

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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CASES REPORTED

Theodore P. Malinchak, Jr. and Marie A. Malichak, Plaintiff,
vs.
Frances Attewell, 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
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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.

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

COURT OPINION

Case No. 2013 – 215 C.P.

Case No. 2013-1493 C.P.

Theodore P. Malinchak, Jr. and Marie A. Malichak, Plaintiff,

vs.

Frances Attewell, Defendant.

Opinion continued from the September 23, 2016 issue

II. DISCUSSION

1. Misrepresentation on Seller's Disclosure Statement²

The Malinchaks' first claim contends that defendant failed to provide proper notice in the Seller's Disclosure statement of the existence of a boundary dispute with the Fullers and/or the existence of an easement cart way over the south-eastern corner of the real property. Attewell contends that the Seller's Disclosure statement was properly drafted in that: (1) there was no boundary dispute in March 2011 regarding the south-eastern corner as both the Attewell survey and the Fuller survey were in agreement as to the location of boundary line; and (2) there was no formal easement recorded relating to the Fuller cart way that required disclosure.

The Real Estate Seller Disclosure Law requires that any person selling residential real estate deliver a written disclosure to a potential purchaser disclosing, among other things, any "[l]egal issues affecting title or that would interfere with use and enjoyment of the property." 68 Pa.C.S.A. §§ 7304(b)(16), 7308. The statute does not require a seller to make any specific investigation prior to completing a disclosure statement. 68 Pa.C.S.A. § 7308. Instead, a seller "shall not make any representations that the seller or the agent of the seller knows or has reason to know are false, deceptive or misleading, and shall not fail to disclose a known material defect." 68 Pa.C.S.A. § 7308.

The statute further provides that a seller has no liability for any "error, inaccuracy or omission of any information" where the "error, inaccuracy or omission was based on a reasonable belief that a material defect or other matter not disclosed had been corrected." 68 Pa.C.S.A. § 7309(a)(2). The evidence demonstrated that the Fullers and Attewells had a disagreement over the southeast corner pin in the summer of 2010. As a result of this disagreement, the Fullers had the properties surveyed by Butler Land Surveying. (Plf. Ex. 17.) In January 2011, the Fullers received the Butler survey map, which confirmed the location of the southeast corner pin as established by the prior Attewell survey.

Marie Malinchak confirmed that there were 2 separate sets of visible survey stakes on the real property when the Malinchaks viewed the real property in the summer of

2 The claim under the Real Estate Sellers Disclosure Law, 68 Pa. C.S. § 7301 *et seq.*, was asserted in the Malinchaks' amended complaint filed to case number 2013-215 C.R.

2011. The survey stakes were different colors representing the boundary lines established by two different surveyors. Marie Malinchak testified that those 2 sets of survey stakes were properly aligned with each other along the property boundary lines. Paula Catlin, Attewell's listing agent and later the real estate agent for the Malenchaks as well, testified that she walked the property, saw the two sets of survey stakes and observed no problems with the boundaries.

There is no evidence that any boundary dispute existed in March 2011 when the Seller Disclosure form was completed. In fact, the only competent evidence presented at trial relating to the property boundary itself came from Scott Williams, a licensed land surveyor, who identified the location of the southeastern corner. (Plf. Ex.17.) No other surveyor testified to challenge Scott Williams' testimony. Fuller testified that he agreed with the Butler survey – and the Malinchaks called Scott Williams as a witness to establish the boundary line. In other words, the record demonstrates that the parties are in agreement as to the location of the south-eastern corner boundary of the real property. Based upon this record, the Malinchaks have failed to prove by a preponderance of the evidence that Attewell knew (or should have known) that there was any unresolved boundary dispute with the Fullers in March 2011.³

As to the existence of an easement on the property, Attewell's counsel has properly noted that there is no recorded easement on the property. There is also no judicially recognized prescriptive easement over the property. The Malinchaks' contention that Attewell had a duty to disclose the existence of the cart way over the 0.01 acres in the south-eastern corner of the real property requires the Court to accept that the potential existence of a prescriptive easement constitutes an "easement" under the Seller's Disclosure Law. It further requires the Court to determine that Attewell, a layperson, would know that the Fuller use of the cart way (which was already occurring when Attewell purchased the property) constituted a prescriptive easement over her real property that required disclosure under the statute.

The Seller Disclosure Law itself provides that a seller is not liable where the seller had "no knowledge of the error, inaccuracy or omission." 68 Pa. C.S. § 7309(a)(1). Attewell testified that the Fuller cart way was on the property when she and her husband purchased the property in 1993. Attewell testified that she was aware that the Fullers used the cart way. At best, the record demonstrates that there was a visible roadway over a small portion of the real property (0.01 acres) and that the Fullers used it to access their real property. There is no evidence that defendant was aware that this use constituted an easement. A trained real estate agent, Paula Catlin, testified that she

3 Fuller testified that he was not contesting the boundary line, but he was seeking establishment of his right to use the cart way. Attorney Wage admitted that the Fullers are reduced to asserting an adverse possession/prescriptive easement claim to the extent that they seek to establish a right of way over the 0.01 acres of real property implicated by the cart way. As of the execution of the Seller's Disclosure statement, there was no litigation pending suggesting that the Fullers were making any claim against the Attewell title. In fact, as of the date of the closing, there was no litigation filed asserting any adverse possession claim or prescriptive easement claim that would have related to the Attewell title.

walked the property boundary line and that she did not observe anything that caused her concern. If a trained real estate agent (who was also the agent representing the Malinchaks) was not concerned over the visible cart way over that small corner of the property, then it is not reasonable to conclude that Attewell should have known of the Fullers' use of the visible cart path on her 0.01 acres required disclosure.

The Malinchaks also argue that Attewell had an obligation to amend her Seller Disclosure when she received notice of the Fuller litigation in October 2011. Again, the Seller Disclosure Law only requires a seller to give notice of things within their personal knowledge that impact on the legal title to the real property or interfere with the enjoyment of the real property. Attewell testified that she believed that the Fuller litigation related to a monetary claim for alleged removal of the Fullers' fencing – not a claim impacting upon the title to the real property. Attewell's understanding was confirmed by Attorney Dean, her closing attorney, who reviewed the Fuller complaint and told Attewell that it related to solely to monetary damages. At trial, Attorney Dean reiterated that he provided Attewell with this advice and that he continued to believe that the Fuller litigation related to monetary damages for the fence removal – not title to the real property.

Significantly, Attorney O'Malley, Malinchaks' closing attorney, reviewed the Fuller complaint and also concluded that it related solely to a personal claim for monetary damages for the alleged fence removal. Pursuant to this understanding, Attorney Dean and Attorney O'Malley resolved the issue at time of closing by escrowing \$500 to cover any damages suffered by the Fullers as a result of the alleged fence removal. As such, Attewell's understanding of the Fuller complaint was confirmed by Attorney Dean and Attorney O'Malley – and by the Malinchaks' decision to proceed to closing with \$500 escrowed from Attewell's closing proceeds to protect the Malinchaks from any liability that might arise from the Fuller litigation. The Malinchaks have failed to demonstrate that defendant knew (or should have known) that the Fuller litigation related to the title to the subject real property. If two licensed attorneys representing the parties at the time of the closing concluded that the Fuller litigation did not impact upon the title to the real property, it cannot reasonably be maintained that Attewell, a layperson, should have known that she was required to amend her Seller's Disclosure statement to include notice of the Fuller litigation.

The Malinchaks argue further that Attewell did not amend the Seller's Disclosure upon learning of the *Lis Pendens*, which purported on its face to impact title to the real property. There is no indication in the docket as to whether Attewell was ever served a copy of the *Lis Pendens*. (Plf. Ex. 7.) The Malinchaks presented no evidence that Attewell was served with the *Lis Pendens*. Although the Malinchaks called Attorney Wage (the attorney who drafted and filed the *Lis Pendens*) as a witness, Attorney Wage was never questioned as to whether he served Attewell with the *lis pendens*. Attewell testified that she did not receive a copy of the *lis pendens* until just prior to the closing. At that point, Attorney Dean, her closing attorney, explained to her what was occurring and that he was working with Attorney O'Malley, the Malinchaks' closing attorney, to

work it out. Attorney Dean and Attorney O'Malley ended up resolving the Fuller issue by withholding \$500 in escrow from Attewell's closing proceeds to protect the Malinchaks. With this understanding in place, the parties proceeded to closing on the real property.

The record undisputedly reveals that the Malinchaks, through their closing agent, Attorney O'Malley, were aware of the *lis pendens* prior to the closing. The record demonstrates that Attorney Dean and Attorney O'Malley discussed the *lis pendens* prior to closing – and any duty that Attewell had to supplement her Seller's Disclosure was fulfilled by her counsel, Attorney Dean, through his negotiations with Attorney O'Malley to resolve the *lis pendens* action so that the matter could proceed to closing. The Seller Disclosure Law provides that when the Seller becomes aware of any inaccurate information, the Seller “shall notify the buyer of the inaccuracy.” 68 Pa.C.S.A. § 7307. Attewell, through her attorney, plainly notified the Malinchaks, through their attorney, of the Fuller *lis pendens* – and the parties agreed to escrow \$500 of Attewell's closing funds to resolve the issue.

Based upon the foregoing, there is insufficient evidence to conclude that Attewell violated the Seller Disclosure Law. Attewell was not aware of any boundary dispute between herself and the Fullers in March 2011 when the disclosure statement was initially executed. Even after the Fuller litigation was initiated, Attewell reasonably believed that it related to a personal claim for monetary damages against her, not a claim against the real property itself. Finally, even after the *lis pendens* was filed, Attewell's counsel provided Malinchaks' counsel with notice of the existence of the *lis pendens* prior to the closing, and the discussions between the respective attorneys for the parties satisfied any legal obligation imposed upon Attewell under the Seller Disclosure Law.

Even if a violation of the Seller Disclosure Law occurred, the Malinchaks have opted to proceed in equity seeking rescission of the deed and restitution for their costs and expenses.⁴ The Seller Disclosure Law specifically forecloses recession as a remedy: “A residential real estate transfer subject to this chapter shall not be invalidated solely because of the failure of any person to comply with any provision of this chapter.” 68 Pa.C.S.A. § 7311(a). Given the remedy selected by Malinchaks (rescission), the Seller Disclosure Law cannot provide them with the relief they are requesting.

Instead, the Seller Disclosure Law makes a seller who “willfully or negligently” violates the disclosure requirements liable for “actual damages suffered by the buyer.” 68 Pa.C.S.A. § 7311(a). In an equity action where a party has sought recession and restitution as their remedy, that party is foreclosed from seeking monetary damages. See Umbelina v. Adams, 34 A.3d 151, 162 (Pa. Super. Ct. 2011)(finding that plaintiffs could not be awarded actual damages where they sought equitable remedy of rescission of the

⁴ In their amended complaint in 2013-215 C.P., asserting the claim under the Seller Disclosure Law, the Malinchaks requested the equitable remedies of rescission and restitution. (Amd. Comp., 2013-215 C.P., ¶¶ 31-31.) The Malinchaks did not seek an award of actual damages under the Seller Disclosure Law.

deed); Boyle v. Odell, 605 A.2d 1260, 1265 (Pa. Super. Ct. 1992) (“A plaintiff in these circumstances seeking recession may not also seek damages, as such remedies would be inconsistent.”). The Malinchaks’ election to seek recession of the deed forecloses any award of actual damages under the Seller Disclosure Law.

Even if the Court were going to consider an award of actual damages, there is nothing on this record to support an award of actual damages. There is no evidence as to any diminution in the property value as a result of the Fuller litigation and/or potential easement claim. The only thing the record discloses is that approximately 0.01 acres of the total real property is impacted. There was no testimony to the value 0.01 acres relative to the overall value of plaintiffs’ real property.⁵ There was no testimony as to whether the existence of an easement to use the cart way over the 0.01 acres diminished the value of the real property. Even if the Malinchaks had demonstrated a violation of the Seller Disclosure Law, the record does not demonstrate any actual damages permissible under that statute aside from an undefined *de minis* amount.

The Court finds that the Malinchaks have failed to present sufficient evidence to sustain the claim under the Seller Disclosure Law, have sought a remedy not permitted under the Seller Disclosure Law, and have failed to prove any actual damages. For these reasons, a verdict will be entered in favor of Attewell and against the Malinchaks as to the claim asserted in 2013-215 C.P.

2. Negligent Misrepresentation⁶

A claim of negligent misrepresentation requires proof of the following elements: “(1) the misrepresentation of a material fact; (2) a misrepresentation made under circumstances in which the misrepresenter ought to have known its falsity; (3) a misrepresentation made with the intent to induce another to act on it; and (4) a resulting injury to the party acting in justifiable reliance on the misrepresentation.” 2 Summ. Pa. Jur. 2d Torts § 16:4 (Westlaw April Update 2016). The tort of negligent misrepresentation requires proof by a preponderance of the evidence. *Id.*

In connection with the sale of real property, a seller “not only has an obligation not to intentionally conceal material information, but must also avoid innocent misrepresentations of material facts.” See Star v. Rosenthal, 884 F. Supp.2d 319, 329 (E.D. Pa. 2012). A right of rescission of a deed arises where a seller makes “an innocent misrepresentation of a material fact.” See Boyle, 605 A.2d at 1265; see also De Joseph v. Zambelli, 139 A.2d 644, 647 (Pa. 1958) (“[A] misrepresentation made innocently is not

⁵ In terms of simple arithmetic, the acreage implicated by this dispute encompasses only 0.3% of the entire acreage. If that figure were multiplied to the \$140,000 purchase price, it would reflect a value of only \$420. Obviously, this figure would be even lower as the purchase price reflects not only the 3.22 acres of real property, but also the residence itself. Thus, the “value” of 0.01 acres of real property would be likely substantially less than \$420. In short, even if any actual damages exist in this case, such actual damages would be *de minis*.

⁶ In their complaint in 2013-1493 C.P., the Malinchaks asserted a claim for negligent misrepresentation against Attewell based upon her alleged nondisclosure of the boundary dispute/ Fuller litigation/Fuller *lis pendens*/potential easement. (Plf. Cmp., 2013-1493 C.P.)

actionable unless it is material. . . .”); Smith v. Renault, 564 A.2d 188, 192 (Pa. Super. Ct. 1989)(“[I]f the misrepresentation is innocently made, then it is actionable only if it relates to a matter material to the transaction involved.” (quoting Shane v. Hoffmann, 324 A.2d 532, 536 (Pa. Super. Ct. 1974)); Silverman v. Bell Sav. & Loan Ass’n, 533 A.2d 110, 113 (Pa. Super. Ct. 1987)(“Yet, a misrepresentation innocently made is also actionable if it relates to a matter material to the transaction.”). “A misrepresentation is material when it is of such a character that if it had not been made, the transaction would not have been entered into.” Silverman, 533 A.2d at 113; see De Joseph, 139 A.2d at 647 (“A misrepresentation is material when it is of such a character, that if it had not been made the transaction would not have been entered into.”). Consistent with the definition of materiality, the recipient of the misrepresentation must demonstrate that he or she reasonably relied upon the misrepresentation. See Silverman, 533 A.2d at 114; see De Joseph, 139 A.2d at 647 (finding that there must be a “right to reliance” before a recipient can prevail on a claim for negligent misrepresentation).

There is a distinction between the tort of negligent misrepresentation which provides the right to monetary damages and an equitable claim for rescission of a deed based upon an “innocent” misrepresentation of a material fact. See Bortz v. Norton, 729 A.2d 555, 564 (Pa. 1999) (“A claim for a misrepresentation, innocently made, to the extent recognized in this Commonwealth, is an equitable doctrine based upon contract principles supporting equitable rescission to make a contract voidable by the innocent party. . . .”). Given that the Malinchaks have sought the equitable remedy of rescission, the Court will determine: (1) whether Attewell made an innocent misrepresentation; (2) whether the alleged innocent misrepresentation was material to the transaction; and (3) whether the Malinchaks justifiably relied upon the alleged innocent misrepresentation.

The Court Opinion will be continued in the next issue.

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.

EXECUTRIX NOTICE

Estate of James W. Lewis AKA
James Lewis AKA James Winstone
Lewis
Late of Bridgewater Township
EXECUTRIX
Abbey K. Lewis
26 Drinker St.
Montrose, PA 18801

9/30/2016 • 10/7/2016 • 10/14/2016

EXECUTRIX NOTICE

Estate of Gerald Arthur Bills
Late of Lanesboro Borough
EXECUTRIX
Dawn E. Bills
3100 Owego Turnpike
Kingsley, PA 18826
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

9/30/2016 • 10/7/2016 • 10/14/2016

**ESTATE NOTICE
BARTHOLOMAY**

In the Estate of MARJORIE G. BARTHOLOMAY, of Forest City, Susquehanna County, Pennsylvania. Letters Testamentary in the above estate having been granted to the undersigned. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

LYNN B. DESANTO and SUSAN J. FALBO, Co-Executrices of the estate
C/O Marissa McAndrew, Esquire
Brieche Law Offices, P.C.
707 Main Street PO Box 157
Montrose, PA 18801
Attorney for the Estate

9/23/2016 • 9/30/2016 • 10/7/2016

OTHER NOTICES

**NOTICE OF
CHANGE OF NAME**

Notice is hereby given that Amanda Engle, of Hallstead, Susquehanna County, Pennsylvania, has filed a Petition for Change of Name of Minor in the Court of Common Pleas of Susquehanna County, Pennsylvania and has specifically requested that the name of her minor daughter be

changed from KYLEE RENEE REINERT to KYLEE REINERT ENGLE. Said Petition for Change of Name of Minor will be heard on October 12, 2016 at 1:30 p.m., in Courtroom No. 1 of the Susquehanna County Courthouse. Any person interested in this matter and/or objecting to the requested relief shall appear at that time and place.

MARISSA MCANDREW,
ESQUIRE
BRIECHLE LAW OFFICES, P.C.
PO BOX 157
FOREST CITY, PA 18421

9/30/2016

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:

William K. Gorski, deceased
Kelly J. Gorski n/b/m
Kelly J. Henry, Executor

Arnold Mark Sackadorf, deceased
Jack Demark and Linda Corey,
Executors

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday,

October 4, 2016, at 10:00 A.M. for Nisi Confirmation, and if no exceptions are filed thereto, on Tuesday, October 18, 2016 the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

9/23/2016 • 9/30/2016

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 OCTOBER 11, 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 10-11-2016 9:00 AM

Writ of Execution No.:

2016-651 CP

PROPERTY ADDRESS: 3985
Glenwood Road

Hop Bottom, PA 18824

LOCATION: Lenox Township

Tax ID #: 222.00-3,027.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED
DWELLING
ONE- 12 X 20 OPEN WOOD
FRAMED SHED
ONE - 24 X 32 WOOD FRAMED
GARAGE
DEFENDANTS: Charles F. Major
a/k/a Charles Major and Doris A.
Major a/k/a Doris Major
ATTORNEY FOR PLAINTIFF:
Andrew Marley, Esq
(215)572-8111

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

9/16/2016 • 9/23/2016 • 9/30/2016

SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 11, 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 10-11-2016 9:30 AM

Writ of Execution No.:
2016-695 CP
PROPERTY ADDRESS: 24008
State Route 167 a/k/a RR 1 Box 2039
Brackney, PA 18812
LOCATION: Silver Lake Township
Tax ID #: 026.00-1,013.00,000.
IMPROVEMENTS: ONE – BI-
LEVEL WOOD FRAMED
DWELLING
DEFENDANTS: Christian
Capotosto and Valerie Capotosto
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

9/16/2016 • 9/23/2016 • 9/30/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 25, 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
10-25-2016 9:30 AM**

Writ of Execution No.:
2016-192 CP
PROPERTY ADDRESS: RR 1 Box
90 a/k/a 4387 Forest Street
Kingsley, Pa 18826
LOCATION: Lenox Township
Tax ID #: 205.03-1,040.00,000.
IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED
DWELLING
ONE - 16 X 32 IN-GROUND
SWIMMING POOL
DEFENDANTS: Leslie A.
Gustafson, Roy A. Gustafson and
Claire H. Gustafson
ATTORNEY FOR PLAINTIFF:
Rebecca Solarz, 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

9/30/2016 • 10/7/2016 • 10/14/2016

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 15, 2016 TO SEPTEMBER 21, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$156,618.00
Mortgagor: MIKLOICHE, SAMANTHA	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 266.01-1,069.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$60,350.00
Mortgagor: SMITH, SHIRLEY A	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - SMITH, WILLIAM E J	
Locations: Parcel #	Municipality
1 - 031.19-2,092.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$123,717.00
Mortgagor: KRASER, JANICE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - EVERETT FINANCIAL INC (DBA)
	3 - SUPREME LENDING
Locations: Parcel #	Municipality
1 - 145.00-3,014.01,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$106,114.00
Mortgagor: ROWLANDS, PHILIP J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 239.00-2,005.01,000.	LATHROP TOWNSHIP
Information: OPEN-END CREDIT MTG	Consideration: \$145,000.00
Mortgagor: DORANG, PAUL	Mortgagee: COMMUNITY BANK
2 - DORANG, DARLENE	
Locations: Parcel #	Municipality
1 - 189.00-1,075.00,000.	GIBSON TOWNSHIP
Information: OPEN-END CREDIT	Consideration: \$70,000.00
Mortgagor: SCHWEPPENHEISER, GARY JR	Mortgagee: PENN EAST FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 262.00-1,023.01,000.	LENOX TOWNSHIP
Information:	Consideration: \$151,200.00
Mortgagor: MONTONYA, VICKIE LYNN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - HOMES IDE FINANCIAL LLC
Locations: Parcel #	Municipality
1 - 119.00-2,008.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$53,744.14
Mortgagor: ALFANO, KEVIN	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - BENTLER-ALFANO, JOANN	
Locations: Parcel #	Municipality
1 - 094.00-1,019.00,000.	JACKSON TOWNSHIP

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

Information:	Consideration: \$77,720.00
Mortgagor: LATHROP, JILL (AKA) 2 - LATHROP, JILL MARIE	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 179.00-1,021.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$73,900.00
Mortgagor: VEHMEIER, ISAAC B 2 - VEHMEIER, EMILY J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 124.18-2,042.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$158,000.00
Mortgagor: CRAVEN, JOHN C 2 - CRAVEN, OLESYA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 227.00-1,050.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$17,998.00
Mortgagor: MIZERAK, ANNE	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$14,998.00
Mortgagor: SCHIRICO, PHILIP 2 - SCHIRICO, LEOLA	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$15,635.14
Mortgagor: PETTIS, KENNETH A 2 - PETTIS, JOANNE	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$18,000.00
Mortgagor: COLLIER, NANCY	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$14,985.00
Mortgagor: CURTIS, MARY	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$14,668.48
Mortgagor: SVECZ, ANGELINE	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$6,600.00
Mortgagor: HANS, LUCILLE	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality FOREST CITY

Information:	Consideration: \$15,000.00
Mortgagor: BUFFORD, TERRY	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY

2 - BUFFORD, BONNIE

Locations: Parcel #

1 - N/A

Municipality

LENOX TOWNSHIP

Information:

Consideration: \$15,000.00

Mortgagor: MORGAN, GLYNIS A

Mortgagee: SUSQUEHANNA COUNTY HOUSING/
REDEVELOPMENT AUTHORITY

Locations: Parcel #

1 - N/A

Municipality

DIMOCK TOWNSHIP

Information:

Consideration: \$14,995.00

Mortgagor: OSTERHOUT, BARBARA

Mortgagee: SUSQUEHANNA COUNTY HOUSING/
REDEVELOPMENT AUTHORITY

Locations: Parcel #

1 - N/A

Municipality

SUSQUEHANNA

Information:

Consideration: \$16,965.00

Mortgagor: COOLIDE, LOUELLA

Mortgagee: SUSQUEHANNA COUNTY HOUSING/
REDEVELOPMENT AUTHORITY

Locations: Parcel #

1 - N/A

Municipality

HALLSTEAD BOROUGH

Information:

Consideration: \$154,241.00

Mortgagor: BENEDICT, KELLY M

Mortgagee: M&T BANK

Locations: Parcel #

1 - 124.17-3,070.00,000.

Municipality

MONTROSE 2W

Information: OPEN-END MTG

Consideration: \$35,000.00

Mortgagor: KAMENSKY, GEORGE J JR

Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

2 - KANENSKY, PENNY L

Locations: Parcel #

1 - 183.00-1,071.00,000.

Municipality

BROOKLYN TOWNSHIP

Information:

Consideration: \$35,000.00

Mortgagor: WELCH, JIMMY L

Mortgagee: ROOSA, BRYAN

2 - ROOSA, CANDY

Locations: Parcel #

1 - 086.00-1,012.00,000.

Municipality

FRANKLIN TOWNSHIP

Information:

Consideration: \$183,200.00

Mortgagor: REUTER, DAVID W

Mortgagee: WELLS FARGO BANK

2 - BEHAN, JOHN T

Locations: Parcel #

1 - 201.00-2,063.00,000.

Municipality

BROOKLYN TOWNSHIP

Information: OPEN-END MTG

Consideration: \$10,000.00

Mortgagor: HARVEY, DEL A

Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

2 - HARVEY, CATHERINE J

Locations: Parcel #

1 - 197.00-3,007.01,000.

Municipality

DIMOCK TOWNSHIP

Information:

Consideration: \$142,500.00

Mortgagor: GNADE, STEPHANIE D

Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC

2 - GNADE, MARK A

2 - HOMESTEAD FUNDING CORP

Locations: Parcel #

1 - N/A

Municipality

GREAT BEND TOWNSHIP

Information:	Consideration: \$70,000.00
Mortgagor: LYNCH, JOHN M III	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - LYNCH, EILEEN R	
Locations: Parcel #	Municipality
1 - 268.11-1,079.00,000.	FOREST CITY
Information:	Consideration: \$168,500.00
Mortgagor: RING, JAMES A	Mortgagee: PNC BANK
2 - RING, KATHERINE R	
Locations: Parcel #	Municipality
1 - 065.00-1,084.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$133,676.00
Mortgagor: GALVIN, LANCE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - UNIFIRST MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 120.00-2,012.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$160,630.00
Mortgagor: MATTHEWS, JERRY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - LOANDEPOT.COM INC
Locations: Parcel #	Municipality
1 - 031.14-1,004.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$206,000.00
Mortgagor: BUCK, GARY	Mortgagee: CU MORTGAGE SERVICES
2 - BUCK, DEBORAH A	
Locations: Parcel #	Municipality
1 - 260.00-1,051.00,000.	LENOX TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: FLC RESOURCES LLC	Grantee: FLC RESOURCES LLC
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: MIKLOICHIE, JEFFREY	Grantee: MIKLOICHE, SAMANTHA
2 - MIKLOICHIE, JOAN	
Locations: Parcel #	Municipality
1 - 266.01-1,069.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$126,000.00
Grantor: ROSLER, JOHN	Grantee: KRASER, JANICE M
2 - ROSLER, LYNN	
Locations: Parcel #	Municipality
1 - 145.00-3,014.01,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHOLLENBERGER, JOHN K	Grantee: RICHART, NANCY M
Locations: Parcel #	Municipality
1 - 182.00-2,022.00,000.	BROOKLYN TOWNSHIP
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: PRECISION CAPITAL LP	Grantee: STRICKLAND, BEN R
	2 - STRICKLAND, LINDA R
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP

Information: OIL GAS & MINERAL
 Grantor: PRECISION CAPITAL LP

Locations: Parcel #
 1 - 144.00-1,013.00,000.

Information:
 Grantor: CHITTENDEN, THOMAS S
 2 - CHITTENDEN, GWENDOLYN W
 Locations: Parcel #
 1 - N/A

Information:
 Grantor: STONE, BERTHA (AKA)
 2 - STONE, BERTHA M

Locations: Parcel #
 1 - 066.00-2,001.00,000.
 2 - 066.00-1,037.00,000.

Information:
 Grantor: BRUCATO, JOSEPH C III (BY SHERIFF)
 Locations: Parcel #
 1 - 191.13-2,042.00,000.

Information:
 Grantor: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE

Locations: Parcel #
 1 - 035.00-1,004.00,000.

Information:
 Grantor: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE

Locations: Parcel #
 1 - 035.00-1,084.00,000.

Information:
 Grantor: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE

Locations: Parcel #
 1 - 035.00-1,003.00,000.

Information:
 Grantor: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE

Locations: Parcel #
 1 - 035.00-1,019.00,000.

Consideration: \$10.00
 Grantee: STRICKLAND, BEN R
 2 - STRICKLAND, LINDA R

Municipality
 BRIDGEWATER TOWNSHIP

Consideration: \$1.00
 Grantee: NIGAM, MILENA KOZIOL
 2 - NIGAM, KAMAL P

Municipality
 SILVER LAKE TOWNSHIP

Consideration: \$1.00
 Grantee: DAVIES, NANCY
 2 - TORREY, JEAN
 3 - WELLER, DOROTHY
 4 - STONE, ROGER E SR
 5 - DEWALT, SUSAN
 6 - STONE, JEREMY
 7 - STONE, FRANK
 8 - STONE, DYLAN

Municipality
 FRANKLIN TOWNSHIP
 SILVER LAKE TOWNSHIP

Consideration: \$27,913.91
 Grantee: US BANK NATIONAL ASSOCIATION
 Municipality
 HERRICK TOWNSHIP

Consideration: \$1.00
 Grantee: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE
 3 - ROBERTS, JOSEPH L
 4 - ROBERTS, JEANETTE M

Municipality
 OAKLAND TOWNSHIP

Consideration: \$1.00
 Grantee: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE
 3 - ROBERTS, JOSEPH L
 4 - ROBERTS, JEANETTE M

Municipality
 OAKLAND TOWNSHIP

Consideration: \$1.00
 Grantee: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE
 3 - ROBERTS, JOSEPH L
 4 - ROBERTS, JEANETTE M

Municipality
 OAKLAND TOWNSHIP

Consideration: \$1.00
 Grantee: COLWELL, JESSE A (AKA)
 2 - COLWELL, JESSE
 3 - ROBERTS, JOSEPH L
 4 - ROBERTS, JEANETTE M

Municipality
 OAKLAND TOWNSHIP

Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: COLWELL, JESSE A (AKA)
2 - COLWELL, JESSE	2 - COLWELL, JESSE
	3 - ROBERTS, JOSEPH L
	4 - ROBERTS, JEANETTE M
Locations: Parcel #	Municipality
1 - 035.00-1,017.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: COLWELL, JESSE A (AKA)
2 - COLWELL, JESSE	2 - COLWELL, JESSE
	3 - ROBERTS, JOSEPH L
	4 - ROBERTS, JEANETTE M
Locations: Parcel #	Municipality
1 - 035.00-1,005.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COOK, JOYCE ANN (ESTATE)	Grantee: COOK, JESSE
Locations: Parcel #	Municipality
1 - 087.00-1,050.00,000.	FRANKLIN TOWNSHIP
Information: IN LIEU OF FORECLOSURE	Consideration: \$1.00
Grantor: SISLER, DAMON J	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
2 - SISLER, MELANIE R	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$80,000.00
Grantor: ANDREW P DECKER (ESTATE)	Grantee: KAUFMAN, DENIS C
2 - DECKER, JOHN G	2 - KAUFMAN, DEBORAH A
3 - DECKER, EVELYN	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information: OIL,GAS, AND SHALE GAS DEED	Consideration: \$10,000.00
Grantor: DECKER, ANDREW P (ESTATE)	Grantee: DECKER, RONALD C
2 - DECKER, JOHN G	2 - DECKER, JUDITH A
3 - DECKER, EVELYN	
Locations: Parcel #	Municipality
1 - 052.00-1,009.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$97,150.00
Grantor: ROSE, CAROLE K	Grantee: LATHROP, JILL MARIE
2 - ROSE, RICHARD W	
3 - PASCOE, KATHLEEN K	
4 - PASCOE, THOMAS A	
5 - LATHROP, CHRISTINE K	
6 - LATHROP, RICHARD H	
Locations: Parcel #	Municipality
1 - 179.00-1,021.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$88,900.00
Grantor: STEINGRABER, WILLIAM F	Grantee: VEHMEIER, ISAAC
	2 - VEHMEIER, EMILY
Locations: Parcel #	Municipality
1 - 124.18-2,042.00,000.	MONTROSE 2W
Information: QUITCLAIM DEED	Consideration: \$1.00
Grantor: CASSADY, JANN	Grantee: CASSADY FAMILY TRUST
2 - CASSADY, ROBERT JOSEPH (AKA)	2 - CASSADY, ROBERT JOSEPH (BY TRUSTEE)
3 - CASSADY, JOSEPH	3 - CASSADY, JANN E (BY TRUSTEE)
Locations: Parcel #	Municipality
1 - 115.09-1,046.00,000.	THOMPSON BOROUGH

Information:	Consideration: \$660,000.00
Grantor: LEACH, JAMES	Grantee: SULLIVAN, CHRISTOPHER W
2 - LEACH, JOYCE A	2 - SULLIVAN, LAUREN OCONNOR
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAYNE LIVING TRUST (BY TRUSTEES)	Grantee: PAYNE LIVING TRUST
2 - HOOVER, LYDIA P (TRUST BY TRUSTEE)	2 - HOOVER, LYDIA P (TRUST)
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$197,500.00
Grantor: UMBERGER, WILLIAM G	Grantee: CRAVEN, JOHN C
2 - UMBERGER, LAURA	2 - CRAVEN, OLESYA
Locations: Parcel #	Municipality
1 - 227.00-1,050.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HENRY, DOROTHY M	Grantee: DAUGEVELO, DEBRA LYNNE
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$38,000.00
Grantor: SCHULTZ, JOHN J JR (ESTATE AKA)	Grantee: NOBLE, ROBERT
2 - SCHULTZ, JOHN JOSEPH JR (ESTATE AKA)	2 - NOBLE, MARY
3 - SCHULTZ, JOHN (ESTATE)	
Locations: Parcel #	Municipality
1 - 185.00-1,012.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JAMES, BRIAN C (AKA)	Grantee: JAMES, SHARON
2 - JAMES, BRIAN	
Locations: Parcel #	Municipality
1 - 054.15-2,063.00,000.	SUSQUEHANNA
Information:	Consideration: \$100,000.00
Grantor: AROCHO, KELLY	Grantee: KELLEY, JEFFREY
	2 - KELLEY, CHRISTINE
Locations: Parcel #	Municipality
1 - 113.00-1,022.01,000.	JACKSON TOWNSHIP
Information: INT 43 UNIT 41	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: BRIDGWATERS, PRUDENCE
	2 - BRIDGWATERS, CLARK VINCENT
	3 - BRIDGWATERS, VASHON WILSON
	4 - BRIDGWATERS, THOMAS VLAD
	5 - ROHRBACH, CHARLES
	6 - ROHRBACH, PAMELA DENNY
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 39 UNIT 42	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: PAULSON, WALTER M
	2 - PAULSON, ANN M
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP

Information: INT 19 UNIT 25
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: DAVIS, WALTER
 2 - DAVIS, CAROLYN R
 3 - DAVIS, WALTER JR
 4 - DAVIS, SPENCER
 5 - DAVIS, ERIC
 6 - DAVIS, CAROLYN JR
 7 - DAVIS, ANTHONY

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INT 47 UNIT 36
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: EDISON, JERRY
 2 - EDISON, LINDA

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INT 11 UNIT 42
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: ELLIOTT, SUE
 2 - JENNELLE, SUSAN V
 3 - VANHOY, SILAS R
 4 - VANHOY, BLAINE W
 5 - HAINES, MICHELLE V

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INT 44 UNIT 26 & INT 44 UNIT 41
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: WILLIS, JOANNE
 2 - PAISLEY, ELISABETH W
 3 - PAISLEY, TEDDY
 4 - MCLEOD, ANNA
 5 - HEINS, JACQUELYN
 6 - ATKINS, DIANE

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information:
 Grantor: NORDAHL, EDWIN II

Consideration: \$1.00
 Grantee: NORDAHL, EDWIN II
 2 - NORDAHL, DIANE E

Locations: Parcel #
 1 - 112.06-1,007.00,000.

Municipality
 JACKSON TOWNSHIP

Information:
 Grantor: DAY, GARY B
 2 - DAY, PATRICIA A

Consideration: \$150,000.00
 Grantee: BENEDICT, KELLY M

Locations: Parcel #
 1 - 124.17-3,070.00,000.

Municipality
 MONTROSE 2W

Information:
 Grantor: GRAND & PLEASANT LLC

Consideration: \$237,000.00
 Grantee: POMPEO, PAMELA

Locations: Parcel #
 1 - 054.12-2,015.00,000.

Municipality
 SUSQUEHANNA 2W

Information:
 Grantor: ROOSA, BRYAN
 2 - ROOSA, CANDY

Consideration: \$35,000.00
 Grantee: WELCH, JIMMY L

Locations: Parcel #
 1 - 086.00-1,012.00,000.

Municipality
 FRANKLIN TOWNSHIP

Information:
 Grantor: BUSH, ANGELA
 2 - BUSH, EUGENE

Consideration: \$1.00
 Grantee: SMITH, LINDA
 2 - SMITH, COREY

Locations: Parcel #
 1 - N/A

Municipality
 RUSH TOWNSHIP

Information:	Consideration: \$229,000.00
Grantor: LINDEMUTH, SANDRA L	Grantee: BEHAN, JOHN T
2 - LINDEMUTH, WALTER F (BY ATTORNEY IN FACT)	2 - REUTER, DAVID W
Locations: Parcel #	Municipality
1 - 201.00-2,063.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TARBOX, PENNY A (NBM)	Grantee: KENDERISH, MICHAEL
2 - KENDERISH, PENNY A (AKA)	
3 - KENDERISH, PENNY	
Locations: Parcel #	Municipality
1 - 054.16-2,001.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: BOTT, STEPHEN D	Grantee: BOTT, STEPHEN D
2 - VANSCHOONEVELD, JOYCE S	
Locations: Parcel #	Municipality
1 - 171.08-1,002.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOTT, STEPHEN D	Grantee: VANSCHOONEVELD, JOYCE S
2 - VANSCHOONEVELD, JOYCE S	
Locations: Parcel #	Municipality
1 - 171.08-1,002.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILMINGTON SAVINGS FUND SOCIETY (DBA)	Grantee: PRINCETON COMMERCIAL A HOLDINGS LLC
2 - CHRISTIANA TRUST	
Locations: Parcel #	Municipality
1 - 054.11-4,071.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$150,000.00
Grantor: MITCHELL, CHRISTINE	Grantee: GNADE, MARK A
	2 - GNADE, STEPHANIE D
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RHINEVAULT, SUSAN	Grantee: RHINEVAULT, SUSAN
	2 - MYERS, DENELLE
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$130,000.00
Grantor: JOHNSON, DANIEL	Grantee: GALVIN, LANCE M
2 - JOHNSON, BARBARA	
Locations: Parcel #	Municipality
1 - 120.00-2,012.00,000.	JESSUP TOWNSHIP

Susquehanna County LEGAL JOURNAL

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All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

**Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.**

Certain Restrictions Apply

The Legal Journal of Susquehanna County

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

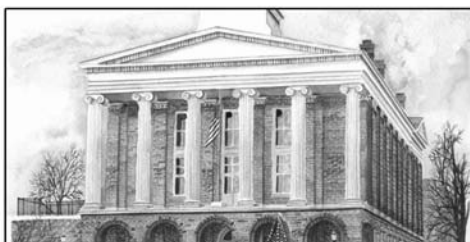
Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
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