Locations: Parcel #                            | Municipality  |
| 1 - N/A  | BRIDGEWATER TOWNSHIP                                    |
| Information:                                   | Consideration: \$191,020.00                             |
| Mortgagor: VISAVATI, KENNETH A                 | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - VISAVATI, MAREN A                          | 2 - STEARNS LENDING LLC                                 |
| Locations: Parcel #                            | Municipality  |
| 1 - 234.00-1,041.00,000. AUBURN TOWNSHIP       |   |
| Information:                                   | Consideration: \$160,000.00                             |
| Mortgagor: WILSON, DENNIS M                    | Mortgagee: COMMUNITY BANK                               |
| 2 - WILSON, DIANE R                            |   |
| Locations: Parcel #                            | Municipality  |
| 1 - 178.00-1,022.00,000. RUSH TOWNSHIP         |   |
| Information:                                   | Consideration: \$500,000,000.00                         |
| Mortgagor: CHIEF EXPLORATION & DEVELOPMENT LLC | Mortgagee: TEXAS CAPITAL BANK                           |
| 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 - ORGANISCIAK-MINER, CONSTANCE M (AKA)      |   |
| 11 - MINER, CONSTANCE M ORGANISCIAK            |   |
| 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 - KUPSCZNK, STEVEN H                        |   |
| 21 - KUPSCZNK, MARTHA ANN                      |   |
| 22 - NAYLOR, VIRGINIA A                        |   |
| 23 - FORKAL, MARK A (AKA)                      |   |
| 24 - FORKAL, MARK                              |   |

*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 - OLEKSIAK, HARRY III

81 - OLEKSIAK, 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 - APPLEGATE, 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 - ORGANISCIAK-MINER, CONSTANCE M (AKA)  
11 - MINER, CONSTANCE M ORGANISCIAK  
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 - KUPSCZNK, STEVEN H  
21 - KUPSCZNK, 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  
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33 - TRAVER, JOHN  
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47 - HILLSDALE CEMETERY  
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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  
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75 - SYMCZYK, DONNA  
76 - OREILLY, LAWRENCE T  
77 - OREILLY, CHRISTINE M  
78 - OREILLY, THOMAS J  
79 - WOOD, JOHN H  
80 - OLEKSIAK, HARRY III  
81 - OLEKSIAK, MARY E  
82 - URBANS, MICHAEL J  
83 - URBANS, JANICE H

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85 - OHARA, BARBARA J  
86 - SMITH, EDWARD J  
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88 - SMITH, DAVID M  
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90 - CLARK, PATRICIA  
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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 - APPLEGATE, 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

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|  |   |
|--|---|
| Information:   | Consideration: \$9,000.00   |
| Mortgagor: BISHOP, KEVIN DALE<br>2 - BISHOP, DARLENE DAWN                        | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA                                  |
| Locations: Parcel #<br>1 - 218.03-1,097.00,000.                                  | Municipality<br>SPRINGVILLE TOWNSHIP  |
| Information:   | Consideration: \$161,775.00   |
| Mortgagor: GRACE, ROBERT G<br>2 - GRACE, JANET E<br>3 - GRACE, KIMBERLY L        | Mortgagee: PEOPLES SECURITY BANK AND<br>TRUST COMPANY                           |
| Locations: Parcel #<br>1 - 107.03-1,027.00,000.                                  | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:   | Consideration: \$85,000.00  |
| Mortgagor: GRAHAM, GLENDORA L<br>Locations: Parcel #<br>1 - 101.00-1,037.00,000. | Mortgagee: VISIONS FEDERAL CREDIT UNION<br>Municipality<br>FOREST LAKE TOWNSHIP |
| Information:   | Consideration: \$25,000.00  |
| Mortgagor: EDWARDS, TIMOTHY G<br>2 - EDWARDS, MARY C                             | Mortgagee: HONESDALE NATIONAL BANK  |
| Locations: Parcel #<br>1 - 249.19-2,024.00,000.                                  | Municipality<br>FOREST CITY 2W  |
| Information:   | Consideration: \$84,000.00  |
| Mortgagor: ROBERTS, ROBERT L<br>2 - ROBERTS, CATHERINE M                         | Mortgagee: COMMUNITY BANK   |
| Locations: Parcel #<br>1 - 124.14-1,016.00,000.                                  | Municipality<br>MONROSE   |

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

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## DEEDS

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

|   |   |
|---|---|
|   | 15 - NOBLE, ROBERT<br>16 - KIELAR, DOROTHY<br>17 - NOBLE, NANCY J<br>18 - VERY, RALPH<br>19 - SCHOFFSTALL, JANET VERY   |
| Locations: Parcel #<br>1 - 178.00-2.008.00.000.<br>2 - 197.00-3.008.00.000.   | Municipality<br>DIMOCK TOWNSHIP<br>DIMOCK TOWNSHIP  |
| Information:<br>Grantor: BEDNARZ, ANDREW R<br>2 - BEDNARZ, CAROL  | Consideration: \$75,125.00<br>Grantee: APPALACHIAN BASIN MINERALS LP<br>2 - PENNMARC RESOURCES II LP<br>3 - WILDES MINERAL INTERESTS LLC<br>4 - MCCROW ENERGY PARTNERS II LLC |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>JACKSON TOWNSHIP  |
| Information:<br>Grantor: SQUIER, LEIGH E  | Consideration: \$1.00<br>Grantee: APPALACHIAN BASIN MINERALS LP<br>2 - PENNMARC RESOURCES II LP<br>3 - WILDES MINERAL INTERESTS LLC<br>4 - MCCROW ENERGY PARTNERS II LLC      |
| Locations: Parcel #<br>1 - 145.00-1.006.00.000.<br>2 - 145.00-1.006.01.000.<br>3 - 145.00-2.005.02.000.<br>4 - 145.00-2.005.00.000.<br>5 - 145.00-3.013.00.000. | Municipality<br>BRIDGEWATER TOWNSHIP<br>BRIDGEWATER TOWNSHIP<br>NEW MILFORD TOWNSHIP<br>NEW MILFORD TOWNSHIP<br>BROOKLYN TOWNSHIP   |
| Information:<br>Grantor: GRIZZANTI, DAVID   | Consideration: \$1.00<br>Grantee: PENN FREEDOM LLC  |
| Locations: Parcel #<br>1 - 109.00-1.081.00.000.   | Municipality<br>NEW MILFORD TOWNSHIP  |
| Information:<br>Grantor: NOWIK, JASON P   | Consideration: \$124,800.00<br>Grantee: FOWLER, JOSEPH D<br>2 - FOWLER, BRIDGET L   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:<br>Grantor: MCCONNELL, ROBERT D SR   | Consideration: \$187,000.00<br>Grantee: VISAVATI, KENNETH A<br>2 - VISAVATI, MAREN A  |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>AUBURN TOWNSHIP   |
| Information:<br>Grantor: CHRISTIAN, ROBERTA<br>2 - CHRISTIAN, LAWRENCE DAVID  | Consideration: \$1.00<br>Grantee: CHRISTIAN, ROBERTA  |
| Locations: Parcel #<br>1 - 248.00-1.040.00.000.   | Municipality<br>CLIFFORD TOWNSHIP   |
| Information: QUIT CLAIM DEED<br>Grantor: DEUTSCHE BANK NATIONAL TRUST CO<br>2 - OCWEN LOAN SERVICING LLC  | Consideration: \$14,725.00<br>Grantee: DTH REO INC  |
| Locations: Parcel #<br>1 - 202.00-1.015.00.000.   | Municipality<br>BROOKLYN TOWNSHIP   |
| Information:<br>Grantor: NOWALK, MARY ANN (TRUST BY TRUSTEE)<br>2 - SMITH, ELIZABETH A (TRUST BY TRUSTEE)   | Consideration: \$532,000.00<br>Grantee: WLR FAMILY LIMITED PARTNERSHIP  |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>DIMOCK 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:   |   |
| Grantor: DANIELS, LEE A<br>2 - DANIELS, DEBORAH                                | Consideration: \$200,000.00<br>Grantee: WILSON, DENNIS M<br>2 - WILSON, DIANE R     |
| Locations: Parcel #<br>1 - 178.00-1,022.00,000.                                | Municipality<br>RUSH TOWNSHIP   |
| Information:   |   |
| Grantor: BEVAN, HERBERT C JR<br>2 - BEVAN, CHRISTINA<br>3 - BROTMAN, MICHAEL P | Consideration: \$159,900.00<br>Grantee: BENNETT, WILLIAM T<br>2 - BENNETT, JENNIFER |
| Locations: Parcel #<br>1 - 098-00-1,003.00,000.                                | Municipality<br>MIDDLETOWN TOWNSHIP   |
| Information:   |   |
| Grantor: RICHARDS, JAMES O (ESTATE)<br>2 - RICHARDS, JAMES L                   | Consideration: \$1.00<br>Grantee: RICHARDS, JAMES L                                 |
| Locations: Parcel #<br>1 - 107.00-1,008.00,000.                                | Municipality<br>FRANKLIN TOWNSHIP   |
| Information:   |   |
| Grantor: SMITH, MARJORIE J   | Consideration: \$1.00<br>Grantee: ROBERTS, SHERRIE                                  |
| Locations: Parcel #<br>1 - 111.00-1,066.00,000.                                | Municipality<br>NEW MILFORD TOWNSHIP  |
| Information:   |   |
| Grantor: JENNINGS, JAMES F JR<br>2 - JENNINGS, SUSAN M                         | Consideration: \$1.00<br>Grantee: JENNINGS, JAMES F JR<br>2 - JENNINGS, SUSAN M     |
| Locations: Parcel #<br>1 - 202.00-1,052.01,000.<br>2 - 202.00-1,051.00,000.    | Municipality<br>BROOKLYN TOWNSHIP<br>BROOKLYN TOWNSHIP                              |
| Information:   |   |
| Grantor: DERSTINE, JAMES L<br>2 - DERSTINE, KAY I                              | Consideration: \$180,000.00<br>Grantee: NEUMAN, TANYA                               |
| Locations: Parcel #<br>1 - 112.00-1,060.00,000.                                | Municipality<br>JACKSON TOWNSHIP  |
| Information: INTERVAL NO 22 UNIT NO 43   | Consideration: \$100.00   |
| Grantor: BREMER HOF OWNERS INC   | Grantee: BUCKLEY, WILLIAM R<br>2 - BUCKLEY, REVA C                                  |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>HERRICK TOWNSHIP  |
| Information: INTERVAL NO 22 WEEK OF UNIT NO 39                                 | Consideration: \$100.00   |
| Grantor: BREMER HOF OWNERS INC   | Grantee: TRAVIS, MERLE L<br>2 - TRAVIS, MARILYN                                     |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>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 #<br>1 - N/A   | Municipality<br>HERRICK TOWNSHIP  |
| Information:   |   |
| Grantor: PECKHAM, KENT<br>2 - PECKHAM, CORA A                                  | Consideration: \$1.00<br>Grantee: PECKHAM, KENT                                     |
| Locations: Parcel #<br>1 - 222.00-3,039.00,000.                                | Municipality<br>LENOX TOWNSHIP  |
| Information:   |   |
| Grantor: CONGDON, KATHLEEN G<br>2 - CONGDON, LARRY L                           | Consideration: \$1.00<br>Grantee: CONGDON, KATHLEEN G                               |
| Locations: Parcel #<br>1 - 266.11-1,021.00,000.                                | Municipality<br>CLIFFORD 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: \$1.00  |
| Grantor: TUCKER, ANN R (TRUST)                                   | Grantee: MALONE, SUSAN J<br>2 - MALONE, ROBERT R                 |
| Locations: Parcel #<br>1 - N/A                                   | Municipality<br>AUBURN TOWNSHIP                                  |
| Information:   | Consideration: \$10.00   |
| Grantor: HOLLY, MARK   | Grantee: PRECISION CAPITAL LP<br>2 - ENDEAVOR ACQUISITIONS LLC   |
| Locations: Parcel #<br>1 - 221.00-1,027.01,000. LATHROP TOWNSHIP | Municipality   |
| Information:   | Consideration: \$181,850.00                                      |
| Grantor: VANMETRE, JAMES<br>2 - LESSER, JACQUELINE               | Grantee: FRANCO, WAYNE THOMAS<br>2 - FRANCO, MAUREEN FITZSIMMONS |
| Locations:<br>1 - N/A<br>2 - N/A                                 | Parcel # Municipality<br>HERRICK TOWNSHIP<br>UNIONDALE BOROUGH   |
| Information:   | Consideration: \$1.00  |
| Grantor: CHESNICK, JOSEPH<br>2 - CHESNICK, MARGARET M            | Grantee: CHESNICK, JOSEPH<br>2 - CHESNICK, MARGARET M            |
| Locations: Parcel #<br>1 - N/A                                   | Municipality<br>HERRICK TOWNSHIP                                 |
| Information: MINERAL DEED  | Consideration: \$1.00  |
| Grantor: HUMMELL, ROBERT H<br>2 - HUMMELL, BETTY E               | Grantee: COOPER, DOUGLAS J                                       |
| Locations: Parcel #<br>1 - 198.00-1,045.00,000.                  | Municipality<br>DIMOCK TOWNSHIP                                  |
| Information:   | Consideration: \$50,000.00                                       |
| Grantor: WALDORF, JAMES B JR<br>2 - WALDORF, PEGGY ANN           | Grantee: BURKE, GERALD E<br>2 - BURKE, GAIL M                    |
| Locations: Parcel #<br>1 - N/A                                   | Municipality<br>AUBURN TOWNSHIP                                  |
| Information:   | Consideration: \$1.00  |
| Grantor: HARDY, CHRISTOPHER JAMES                                | Grantee: ATHERTON, BARBARA                                       |
| Locations: Parcel #<br>1 - N/A                                   | Municipality<br>OAKLAND TOWNSHIP                                 |
| Information: CORRECTION INT 40 WK NO 25                          | Consideration: \$100.00  |
| Grantor: BREMER HOF OWNERS INC                                   | Grantee: WEAVER, LAREA D<br>2 - WEAVER, MARY C                   |
| Locations: Parcel #<br>1 - N/A                                   | Municipality<br>HERRICK TOWNSHIP                                 |
| Information: INT 21 WK NO 20                                     | Consideration: \$100.00  |
| Grantor: BREMER HOF OWNERS INC                                   | Grantee: KLONTZ, MARK<br>2 - KLONTZ, REBEKKAH BREWER             |
| Locations: Parcel #<br>1 - N/A                                   | Municipality<br>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 #<br>1 - N/A                                   | Municipality<br>HERRICK TOWNSHIP                                 |



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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

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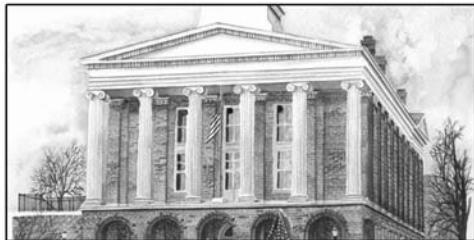
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