

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ April 27, 2018 ★ Montrose, PA ★ No. 4



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	10
SHERIFF'S SALES	13
MORTGAGES & DEEDS	21

CASES REPORTED

Stanley Conord, Mary Ann Lott and William Novis, Plaintiffs
vs.
Appalachia Midstream Services, LLC, and William Abel & Assoc., Inc., Defendants.
vs.
Blue Ridge Land Services, Inc., and Chris Bentley, Additional 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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Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor
mike@briechlelaw.com

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Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

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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

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

STANLEY CONORD, MARY ANN	:	
LOTT and WILLIAM NOVIS,	:	
Plaintiffs,	:	
	:	
vs.	:	
	:	
APPALACHIA MIDSTREAM	:	
SERVICES, LLC, and WILLIAM ABEL	:	
& ASSOC., INC.,	:	
Defendants.	:	
	:	
vs.	:	No. 2014 - 1246 C.P.
	:	
BLUE RIDGE LAND SERVICES, INC.,	:	
and CHRIS BENTLEY,	:	
Additional Defendants.	:	

OPINION

I. Factual Background

Plaintiffs Stanley Conord, Mary Ann Lott and William Novis are the owners of 93.5 acres of real property in Rush Township, Susquehanna County. (Plf. Amd. Cmp., ¶¶ 2-5.) Plaintiffs filed a complaint against defendants Appalachia Midstream Services, LLC, (AMS) and William Abel & Associates, Inc., (Abel) contending that defendants relied upon a forged easement agreement to begin construction of a natural gas pipeline on plaintiffs' real property. (Plf. Amd. Cmp. ¶¶ 8-18.) In their amended complaint, plaintiffs contend AMS "began to cut down and destroy a mature forest consisting of valuable hard and soft woods and otherwise *permanently destroyed* the natural beauty of the Property and its *maturity* and serenity and leaving it *permanently scarred*." (Plf. Amd. Cmp. ¶ 18 (emphasis added).) Plaintiffs further alleged that real property had "extensive, *permanent* damage . . . and *permanent* scarring. . . ." and that AMS had destroyed "a *mature* forest." (Plf. Amd. Cmp. ¶ 21, 29.) The Amended Complaint concluded with a paragraph that alleges a "*permanent* change" to the real property. (Plf. Amd. Cmp. ¶ 34.)

During their deposition testimony, plaintiffs further confirmed the nature of the "permanent" damage to the real property given the mature nature of the trees located upon the real property. In his deposition, plaintiff Stanley Conord testified that the "sizeable, mature timber" had been destroyed and that the damage was "permanent" for

his lifetime. (Def. S.J. Mot., Ex. B, at 280-82.) Plaintiff Stanley Conord estimated that it would take 20 to 30 years for the timber growth to be restored. (Id. at 282.)

In his deposition, plaintiff William Novis testified that “it took, you know, years and years to grow those trees. They weren’t little saplings. They were, you know, big oak trees, amongst other things.” (Def. SJ. Mot., Ex. C, at 30.) Plaintiff William Niovis went further and stated that “no matter what you are going to do, you’re never going to restore that property to the original way it was. The property is now scarred.” (Id. at 47.) In her deposition, plaintiff Mary Ann Lott opined that the timber that was destroyed was “50 years of growth.” (Def. S.J. Mot., Ex. D, at 19, 141.) Plaintiff Mary Ann Lott also asserted that the real property had been “changed forever.” (Id. at 143.)

In response to plaintiffs’ repeated allegations and testimony that the property had been permanently damaged, defendants moved for partial summary judgment on the issue of the proper measure of damages.¹ On the other hand, plaintiffs are seeking damages representing the restoration costs for the real property that was impacted by defendants’ conduct and submitted an expert report outlining the proposed costs of restoring and reforesting the real property. (Def. S.J. Mot. Ex. E.) Defendants assert that plaintiffs’ pleadings and deposition testimony reveal that the damages are “irreparable” and that the proper measure of damages is the diminution in value of the real property. The parties have submitted briefs and oral argument was conducted on April 17, 2018. The matter is now ripe for disposition.

II. Discussion

Summary judgment is appropriate “where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” Summers v. Certaineed Corp., 997 A.2d 1152, 1159 (Pa. 2010) (citing Pennsylvania Rule of Civil Procedure 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” Id. Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” Id. This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” Burlington Coat Factory of Pa., LLC v. Grace Constr. Management Co., LLC, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. Id.

There is no dispute in this case that the damaged forest was mature standing timber.² Where a landowner seeks damages for the wrongful removal of trees from his

1 On February 2, 2018, Abel filed its initial motion for partial summary judgment. On March 28, 2018, AMS joined in Abel’s motion for summary judgment.

2 Plaintiffs are not seeking damage for conversion of the timber under 42 Pa. C.S. § 8311. At oral argument, the parties agreed that § 8311 had no applicability to this case.

or her property, the Superior Court has adopted the following standard of review:

Assuming the land is reparable, the measure of damages is the lesser of: (1) the cost to repair, or (2) the market value of the damaged property (before it suffered the damage, of course). If the land is not reparable, the measure of damage is the decline in the market value as a result of the harm.

Christian v. Yanoviak, 945 A.2d 220, 226 (Pa. Super. 2008) (quoting Slappo v. J's Development Associates, Inc., 791 A.2d 409, 415 (Pa. Super. 2002)).³ The courts have generally concluded that damage to mature trees is irreparable as a result of the amount of time necessary for regrowth. See Christian, 945 A.2d at 226. Christian involved the removal of trees that were 70 feet tall and over 100 years of age. Id. The record established that it would take several decades for any newly planted trees to mature to full growth. Id. Based upon those facts, the trial court determined that the damage was “irreparable” and the Superior Court affirmed that factual determination. Id. (“We find that the trial court did not err in determining the damage was irreparable and that the proper measure of damages was the decline in the market value as a result of the harm.”); see also Richards v. Sun Pipe Line Co., 636 A.2d 1162, (Pa. Super. 1994) (finding damages irreparable where “even if [the trees] were replaced, it would be twenty-five to thirty years before they attained the same stature as those removed.”); cf. Gross v. Jackson Township, 476 A.2d 974, 975 (Pa. Super. 1984) (affirming jury instruction on restoration damages where the damage was caused to replaceable hedges and shrubs); Matakitis v. Woodmansee, 667 A.2d 228, 233 (Pa. Super. 1995) (affirming verdict after judge trial awarding restoration costs where trial court concluded the trees were small and replaceable).⁴

3 In Christian, the trial court conducted a judge trial and made the factual determination that the damage was “irreparable.” Id. at 223-24. Plaintiffs contend that the question of reparable or irreparable damage is one for the trier of fact, i.e., the jury in this case, not a question to be resolved through a summary judgment motion. Summary judgment may be utilized for purposes of defining the measure of damages prior to trial. See Hill v. Cox, 41 P.3d 495, 501 (Wash. Ct. App. 2002) (affirming grant of summary judgment as to measure of damages in a negligent tree removal case). Thus, if when the record is considered in a light most favorable to the plaintiffs demonstrates that there are no material facts at issue, then summary judgment may be utilized to determine the measure of damages in this case.

4 Sister courts have questioned whether restoration costs should not be utilized as the proper measure of damages where: (1) the diminution in the real property value is de minimis and the restoration costs are reasonable; or (2) where the real property has some special value to the owner. See Mosteller v. Naiman, 7 A.3d 803, 807-808 (N.J. App. Div. 2010); Ritter v. Bergmann, 891 N.E.2d 248, 257 (Mass. Ct. App. 2008). Other courts have suggested that a jury should have flexibility to determine whether to apply the diminution in value standard or the restoration cost standard depending upon the facts of each particular case. See Baker v. Ramirez, 190 Cal. App.3d 1123, 1137 (Cal. Ct. App. 1987) (noting that in litigation regarding destruction of orange trees that “[w]hater measure is the most appropriate to compensate the injured party for the loss sustained in the particular case is the one which should be adopted.”). These cases demonstrate the level of flexibility that our sister courts have utilized in attempting to assure that a plaintiff is adequately compensated for the wrongful removal of trees from his or her property while balancing the rights of a defendant to assure that any such awards remain reasonable.

The Pennsylvania Superior Court has also recognized that the calculation of damages for the wrongful removal of trees can be difficult:

We have grave doubts that damage to trees can be ascertained only by showing the before and after value of the land on which the trees were growing. . . .

Whatever approach is most appropriate to compensate for the harm should be used, including perhaps the intrinsic value of the trees to the then existing land *or the costs of replacement or restoration*.

Bell v. Shetrom, 257 A.2d 323, 324 (Pa. Super. 1969) (emphasis added).⁵ Bell supports the proposition that there are circumstances where a factfinder could conclude that damage to mature trees does not automatically result in permanent damage to real property. None of the cases relied upon by the defendants involved a grant of summary judgment as it related to the question of whether the damage to the real property was reparable or irreparable. Instead, the cases uniformly involve the question of permanency being resolved by the factfinder even where the facts themselves are very similar to those presented in this case.

For instance, in Carl Bales Excavating, Inc. v. Strawberry Hill Associates, LP, 2010 WL 9599160 (Lehigh County Common Pleas 2010), plaintiff's real property was damaged when the defendant installed sewer laterals across the real property. Id. at *1. There was an existing 30-foot easement that allowed for the installation of the sewer laterals, but the defendant went outside the scope of that easement by 10 to 15 feet. This caused unnecessary damage to the forested property. Id. at *1-2. The matter proceeded to a judge trial where the plaintiff presented the testimony of a nursery manager regarding the steps necessary for restoring the trees. Id. at *2. The nursery manager was proposing to plant 40 trees between 7 and 10 inches in diameter. Id. The nursery manager conceded that he would not be able to return the property "back to specifically what it was. We can get it close." Id. Based upon this testimony, the trial court, acting as the factfinder, made the following conclusion:

We find that removal of the trees outside of the easement constituted permanent injury to the property. It is impossible to place what was lost. The exact number of trees is unknown, and although an attempt could be made to make the property look similar to how it existed prior to the trespass, it would not be exact and it would take many years for the trees to blend in and reach the proper height.

⁵ In Richards, the Superior Court suggested that Bell's holding that "the use of intrinsic value of the trees as indicative of the diminution in the value of the land . . . is not only based upon mere dicta, but also is in direct conflict with Supreme Court precedent." Richards, 636 A.2d, at 1165. Richards reiterated that the proper measure of damages where the injury is permanent is the diminution in the value of the real property itself. Id. In criticizing the language in Bell, however, Richards never questioned that replacement or restoration costs may be a proper measure of damages where the injury is not permanent in nature. As such, the focus becomes whether the damages are permanent or reparable – and whether there are sufficient facts upon which a reasonable jury could conclude that the damages in this case are reparable.

Because we find the trespass caused permanent injury to the property, the proper measure of damages is the decrease in the fair market value of the property.

Id. at *3. While Carl Bales Excavating generally supports defendants' position that the measure of damages should be the diminution in value of the real property, the trial court made this determination only after conclusion of a judge trial – not as a matter of law through a summary judgment motion.⁶

In Stout v. Consolidated Rail Corp., 10 Pa. D&C 4th 307 (Clinton County Common Pleas 1991), a train derailed and dumped 29 or 30 railcars containing coal upon the plaintiffs' forested real property. Id. at 308-09. As part of the cleanup effort, defendant cut down trees that were located on the 37 acre parcel. Id. The defendant then moved for summary judgment as to the measure of damage, i.e., whether the injury was permanent or temporary. Id. at 314. In denying the summary judgment motion as to the proper measure of damages, the trial court stated:

Whether the damage to plaintiffs' property is permanent or temporary is an issue that can only be determined after consideration of all the evidence. The facts argued to the court indicate that the character of plaintiffs' property has been altered by the elimination of the trees and other foliage that obscured plaintiffs' cabin from the river. *The degree of change and the length of time it may take for comparable privacy to be restored are issues best left to the jury.*

Id. at 314-15 (emphasis added).

A Pennsylvania treatise on tort law has enunciated the following general rule “Whether the injury to real property is permanent or temporary is a question for the jury.”¹ Summ. Pa. Jur. 2d. Torts § 9:70 (2d Ed. Westlaw April 2018 Update). Defendants have cited to no authority where a court has granted summary judgment on the question of whether damage to real property is “permanent” and “irreparable.”⁷ As noted in Stout and reiterated by the treatise, the question of permanency of the injury must be resolved by the jury. In this case, plaintiffs have submitted a restoration plan that contends that the

6 During oral argument, defendants contended that they will raise this issue again through a motion in limine in the event that they are unsuccessful in their attempt to obtain partial summary judgment. In this regard, however, the question of whether damage is permanent or repairable is a jury question – and a motion in limine would not serve as a tool to take this question from the jury. Defendants have a viable concern regarding the jury hearing potentially prejudicial evidence relating to restoration costs which may not be relevant if the damage is permanent in nature. The potential prejudice can be alleviated through a bifurcation of the trial to allow the jury to resolve the question of whether the injury to the real property is repairable or irreparable before moving onto any consideration of actual damages.

7 Admittedly, plaintiffs have repeatedly alleged in their pleadings that the damage is “permanent” in nature and have likewise made similar assertions during the course of their deposition testimony. In the face of these allegations and assertions, however, plaintiffs have also submitted restoration plans that suggest that the real property can be restored and that the damage is not permanent.

real property can be restored and that the damage is not permanent. When the current record is considered in a light most favorable to the plaintiffs, it cannot be said as a matter of law that the damage to plaintiffs' real property is irreparable and permanent.

III. Conclusion

For the reasons set forth herein, defendants' motion for summary judgment will be denied.



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.

ADMINISTRATRIX NOTICE

Estate of Joseph L. Hicket, Jr.
Late of Gibson Township
ADMINISTRATRIX
Roxanne Marie Neely
200 Fairfield Court
Middletown, DE 19709
ATTORNEY
Patrick M. Daly
67 Public Ave.
Montrose, PA 18801

6/30/2017 • 7/7/2017 • 7/14/2017

NOTICE

In the Estate of Pearl Joyce
Stockholm a/k/a Joyce P.
Stockholm, deceased, late of the
City of Kissimmee, Florida

Letters Testamentary in the above estate having been issued to Roger E. Stockholm, all persons indebted to the said estate are requested to make payment; those having

claims to present the same without delay to:

Roger E. Stockholm
337 Hausbrook Heights Road
Susquehanna, PA 18847

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

4/27/2018 • 5/4/2018 • 5/11/2018

EXECUTRIX NOTICE

Estate of Austin R. Wheeler
Late of Harmony Township
EXECUTRIX
Diane Wheeler
21320 SR 171
Susquehanna, PA 18847
ATTORNEY
Myron B. Dewitt
1220 Main St., PO Box 244
Susquehanna, PA 18847

4/20/2018 • 4/27/2018 • 5/4/2018

ESTATE NOTICE

In the Estate of James P. Watson,
of Susquehanna County,
Pennsylvania.

Letters Testamentary in the above estate having been granted to
Ronald Joel Watson. 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:

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
(570) 785-3232
Attorney for the Estate

4/20/2018 • 4/27/2018 • 5/4/2018

ADMINISTRATOR NOTICE

Estate of James S. Barber AKA
James Scott Barber
Late of Jackson Township
ADMINISTRATOR
James T. Barber
159 Echo Avenue
Edison, NJ 08837
ATTORNEY
Charles J. Aliano
37 Jackson Avenue
Susquehanna, PA 18847

4/20/2018 • 4/27/2018 • 5/4/2018

EXECUTOR NOTICE

Estate of Cornelia Flower
Late of Springville Township
EXECUTOR
Vaughn Flower
9 Ackerman Avenue
Woodcliff Lakes, NJ 07677
EXECUTRIX
Suzanne Flower Ruggiero
1509 Creek Road
Paramus, NJ 07652
ATTORNEY
Michael J. Giangrieco, Esq.

Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

4/13/2018 • 4/20/2018 • 4/27/2018

EXECUTRIX NOTICE

Estate of Theresa Rose Schorr
AKA Theresa Rose Pacewicz AKA
Theresa R. Schorr
Late of Montrose Borough
EXECUTRIX
Lillian Schorr
PO Box 222
Hop Bottom, PA 18824

4/13/2018 • 4/20/2018 • 4/27/2018

EXECUTOR NOTICE

Estate of Harold R. Rinko
Late of Franklin Township,
Susquehanna County
EXECUTOR
Douglas Rinko
6359 Killoe Road
Baldwinsville, NY 13027

4/13/2018 • 4/20/2018 • 4/27/2018

OTHER NOTICES

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on March 26th, 2018, the Motion of John Swaen, was filed to Term Number 2018-00416, in the Court of Common Pleas of Susquehanna County requesting a decree to change the Petitioner's Son's name from Dominic Robert Williams to Dominic Andrew Swaen. The Court has fixed the 11th day of

May, 2018, at 11:30 am in the Susquehanna County Courthouse, One Public Square, Montrose PA 18801, Courtroom #1, as the time and place for hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petition should not be granted

Anne Marie Howells, Esquire
307 West Market Street, Suite #1
Scranton, PA 18508-2783
(570) 344-1088

4/27/2018

**IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNSYLVANIA
CIVIL DIVISION**

No.: 2018-16 CP

KONDAUR CAPITAL
CORPORATION AS SEPARATE
TRUSTEE OF MATAWIN
VENTURES TRUST SERIES
2015-2 (Plaintiff)

vs.

JASON P. GOBLE AND
DUNMORE PROPERTIES, INC.
(Defendants)

NOTICE

TO DEFENDANTS:

You are hereby notified Kondaur Capital Corporation as separate trustee of Matawin Ventures Trust Series 2015-2, has filed a Complaint in Mortgage Foreclosure with regard to 3773 Upper Podunk Road, New Milford,

PA 18834, endorsed with a Notice to Defend, against you at No. 2018-16 CP in the Civil Division of the Court of Common Pleas of Susquehanna County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Susquehanna County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**SUSQUEHANNA COUNTY
PROTHONOTARY OFFICE
COURTHOUSE SQUARE
P.O. BOX 218**

FIRST ASSISTANT DISTRICT ATTORNEY SUSQUEHANNA COUNTY

First Assistant District Attorney position is available in the Susquehanna County District Attorney's Office. The position requires a Juris Doctorate degree as well as admittance into the Pennsylvania Bar. This position requires that the Assistant be a full time resident and/or property owner in Susquehanna County. Duties will include all aspects of criminal prosecution from working with investigators, charging functions, preliminary hearings, trials and appellate work. Additional duties may include the creation and implementation of community outreach and education programs as well as officer training programs. Four to five years of trial experience is preferred. The position is full time with a salary of \$60,000 a year and a full county benefit package. All inquiries may be sent to the District Attorney's Office at da@susqco.com.

**MONTROSE, PA 18801
(570) 278-4600, Ext. 120**

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK,
ESQUIRE AT
298 WISSAHICKON AVENUE,
NORTH WALES, PA 19454,
215-855-9521

4/27/2018

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 MAY 8, 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

5-8-2018 9:00 AM

Writ of Execution No.:

2018-65 CP

PROPERTY ADDRESS: 162

Gloria Lane

Friendsville, Pa 18818

LOCATION: Township of

Choconut

Tax ID #: 024.02-1,031,00,000.

IMPROVEMENTS: ONE – Bi

Level WOOD FRAMED

DWELLING

DEFENDANTS: Bonnie A. Carey

ATTORNEY FOR PLAINTIFF:

Rebecca Solarz, Esq

(215) 825-6344

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 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

5-8-2018 9:30 AM

Writ of Execution No.:

2018-78 CP

PROPERTY ADDRESS: 334 State

Street F/K/A 27 State Street
Susquehanna, Pa 18847
LOCATION: Township(now
Borough)of Oakland
Tax ID #: 054.10-2,050.00,000
IMPROVEMENTS: ONE – TWO
STORY WOOD FRAMED
DWELLING
DEFENDANTS: Joan Brush
ATTORNEY FOR PLAINTIFF:
Leon Haller, Esq
(717) 234-4178

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MONEY JUDGMENT
MAY 8, 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
5-8-2018 10:00 AM**

Writ of Execution No.:

2018-18 CP

PROPERTY ADDRESS: 1197

Johnson Road

Springville, Pa 18844

LOCATION: Township of
Springville

Tax ID #: 237.00-1,085.00,000

IMPROVEMENTS: ONE – ONE
STORY WOOD FRAMED
DWELLING

ONE – 24 X 24 WOOD FRAMED
GARAGE

DEFENDANTS: G. Mark Clark

ATTORNEY FOR PLAINTIFF:

Roger Mattes, Esq

(570) 969-2222

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:
<http://susqco.com/> -Law Enforcement,
Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 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
5-8-2018 10:30 AM**

Writ of Execution No.:

2018-64 CP

PROPERTY ADDRESS: 95 Adams

Avenue F/K/A 15 Adams Avenue

Hop Bottom, Pa 18824

LOCATION: Borough of Hop
Bottom

Tax ID #: 222.10-2,021.01,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING

ONE 12 X 22 WOOD FRAMED
GARAGE

DEFENDANTS: Cynthia A.

Cleveland, Tammy A. Warner,
Known Surviving Heir of Michael
E. Cleveland and Unknown
Surviving Heirs of Michael E.
Cleveland

ATTORNEY FOR PLAINTIFF:

Lauren Moyer, Esq
(215) 790-1010

NOTICE

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Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 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

5-8-2018 11:00 AM

Writ of Execution No.:

2018-69 CP

PROPERTY ADDRESS: 200

Academy Street f/k/a 1 Academy
Street

Springville, PA 18844

LOCATION: Township of

Springville

Tax ID #: 218.03-1,016.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Lisa Kwiatkowski

a/k/a Lisa J. Kwiatkowski, Stanley

Kwiatkowski

ATTORNEY FOR THE

PLAINTIFF:

Roger Fay, Esq

(856) 482-1400

NOTICE

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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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 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:

**2ND SALE DATE
5-22-2018 9:15 AM**

Writ of Execution No.:
2017-1354 CP

PROPERTY ADDRESS: 50

Susquehanna Street
New Milford, Pa 18834

LOCATION: Borough of New
Milford

Tax ID #: 090.18-1,008.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED BRICK
DWELLING

ONE - 24 X 24 WOOD FRAMED
GARAGE

DEFENDANTS: Shawn Moody

ATTORNEY FOR PLAINTIFF:
Peter Wapner, Esq
(215) 563-7000

NOTICE

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Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 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

5-22-2018 9:30 AM

Writ of Execution No.:

2018-227 CP

PROPERTY ADDRESS: 2229 Old

Newburg Tpke

Uniondale, Pa 18470

LOCATION: Township of Gibson

Tax ID #: 189.00-1,073.00,000.

IMPROVEMENTS: ONE – ONE

AND A HALF STORY WOOD

FRAMED DWELLING

ONE – 14 X 30 WOOD FRAMED

CLOSED SHED

DEFENDANTS: Scott W. Maxey

and Aurora J. Maxey

ATTORNEY FOR PLAINTIFF:

Lauren Moyer, Esq

(215) 790-1010

NOTICE

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Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,

Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 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

5-22-2018 10:00 AM

Writ of Execution No.:

2018-70 CP

PROPERTY ADDRESS: RR 1 Box

1189 n/k/a 1802 Forest Street

Hop Bottom, Pa 18824

LOCATION: Township of Lenox

Tax ID #: 203.00-3,008.00,000.

IMPROVEMENTS: ONE - ONE

AND A HALF WOOD FRAMED

DWELLING

ONE - 16 X 16 OPEN WOOD

FRAMED SHED

ONE - 16 X 32 INGROUND

SWIMMING POOL

DEFENDANTS: Lottie A.

Mercado, as Administratrix of the

Estate of Jorge L. Mercado,

Deceased

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: <http://susqco.com/> - Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 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

5-22-2018 10:30 AM

Writ of Execution No.:

2018-272 CP

PROPERTY ADDRESS: 390 Post Pond Road AKA 390 Post Pond Road Banks Street
FKA RR 1 Box 219 Montrose, Pa 18801

LOCATION: Montrose Borough

Tax ID #: 124.19-2,004.00,000.

IMPROVEMENTS: ONE – TWO STORY WOOD FRAMED DWELLING

ONE - 8 X 9 WOOD FRAMED SHED

DEFENDANTS: Roger D

Richmond and Debra L Richmond

ATTORNEY FOR PLAINTIFF:

Andrew Markowitz, Esq

(215) 790-1274

NOTICE

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Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 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

5-22-2018 11:00 AM

Writ of Execution No.:

2018-281 CP

PROPERTY ADDRESS: 10 Post

Street AKA 71 Post Street

Montrose, Pa 18801

LOCATION: Montrose Borough

Tax ID #: 124.18-1,025.00,000.

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAMED

DWELLING

ONE - 24 X 36 WOOD FRAMED

SHED

DEFENDANTS: Shawn C. Henry
ATTORNEY FOR PLAINTIFF:
Peter Wapner, Esq
(215) 563-7000

NOTICE

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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
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amount of bid plus poundage must
be paid on the date of the sale by
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to: <http://susqco.com/> -Law
Enforcement, Sheriff's Office, Sale
listings

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 12, 2018 TO APRIL 18, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: CONSOLIDATED MTG	Consideration: \$295,000.00
Mortgagor: BURNS, SHAWN R	Mortgagee: NBT BANK (FKA)
2 - BURNS, JULIE D	2 - PENNSTAR BANK -A DIV OF NBT BANK
Locations: Parcel #	Municipality
1 - 031.15-1,061.00,000.	GREAT BEND BOROUGH
2 - 054.00-2,019.00,000.	OAKLAND TOWNSHIP
3 - 054.00-2,008.00,000.	OAKLAND TOWNSHIP
4 - 054.07-1,006.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$31,528.01
Mortgagor: FERREL, JOANN	Mortgagee: TASSO, LUANN
2 - FERREL, MATTHEW	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: SUMMERS, GLENDON C	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SUMMERS, ANN MARIE	
Locations: Parcel #	Municipality
1 - 110.00-1,019.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: ORCHARD HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 142.02-1,017.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$215,217.00
Mortgagor: ORCHARD HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 142.02-1,017.00,000.	BRIDGEWATER TOWNSHIP
2 - 143.00-1,027.00,000.	BRIDGEWATER TOWNSHIP
3 - 143.00-1,027.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$194,760.40
Mortgagor: BIRCHARD, RODNEY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BIRCHARD, SARAH	
Locations: Parcel #	Municipality
1 - 143.02-1,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$194,760.40
Mortgagor: ORCHARD HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 142.02-1,017.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$298,220.85
Mortgagor: BIRCHARD, RODNEY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BIRCHARD, SARAH	
Locations: Parcel #	Municipality
1 - 143.02-1,001.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$50,000.00
Mortgagor: WHITE, SCOTT E	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
2 - WHITE, HOLLY J	
Locations: Parcel #	Municipality
1 - 021.00-2,009.01,000.	APOLACON TOWNSHIP
Information: OPEN END MTG	Consideration: \$37,000.00
Mortgagor: EDDLESTON, DAVID	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - EDDLESTON, SUSAN	
Locations: Parcel #	Municipality
1 - 071.00-1,014.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$954,225.00
Mortgagor: STAS, STEFAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STAS, LORETTA	2 - FINANCE OF AMERICA REVERSE LLC
Locations: Parcel #	Municipality
1 - 244.00-2,004.05,000.	LENOX TOWNSHIP
Information:	Consideration: \$954,225.00
Mortgagor: STAS, STEFAN	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - STAS, LORETTA	
Locations: Parcel #	Municipality
1 - 244.00-2,004.05,000.	LENOX TOWNSHIP
Information:	Consideration: \$103,000.00
Mortgagor: MALINCHAK, THEODORE P JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MALINCHAK, MARIE A	2 - MERCHANTS BANK OF BANGOR
Locations: Parcel #	Municipality
1 - 182.00-2,037.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: HARDIC, LAWRENCE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HARDIC, MICHELE	
Locations: Parcel #	Municipality
1 - 177.00-1,022.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$84,961.00
Mortgagor: RIEGEL, ZACHARY F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 083.00-1,036.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$22,600.00
Mortgagor: DECKER, AMY M	Mortgagee: M&T BANK
2 - DECKER, JEFFREY M	
Locations: Parcel #	Municipality
1 - 076.00-1,014.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BEVACQUA, MARK S	Mortgagee: PS BANK
2 - BEVACQUA, JANICE M	
Locations: Parcel #	Municipality
1 - 244.00-1,029.05,000.	LENOX TOWNSHIP

Information:	Consideration: \$30,000.00
Mortgagor: NEENAN, MATTHEW D (AKA)	Mortgagee: HONESDALE NATIONAL BANK
2 - NEENAN, MATHEW D	
3 - NEENAN, TIFFANY M (FKA)	
4 - GESFORD, TIFFANY M	
Locations: Parcel #	Municipality
1 - 199.00-1,012.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: BUCKLEY, RICHARD	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BUCKLEY, SANDRA	
Locations: Parcel #	Municipality
1 - 024.04-1,022.02,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$149,600.00
Mortgagor: BODT, LAWRENCE P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 172.00-2,027.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$415,000.00
Mortgagor: PANZO, ANDREW	Mortgagee: CUSTOMERS BANK
2 - PANZO, PATRICIA	
Locations: Parcel #	Municipality
1 - 209.00-1,035.05,000.	HERRICK TOWNSHIP 2 - 209.00-1,035.09,000. HERRICK
TOWNSHIP 3 - 209.00-1,035.14,000.	HERRICK TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: BLAISURE, ERIN	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - MAXEY, SUZANNE	
3 - FARRELL, ROBERT J JR	
Locations: Parcel #	Municipality
1 - 126.05-1,023.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$453,000.00
Mortgagor: STEINHOFF, MARK	Mortgagee: QUICKEN LOANS INC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 108.00-2,004.00,000.	NEW MILFORD TOWNSHIP 2 - 108.00-2,003.01,000.
NEW MILFORD TOWNSHIP	
Information:	Consideration: \$93,000.00
Mortgagor: KOWALEWSKI, MARK	Mortgagee: PS BANK
	2 - KOWALEWSKI, LAURA A
Locations: Parcel #	Municipality
1 - 229.00-2,064.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$285,729.00
Mortgagor: KUWAYE, JOSHUA DARRYL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GIAMBRA, MARIE ELENA	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 254.00-1,057.00,000.	AUBURN TOWNSHIP

DEEDS

Information: DEED OF PERMISSIVE EASEMENT	Consideration: \$0.00
Grantor: MARTIN, MARY K (TRUST)	Grantee: CIAMAICHELO, FRANCIS 2 - CIAMAICHELO, MARY 3 - MCANDREW, JOSEPH 4 - MCANDREW, MARISSA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$60,000.00
Grantor: GROSVENOR, D DALE 2 - GROSVENOR, CAROL L	Grantee: GROSVENOR, DAVID A 2 - GROSVENOR, BARBARA R
Locations: Parcel # 1 - 198.00-1,006.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: DAWES, CHARLES (AKA) 2 - DAWES, CHARLES A 3 - DAWES, SUSAN E	Grantee: NOBLE, JEFFERY L 2 - NOBLE, CYNTHIA R
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$88,500.00
Grantor: JOHNSON, SCOTT D 2 - JOHNSON, MARY BETH	Grantee: RIEGEL, ZACHARY F
Locations: Parcel # 1 - 083.00-1,036.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$4,008.91
Grantor: JACKSON, JAMES FREEMAN (BY SHERIFF) 2 - JACKSON, JESSICA (BY SHERIFF)	Grantee: BANK OF NEW YORK MELLON (FKA) 2 - BANK OF NEW YORK
Locations: Parcel # 1 - 031.19-1,007.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$4,514.35
Grantor: HELLER, BARRY (BY SHERIFF) 2 - HELLER, SHERI L (BY SHERIFF)	Grantee: PEOPLES SECURITY BANK AND TRUST COMPANY (SUCC TO) 2 - PEOPLES NATIONAL BANK
Locations: Parcel # 1 - 076.00-1,027.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HUEBNER, ROBERT TERRY 2 - HUEBNER, KATHE J	Grantee: HUEBNER, ROBERT TERRY
Locations: Parcel # 1 - 025.00-2,027.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$28,290.00
Grantor: FLC RESOURCES LLC	Grantee: KEMPFER, JOSHUA
Locations: Parcel # 1 - 268.07-3,021.01,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: SHERWOOD, EDWARD J 2 - SHERWOOD, CAROL A	Grantee: SHERWOOD, EDWARD J
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PHELPS, NORMAN T JR	Grantee: PHELPS, NORMAN T JR (TRUST)
Locations: Parcel # 1 - 152.00-1,067.00,000.	Municipality ARARAT TOWNSHIP

Information:	Consideration: \$196,481.00
Grantor: WIDMAIER REVOCABLE LIVING TRUST (BY TRUSTEE)	Grantee: LPR ENERGY LLC
2 - WIDMAIER, CARL (TRUST BY TRUSTEES)	
3 - WIDMAIER, JAMES C	
4 - LEUENBERGER, JEANNE M	
5 - WIDMAIER, GENEVIEVE (ESTATE)	
6 - HOWELL, MARGARET A	
Locations: Parcel #	Municipality
1 - 088.00-1,001.00,000.	FRANKLIN TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: BIRMINGHAM CORPORATION	Grantee: PAWS LLC
2 - MCCOSAR MINERALS INC	
Locations: Parcel #	Municipality
1 - 033.00-1,085.00,000.	GREAT BEND TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: BIRMINGHAM CORPORATION	Grantee: PAWS LLC
Locations: Parcel #	Municipality
1 - 108.00-2,027.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ZROWKA, RICHARD (ESTATE AKA)	Grantee: ZROWKA, MARK
2 - ZROWKA, RICHARD P (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SQUIER LIVING TRUST (BY TRUSTEE)	Grantee: SALSMAN, CHRISTINA
Locations: Parcel #	Municipality
1 - 195.00-2,017.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SQUIER LIVING TRUST (BY TRUSTEE)	Grantee: SALSMAN, CHRISTINA
	2 - SANE, SUSAN
Locations: Parcel #	Municipality
1 - 213.00-1,008.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$187,000.00
Grantor: APPLGATE, WARREN EARL	Grantee: BODT, LAWRENCE P
2 - APPLGATE, LINDA E	
Locations: Parcel #	Municipality
1 - 172.00-2,027.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$61,000.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: WARD, JOHN
	2 - WARD, AARON
Locations: Parcel #	Municipality
1 - 124.13-2,004.00,000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: HINKLEY, LINDA L	Grantee: HINKLEY, LINDA L
	2 - HARIS, MARCIA
	3 - PRITISKUTCH, DAWN
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WINKLEBLECH, MAHLON (AKA)	Grantee: WOOD, MATTHEW
2 - WINKLEBLECH, MAHLON A	2 - WOOD, CASSANDRA
3 - WINKLEBLECH, MARJORIE E	
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP

Information:	Consideration: \$28,000.00
Grantor: COMER, DONNA	Grantee: OSTERHOUT, ALBERT
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: SMALLACOMBE, HAROLD W JR	Grantee: FLANAGAN, JENNIFER S
2 - SMALLACOMBE, CAROLE A	2 - FLANAGAN, GREGORY J
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: LOCKWOOD, ERIC PRICE	Grantee: BEARDSLEY PROPERTIES LLC
Locations: Parcel #	Municipality
1 - 204.02-1,023.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TEMPLE, DAVID L	Grantee: TEMPLE, DAVID L
2 - TEMPLE, FRANCES J	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$291,000.00
Grantor: TEMPLE, DAVID L	Grantee: KUWAYE, JOSHUA DARRYL
	2 - GIAMBRA, MARIE ELENA
Locations: Parcel #	Municipality
1 - 254.00-1,057.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENNETT, CLAUDE	Grantee: BENNETT, JARED
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$901.00
Grantor: RETTBERG, KARL H JR (BY TAX CLAIM BUREAU)	Grantee: PETROSKI, THOMAS
2 - RETTBERG, TABATHA A (BY TAX CLAIM BUREAU)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 268.07-2,028.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: WILLIAMS, KIM D	Grantee: WILLIAMS, KIM D
2 - WALLACE, JOSEPH P	
Locations: Parcel #	Municipality
1 - 260.00-1,050.00,000.	LENOX TOWNSHIP
2 - 260.00-1,052.00,000.	LENOX TOWNSHIP
3 - 260.00-1,053.00,000.	LENOX TOWNSHIP

Susquehanna County LEGAL JOURNAL

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