

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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CASES REPORTED

Todd W. Conroe, Sr., Plaintiff,
vs.
Richard Hadlick and Richard Hadlick d/b/a Three Star Quarries, Defendant.

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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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Legal Journal of Susquehanna County

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

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

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

TODD W. CONROE, SR.,	:	
Plaintiff,	:	
vs.	:	
RICHARD HADLICK and RICHARD	:	No. 2017- 641 C.P.
HADLICK d/b/a THREE STAR	:	
QUARRIES,	:	
Defendant.	:	

ORDER

NOW, this 26th day of October, 2017, upon consideration of plaintiff's petition to reinstate complaint, and after an evidentiary hearing and oral argument thereon,¹ **IT IS HEREBY ORDERED AS FOLLOWS:**

1. Pursuant to Pennsylvania Magisterial District Judges Rule 1006, plaintiff has

1 On March 28, 2017, plaintiff filed a complaint in Magisterial District Court 34-3-02. A hearing was conducted on April 21, 2017, and Magisterial District Judge Jodi Ellis Cordner entered judgment in favor of plaintiff, but did not award any monetary damages. On May 7, 2017, plaintiff filed his pro se appeal of the April 21, 2017 MDJ decision, which was within the 30 days provided for an MDJ appeal under Magisterial District Judges Rule 1002(A). Thereafter, plaintiff had the obligation to serve either personally or by certified or registered mail his notice of appeal upon defendant and Magisterial District Judge Cordner. See Pa. Mag. Dist. Judges Rule 1005(A). Plaintiff was then required to file proof of said service with the Prothonotary. See Pa. Mag. Dist. Judges Rule 1005(B). Plaintiff failed to comply with these requirements. Moreover, plaintiff also failed to file a complaint within 20 days as required under the Rules. See Pa. Mag. Dist. Judges Rule 1004(A). Given his lack of legal training, plaintiff realized that he was unable to proceed with this litigation on his own and sought legal counsel. Through his legal counsel, plaintiff filed his complaint on June 5, 2017 and had the complaint served on defendant on June 8, 2017. Thus, plaintiff's complaint was filed approximately 9 days late. The record fails to disclose whether plaintiff's legal counsel ever perfected service of plaintiff's notice of appeal as required under Rule 1005(A) nor has plaintiff's counsel filed any proof of service as required under Rule 1005(B).

On July 20, 2017, defendants filed a praecipe directing the Prothonotary to mark plaintiff's appeal as stricken based upon the failure to perfect service as required under Rule 1005(A). This procedural process is permitted under the Rules. See Pa. Mag. Dist. Judges Rule 1006. It should be noted that defendant never responded plaintiff's complaint in a timely manner as required under Pennsylvania Rule of Civil Procedure 1026(a), which requires an answer or preliminary objections to be filed within 20 days. Under Pennsylvania Rule of Civil Procedure 1028(a)(1), a defendant may object to improper service, i.e., the notice of appeal was not properly served as required under Magisterial District Judges Rule 1005(A). Further, Pennsylvania Rule of Civil Procedure 1028(a)(2) provides that a defendant may object that a pleading fails to conform to a rule of court, i.e., plaintiff failed to comply with Magisterial District Judges Rule 1004(A) relating to the time for filing a complaint or Magisterial District Judges Rule 1005(A) relating to service of the notice of appeal. As noted, defendants failed to respond in any manner to plaintiff's complaint within the twenty day periods provided under Rule 1026(a). Instead, 42 days after being serviced with plaintiff's complaint, defendants filed a praecipe under Magisterial District Judges Rule 1006 seeking to strike the appeal. Rule 1006 does not contain any timeliness component to it. It is unclear as to the interplay between the pleading requirements contained in the Rules of Civil Procedure

demonstrated good cause to seek reinstatement of the complaint.²

2. Plaintiff's petition to reinstate the complaint is **GRANTED**.
3. Pursuant to Pennsylvania Rule of Civil Procedure 1026(a), defendants shall file a responsive pleading to plaintiff's complaint within twenty (20) days of today's date.

Jason J. Legg
President Judge



and the Magisterial District Judges Rules as they relate to the timeliness requirements in responding to a complaint. It is clear, however, that both parties, while acting pro se, have essentially ignored procedural rules as they relate to service and/or timeliness of pleadings.

At the time of the hearing, plaintiff explained that he simply did not understand what was required of him as he had no legal training. Plaintiff indicated that he sought out lay advice from other people he knew, but he soon realized that he lacked the ability to pursue this appeal pro se and he sought legal counsel. Moreover, counsel for defendants also stated that the defendants failed to respond to plaintiff's complaint in a timely manner because they lacked legal counsel and did not know what to do. Thus, defendants seek to impose certain procedural rules upon plaintiff despite having ignored procedural rules themselves.

2 The Commonwealth Court has defined "good cause" necessary to reinstate an appeal under Rule 1006 as follows: "a substantial reason, one that affords legal excuse. Legally sufficient ground or reason. Phrase good cause depends upon circumstances of individual case, and finding of its existence lies largely in discretion of the officer or court to which decision is committed." In re Consolidated Reports & Returns by Tax Claim Bureau of Northumberland County, 132 A.3d 637, 650 (Pa. Super. Ct.) ("[T]he determination of whether good cause has been demonstrated is trusted to the trial court's sound discretion.") (citations omitted), appeal denied, 141 A.3d 482 (Pa. 2016). The essential purpose of Rule 1005 is to promote a timely and orderly determination of an appeal. See Slaughter v. Allied Heating, 636 A.2d 1121, 1124 (Pa. Super. Ct. 1993). When the opposing party has received notice of the appeal, the purpose of the rule has been satisfied. Id. Generally speaking, procedural rules are liberally construed to secure the just, speedy, and inexpensive determination of every action and courts are permitted to disregard errors or defects of procedure which do not affect the substantial rights of a party. See Pa.R.C.P. 126. Procedural errors which do not affect substantial rights should never be used to deny ultimate justice, and courts forgive procedural errors provided that substantial compliance has occurred and the other party has suffered no prejudice. See Slaughter, 636 A.2d at 1124; Seiple v. Pitterich, 34 Pa. D. & C.3d 592, 594 (Pa. Com. Pl. 1984) (citing Godina v. Oswald, 211 A.2d 91 (Pa. Super. Ct. 1965)). In construing these procedural rules, a trial court has discretion to forgive a technical violation of Rule 1005. See Hanni v. Penn Warranty Corp., 658 A.2d 1349, 1350 (Pa. Super. Ct. 1995).

In this case, defendants received notice of this appeal on June 8, 2017 when the complaint was served upon them, which was 32 days after the notice of appeal was filed. Defendants have demonstrated no prejudice whatsoever from plaintiff's procedural failures to properly serve the notice or appeal and/or file a timely complaint. Given that the plaintiff was proceeding as a pro se litigant, the court finds that he has exercised reasonable diligence in attempting to perfect his appeal and that his procedural errors and delay in filing were de minimis. See Womer v. Hilliker, 908 A.2d 269, 276 (Pa. 2006) ("[W]e have always understood that procedural rules are not ends in themselves, and that rigid application of our rules does not always serve the interests of fairness and justice."). Based upon the foregoing, plaintiff has demonstrated good cause to permit reinstatement of his appeal under Pennsylvania Rule of Magisterial District Judges Rule 1006.

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.

EXECUTOR NOTICE

Estate of Patricia Sarazen Laughlin
Late of Township of Oakland
EXECUTOR
David R. Dibble
5375 High Street
Susquehanna, PA 18847
ATTORNEY
Rachel Thomas, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

12/22/2017 • 12/29/2017 • 1/5/2018

EXECUTOR NOTICE

Estate of Stanley E. Mikalsen
Late of New Milford Township
EXECUTOR
Justin Lundwall
161 Harold Street
Staten Island, NY 10314
ATTORNEY
Michael Briechele, Esq.
4 Chestnut Street
Montrose, PA 18801

12/22/2017 • 12/29/2017 • 1/5/2018

EXECUTRIX NOTICE

Estate of Daniel E. Wolfe
Late of Susquehanna
EXECUTRIX
Sharon A. Wolfe
290 Grand Street
Susquehanna, PA 18847
ATTORNEY
Wilbur D. Dahlgren
21-23 Public Avenue
Montrose, PA 18801

12/22/2017 • 12/29/2017 • 1/5/2018

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 SHEILA V. GOFF,
deceased
Charm K. Giangrieco, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, January 16, 2018, and if no

exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

1/5/2018 • 1/12/2018

NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNSYLVANIA
NO. 2017-366-CP

WELLS FARGO BANK, NA

Vs.

JASON CABLE

NOTICE TO: JASON CABLE
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Being Premises: 9608 NORTH
WESTON ROAD, KINGSLEY, PA
18826-7222

Being in BROOKLYN
TOWNSHIP, County of
SUSQUEHANNA, Commonwealth
of Pennsylvania, 145.00-
3,019.00,000

Improvements consist of
residential property.

Sold as the property of JASON
CABLE

Your house (real estate) at 9608
NORTH WESTON ROAD,
KINGSLEY, PA 18826-7222 is
scheduled to be sold at the Sheriff's
Sale on 02/27/2018 at 11:00 AM,

at the SUSQUEHANNA County
Courthouse, 105 Maple Street,
Montrose, PA 18801-1219, to
enforce the Court Judgment of
\$142,694.18 obtained by, WELLS
FARGO BANK, NA (the
mortgagee), against the above
premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

1/5/2018

**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
JANUARY 9, 2018**

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
1-9-2018 9:00 AM**

Writ of Execution No.:
2017-1018 CP
PROPERTY ADDRESS: Lot 2
Clifford Twp a/k/a 3945 State

Route 2023
Union Dale, Pa 18470
LOCATION: Clifford Township
Tax ID #: 229.00-2,058.00,000.
IMPROVEMENTS: ONE – One
Story Wood Framed Dwelling
DEFENDANTS: Glenn J. Bay and
Bonnie D. Bay
ATTORNEY FOR PLAINTIFF:
Cristina L Connor, Esq
(614) 222-4921

NOTICE

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

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/15/2017 • 12/22/2017 • 1/5/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 23, 2018

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

1-23-2018 9:00 AM

Writ of Execution No.:

2017-1101 CP

PROPERTY ADDRESS: 714

Susquehanna Street

Forest City, Pa 18421

LOCATION: Borough of Forest
City

Tax ID #: 268.07-1,085.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAME
DWELLING

ONE - 8 X 12 WOOD FRAME
SHED

DEFENDANTS: Kristian Ray
Short and Nicole Elizabeth Short
ATTORNEY FOR PLAINTIFF:
Matthew McDonnell, Esq
(215) 942-2090

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given

and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/29/2017 • 1/5/2018 • 1/12/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 23, 2018**

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
1-23-2018 9:30 AM**

Writ of Execution No.:

2017-1087 CP

PROPERTY ADDRESS: 952

Harmony Road

Susquehanna, Pa 18847

LOCATION: Township of Great Bend

Tax ID #: 032.00-1,029.00,000

IMPROVEMENTS: ONE - ONE STORY WOOD FRAME DWELLING

DEFENDANTS: Elizabeth J. Swartwood

ATTORNEY FOR PLAINTIFF:

Matthew Fissel, Esq

(215) 627-1322

NOTICE

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

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/29/2017 • 1/5/2018 • 1/12/2018

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 21, 2017 TO DECEMBER 27, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$82,000.00
Mortgagor: ALLEN, MATTHEW DALE	Mortgagee: HONSDALE NATIONAL BANK
2 - ALLEN, KAREN	
Locations: Parcel #	Municipality
1 - 246.00-1,024.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$51,000.00
Mortgagor: HENRY, DALE	Mortgagee: HONSDALE NATIONAL BANK
2 - HENRY, TRUDY	
Locations: Parcel #	Municipality
1 - 050.00-3,095.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$26,000.00
Mortgagor: JUMP, JAMES H	Mortgagee: LEE, ROBERT E JR
2 - JUMP, SHANA L	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$26,000.00
Mortgagor: JUMP, JAMES H	Mortgagee: LEE, ROBERT E JR
2 - JUMP, SHANA L	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$35,000.00
Mortgagor: COY, ALLEN R	Mortgagee: STATE FARM BANK
2 - COY, AMY J	
Locations: Parcel #	Municipality
1 - 087.00-1,053.02,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$103,000.00
Mortgagor: PICHETTE, MATTHEW C	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 157.00-1,072.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$149,845.00
Mortgagor: JOHNSON, CORRINE EVA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 267.00-1,030.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: POWERS, GAIL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - NEW PENN FINANCIAL LLC
Locations: Parcel #	Municipality
1 - 241.00-2,020.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$172,000.00
Mortgagor: KASE, GEOFFREY J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - BENCHMARK FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 190.00-1,043.00,000.	HERRICK TOWNSHIP

Information:	Consideration: \$65,000.00
Mortgagor: NAUROTH, JOHN C 2 - NAUROTH, PATRICIA A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 260.00-1,046.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$203,000.00
Mortgagor: COVERT, BRIAN F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 007.00-1,007.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: JOHNSON, DEAN A 2 - JOHNSON, VALERIE	Mortgagee: BEAR SWAMP FOREST LLC
Locations: Parcel # 1 - 148.00-2,004.10,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$123,100.00
Mortgagor: YAZDZIK, MARY	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 172.00-1,045.01,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: FRANTZ, JACKIE L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 259.00-1,083.00,000.	Municipality LATHROP TOWNSHIP

DEEDS

Information:	Consideration: \$28,000.00
Grantor: LEE, ROBERT E JR	Grantee: JUMP, JAMES H JR 2 - JUMP, SHANA L
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$28,000.00
Grantor: LEE, ROBERT E JR	Grantee: JUMP, JAMES H JR 2 - JUMP, SHANA L
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: MERRITT, STANLEY J	Grantee: MERRITT, STANLEY J 2 - MERRITT, JANE A
Locations: Parcel # 1 - 207.00-1,015.00,000. 2 - N/A	Municipality GIBSON TOWNSHIP HARFORD TOWNSHIP
Information:	Consideration: \$250.00
Grantor: FOREST CITY AREA HISTORICAL SOCIETY INC	Grantee: ROTHERFORTH, GARY
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: RANDALL, HEDI S	Grantee: RANDALL FAMILY HOME TRUST
Locations: Parcel # 1 - 065.00-1,014.00,000.	Municipality SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: FOSTER, ANDA MARA (ESTATE AKA)	Grantee: FOSTER, ALEXANDER M
2 - FOSTER, ANDA M (ESTATE AKA)	
3 - FOSTER, ANDA (ESTATE)	
Locations: Parcel #	Municipality
1 - 046.05-1,002.00,000.	SILVER LAKE TOWNSHIP
Information: SPECIAL WARRANTY DEED	Consideration: \$1.00
Grantor: PICHETTE, MATTHEW C	Grantee: PICHETTE, MATTHEW C
2 - PICHETTE, CAREY M	
Locations: Parcel #	Municipality
1 - 157.00-1,072.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WATERMAN, HERBERT J (BY ATTY)	Grantee: WATERMAN, MARY E
2 - WATERMAN, MARY E	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HIBBARD, DONALD	Grantee: HIBBARD, DONALD
2 - HIBBARD, CAROLE	2 - HIBBARD, CAROLE
Locations: Parcel #	Municipality
1 - 181.00-1,020.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$157,732.00
Grantor: MCANDREW, JOSEPH E	Grantee: JOHNSON, CORRINE EVA
2 - CINO, MARISSA (NBM)	
3 - MCANDREW, MARISSA	
Locations: Parcel #	Municipality
1 - 267.00-1,030.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$215,000.00
Grantor: PUCH, PETER M	Grantee: KASE, GEOFFREY J
2 - PUCH, FRANCES E	
Locations: Parcel #	Municipality
1 - 190.00-1,043.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$203,000.00
Grantor: SHINER, BRIAN C	Grantee: COVERT, BRIAN F
2 - SHINER, VANESSA	
Locations: Parcel #	Municipality
1 - 007.00-1,007.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: BEAR SWAMP FOREST LLC	Grantee: JOHNSON, DEAN A
	2 - JOHNSON, VALERIE
Locations: Parcel #	Municipality
1 - 148.00-2,004.10,000.	HARFORD TOWNSHIP
Information:	Consideration: \$129,600.00
Grantor: US BANK NATIONAL ASSOCIATION (TRUSTEE)	Grantee: YAZDZIK, MARY
2 - PENNSYLVANIA HOUSING FINANCE AGENCY	
Locations: Parcel #	Municipality
1 - 172.00-1,045.01,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KONSTALID, EDITH H	Grantee: KONSTALID, EDITH H (TRUST)
Locations: Parcel #	Municipality
1 - 116.13-1,001.00,000.	THOMPSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: MADDEN, LAURA C W (NKA)	Grantee: ADAMEC, SUSAN M
2 - BROOKS, LAURA C W	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: WEINBERGER, JEROME H	Grantee: WEINBERGER, JEROME (TRUST)
Locations: Parcel #	Municipality
1 - 068.00-2,024.00,000.	FRANKLIN TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: WILLIAMS, DONNA L	Grantee: WILLIAMS, KIM D
Locations: Parcel #	Municipality
1 - 260.00-1,007.00,000.	LENEX TOWNSHIP
Information:	Consideration: \$132,500.00
Grantor: WARD, JOHN T	Grantee: DEUTSCHE BANK NATIONAL TRUST CO (TRUSTEE)
2 - WARD, DARLENE	
Locations: Parcel #	Municipality
1 - 115.00-2,044.00,000.	THOMPSON TOWNSHIP



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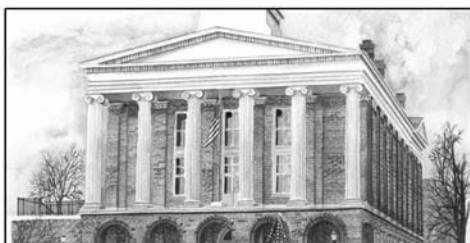
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