

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ June 28, 2019 ★ Montrose, PA ★ No. 13



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	7
MORTGAGES & DEEDS	9

CASES REPORTED

Donald Snedeker, individually d/b/a Snedeker Construction, Plaintiff,
vs.
Edward Sandy and Annette Sandy, individually and d/b/a Sandy's Auto Body,
Defendants.

© 2019 Legal Journal of Susquehanna County



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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

Publisher:
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

OFFICERS

President
Michael Briechle, Esq.

Vice-President
Francis X. O'Connor, Esq.

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.

A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

Individual copies available for \$5 each

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec

Susan Jennings

Richard Suraci

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

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

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

DONALD SNEDEKER, individually	:	
d/b/a SNEDEKER CONSTRUCTION,	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
EDWARD SANDY and ANNETTE	:	No. 2013 - 20014 C.P.
SANDY, individually and d/b/a	:	
SANDY'S AUTO BODY,	:	
Defendants.	:	

ORDER

NOW, this 3rd day of June, 2019, upon consideration of the defendants' motion for summary judgment as well as the briefs submitted by the parties and after oral argument thereon, **IT IS HEREBY ORDERED THAT:**

1. Defendants' motion for summary judgment is **GRANTED**.¹
2. Judgment is entered against plaintiff Donald Snedeker, individually and doing

1 Plaintiff filed a mechanics lien against defendants on April 1, 2013. Pursuant to 49 P.S. § 1701(b), plaintiff had two years thereafter to file a complaint seeking a judgment on the mechanics lien. See Tully Drilling Co., Inc. v. Shenkin, 597 A.2d 1230, 1232-33 (Pa. Super. Ct. 1991) (finding that a mechanics lien must be stricken where plaintiff fails to file a complaint within two years of the date when the mechanics lien was filed); cf. Terra Technical Services, LLC v. River Station Land, L.P., 124 A.3d 289, 301-03 (Pa. 2015) (abrogating the dicta in Tully that suggested that the mechanics lien and complaint had to have different docket numbers but reaffirming that Tully's holding that the failure to file a complaint on the mechanics lien within two years as required under § 1701 results in the mechanics lien being stricken). In this case, plaintiffs did not file a complaint until February 7, 2018, which was nearly 5 years after the mechanics lien was filed. Under § 1701(b), the complaint was untimely.

Plaintiffs contend that the failure to file a timely complaint must be excused because the parties entered into settlement negotiations in June 2015. (Plf. Opp. Br., Ex. A.) The two-year limitation period for filing a complaint on a mechanics lien may be "extended in writing by the owner." 49 P.S. § 1701(b). First, the proposed settlement agreement was never signed by the defendants. Second, even assuming that there were some good faith settlement negotiations, the only evidence submitted on this record indicates that those negotiations occurring in June 2015 – and more than two years elapsed from the date of the proposed settlement agreement until the filing of plaintiff's complaint in February 2018. In opposing defendants' summary judgment motion, plaintiff bore the burden of demonstrating evidence that an issue of fact exists that would preclude summary judgment. Pa. R. Civ. P. 1035.3(a)(1)-(2). Plaintiff has failed to do so. There is no dispute on this record that plaintiff failed to file a complaint within two years of filing the mechanics lien as required under 49 P.S. § 1701(b). For these reasons, defendants' motion for summary judgment is granted.

business as Snedeker Construction and judgment is entered in favor of Edward Sandy and Annette Sandy, individually and doing business as Sandy's Auto Body.

3. Plaintiff's mechanics lien is **STRICKEN**.

Jason J. Legg
President Judge



LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY
COMMONWEALTH OF PENNSYLVANIA*

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

In the Estate of Edward James Warner, a/k/a Edward James Warner, Jr., late of the Township of Franklin, 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 those having claims against said estate will present them without delay to:

Linda Ruth Warner
17276 State Route 29
Montrose, PA 18801

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of Dawn E. Banker
Late of Great Bend Township
EXECUTRIX
Mary Lee Dayton

1824 Hausbrook Heights
Susquehanna, PA 18847
ATTORNEY
Zachary D. Morahan
21-23 Public Avenue
Montrose, PA 18801

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of Thomas E. Golden AKA
Thomas E. Golden, Jr.
Late of Friendsville Borough
EXECUTRIX
Elizabeth M. Brocious
5402 Pennsylvania Ave.
Apalachin, NY 13732
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

6/21/2019 • 6/28/2019 • 7/5/2019

ESTATE NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Sandra Jean Seamans, late of Clifford Township, Susquehanna County, Pennsylvania, who died on 05/23/2019. All persons indebted to said decedent are required to make payment, and those having claims or demands, to present the same without delay to Paul E. Smith, Esquire, Attorney for the

Estate, 1015 N. Main Street, Forest City, Pa 18421, or to the Executor, Clyde Seamans c/o the same address.

6/28/2019 • 7/5/2019 • 7/12/2019

ADMINISTRATOR NOTICE

Estate of Marianne Petrikonas
AKA Marianne M. Petrikonas
Late of Larksville Borough
ADMINISTRATOR
Joseph J. Petrikonis
118 Howard St.
Larksville, PA 18704
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTRIX NOTICE

Estate of Robert G. Whitney AKA
Robert Gerald Whitney
Late of Thompson Township
EXECUTRIX
Marjorie A. Whitney
4172 Ararat Road
Thompson, PA 18465
ATTORNEY
Marissa McAndrew, Esquire
707 Main Street, P.O. Box 157
Forest City, PA 18421

6/21/2019 • 6/28/2019 • 7/5/2019

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 AUGUST 13, 2019

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

August 13, 2019 at 9:00 AM

Writ of Execution No.:

2019-526 CP

PROPERTY ADDRESS: 477 Pine
Street FKA RR 2 Box 2651 C
Hallstead, Pa 18822

LOCATION: Great Bend Township

Tax ID # 050.00-2,019.00,000

IMPROVEMENTS: ONE - 2

STORY WOOD FRAME

DWELLING

ONE - 12 X 20 WOOD FRAME

MACHINE SHED

ONE - 10 X 12 WOOD FRAME

MACHINE SHED

ONE - 12 X 38 WOOD FRAME

OPEN POLE SHED

DEFENDANTS: Belinda Rudder

ATTORNEY FOR PLAINTIFF:

Patrick Wesner, Esq
(856) 810-5815

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

6/21/2019 • 6/28/2019 • 7/5/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 13, 2019

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

August 13, 2019 at 9:30 AM

Writ of Execution No.:

2019-501 CP

PROPERTY ADDRESS: 505

South Main Street, Montrose, PA 18801

LOCATION: Montrose Borough

Tax ID # 124.13-3,021.00,000

IMPROVEMENTS: ONE – 1,430 Square Foot Commercial Building with 3 Apartments

DEFENDANTS: Nancy G. Wood

ATTORNEY FOR PLAINTIFF:

James Shoemaker, Esq
(570) 287-3000

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

6/21/2019 • 6/28/2019 • 7/5/2019

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 11, 2019 TO JUNE 19, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$235,554.00
Mortgagor: STROHL, TIFFANY E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STROHL, PAUL A	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 124.17-1,083.00,000.	MONTROSE 2W
Information:	Consideration: \$195,000.00
Mortgagor: SAILOR, JEFFREY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SAILOR, PATRICIA	2 - FEDERATED LENDING CORPORATION
Locations: Parcel #	Municipality
1 - 209.00-1,035.15,000.	HERRICK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BLOW, RONALD J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BLOW, SANDRA S	
Locations: Parcel #	Municipality
1 - 049.00-1,022.01,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$111,550.00
Mortgagor: KRISHAK, ALLISON M	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 218.03-1,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	
Locations: Parcel #	Municipality
1 - 160.00-1,042.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$96,000.00
Mortgagor: WHITE, JOSEPH	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITE, DEBRA	
Locations: Parcel #	Municipality
1 - 054.11-1,004.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$208,050.00
Mortgagor: DYE, AMANDA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DYE, TRAVIS C	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 105.00-1,009.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$146,952.00
Mortgagor: SYPHER, ROBERT D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SYPHER, MARY B	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 111.13-1,015.00,000.	NEW MILFORD TOWNSHIP

Information:
Mortgagor: WILLIAMSON, SCOTT

Consideration: \$104,500.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - QUICKEN LOANS INC

Locations: Parcel #
1 - 249.00-1,015.00,000.

Municipality
CLIFFORD TOWNSHIP

Information:
Mortgagor: PETERKA, JOHN P
Locations: Parcel #
1 - 246.00-1,020.03,000.

Consideration: \$76,000.00
Mortgagee: HONESDALE NATIONAL BANK
Municipality
CLIFFORD TOWNSHIP

Information:
Mortgagor: SURACI, NICHOLAS J
Locations: Parcel #
1 - 172.00-1,073.00,000.

Consideration: \$26,250.00
Mortgagee: FAIRWAY CONSUMER DISCOUNT CO
Municipality
ARARAT TOWNSHIP

Information: OPEN-END MTG
Mortgagor: MURRAY, ROBERT E

Consideration: \$50,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

2 - MURRAY, JACQUELINE A

Locations: Parcel #
1 - 083.00-1,044.01,000.

Municipality
FOREST LAKE TOWNSHIP

Information:
Mortgagor: DAVIS, KELLY S

Consideration: \$149,800.00
Mortgagee: PRIMARY RESIDENTIAL MORTGAGE
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC

Locations: Parcel #
1 - 101.00-1,049.00,000.

Municipality
FOREST LAKE TOWNSHIP

Information: OPEN-END MTG
Mortgagor: OLIVO, JOSHUA J
Locations: Parcel #
1 - 166.00-1,034.00,000.

Consideration: \$250,000.00
Mortgagee: WAYNE BANK
Municipality
HARFORD TOWNSHIP

Information:
Mortgagor: SMITH, THOMAS M
Locations: Parcel #
1 - 128.00-1,053.00,000.

Consideration: \$162,500.00
Mortgagee: HONESDALE NATIONAL BANK
Municipality
NEW MILFORD TOWNSHIP

Information:
Mortgagor: EAST ARARAT UNITED METHODIST CHURCH (AKA)
2 - M E CHURCH OF ARARAT

Consideration: \$30,000.00
Mortgagee: HONESDALE NATIONAL BANK

Locations: Parcel #
1 - N/A

Municipality
ARARAT TOWNSHIP

Information:
Mortgagor: COOPER, LAURA

Consideration: \$252,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - MAGNOLIA BANK INC

Locations: Parcel #
1 - 210.00-1,029.00,000.

Municipality
HERRICK TOWNSHIP

Information:
Mortgagor: SEDOR, REBECCA L

Consideration: \$188,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - QUICKEN LOANS INC

Locations: Parcel #
1 - N/A

Municipality
SILVER LAKE TOWNSHIP

Information:	Consideration: \$18,750.00
Mortgagor: BURDICK, KASEY W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.12-2,049.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$25,000.00
Mortgagor: CLAPPER, DANIEL	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel # 1 - 193.00-1,003.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$109,993.00
Mortgagor: BERG, DAKOTA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BERG, ELIZABETH	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 161.07-1,002.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$123,117.00
Mortgagor: ROCKWELL, SCOTT J	Mortgagee: MAGNOLIA BANK
2 - ROCKWELL, ELLEN	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 076.00-1,015.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$193,000.00
Mortgagor: DOUGHERTY, MARC RICHARD	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE
2 - DOUGHERTY, MARY M	
Locations: Parcel # 1 - 242.00-1,021.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: PLACES PROPERTIES LLC	Mortgagee: CCAP PARTNERS
Locations: Parcel # 1 - 109.06-2,021.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$77,777.00
Mortgagor: HALL, PATRICK S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.12-2,046.00,000.	2 - STEARNS LENDING LLC
Information:	Municipality SUSQUEHANNA
Mortgagor: VANDERFELTZ, JOSEPH L	Consideration: \$1,204,000.00
2 - VANDERFELTZ, MELINDA S	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 155.00-1,023.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$67,500.00
Mortgagor: GOW, GEORGE E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GOW, SHERRY L	
Locations: Parcel # 1 - 104.00-1,034.01,000.	Municipality BRIDGEWATER TOWNSHIP

DEEDS

Information:	Consideration: \$239,900.00
Grantor: ASTON, TINA M	Grantee: STROHL, PAUL A
2 - ASTON, MYRON	2 - STROHL, TIFFANY E
Locations: Parcel #	Municipality
1 - 124.17-1,083.00,000.	MONTROSE 2W
Information:	Consideration: \$390,000.00
Grantor: CANONICO, LINDA R	Grantee: SAILOR, JEFFREY
	2 - SAILOR, PATRICIA
Locations: Parcel #	Municipality
1 - 209.00-1,035.15,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1,400.00
Grantor: CIZIKE, REBECCA R (ESTATE AKA)	Grantee: FREITAG, JOHN
2 - CIZIKE, REBECCA JEANNETTE (ESTATE AKA)	
3 - RANDALL-CIZIKE, REBECCA J (ESTATE AKA)	
4 - CIZIKE, REBECCA J RANDALL (ESTATE)	
Locations: Parcel #	Municipality
1 - 054.12-2,067.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BOROWICZ, ANDREW JOSEPH JR (ESTATE)	Grantee: BOROWICZ, RYAN A
Locations: Parcel #	Municipality
1 - 074.00-1,031.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLIN MILLER FAMILY LIMITED PARTNERSHIP	Grantee: MILLER, DAVID F
	2 - MILLER, KELLY A
Locations: Parcel #	Municipality
1 - 166.00-1,001.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PRICE, ORDIE E	Grantee: PRICE, ORDIE E
	2 - PRICE, ARLINE J
Locations: Parcel #	Municipality
1 - 206.00-2,033.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: CAMERON, ELNORA L	Grantee: KRISHAK, ALLISON M
Locations: Parcel #	Municipality
1 - 218.03-1,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$219,000.00
Grantor: STROHL, PAUL A III	Grantee: DYE, AMANDA M
2 - STROHL, TIFFANY	2 - DYE, TRAVIS C
Locations: Parcel #	Municipality
1 - 105.00-1,009.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AHLBRANDT, MAY	Grantee: AHLBRANDT, MAY
	2 - AHLBRANDT, DAVID EUGENE
Locations: Parcel #	Municipality
1 - 180.00-2,033.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: TENERALLI, GEORGE	Grantee: TENERALLI, FRANK
2 - TENERALLI, CATHERINE	2 - TENERALLI, ANNE
3 - TENERALLI, THOMAS (ESTATE)	
4 - TENERALLI, FRANK	
5 - TENERALLI, ANNE	
Locations: Parcel #	Municipality
1 - 084.00-3,003.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$139,500.00
Grantor: COSKLO, KEVIN 2 - COSKLO, TIFFANY	Grantee: WILLIAMSON, SCOTT
Locations: Parcel # 1 - 249.00-1,015.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: ELEGANTE LLC	Grantee: WICKLUND, RAYMOND G 2 - WICKLUND, MARIE
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: HARFORD REALTY LLC	Grantee: CARUSO, RONALD JR
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANTHONY LOMBARDO ESTATE	Grantee: BUCK, KRIS
Locations: Parcel # 1 - 021.04-1,066.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$75,000.00
Grantor: VINCENT, TERRY M 2 - VINCENT, CHERYL L	Grantee: HOLLAND, CLARENCE H 2 - HOLLAND, GERTRUCE M
Locations: Parcel # 1 - 031.16-1,057.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$65,000.00
Grantor: FRUEHAN, FRANCIS W 2 - FRUEHAN, KIM A	Grantee: ADAMS, PAUL F 2 - ADAMS, PIPPA A
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$2,158.97
Grantor: CORDNER, RAYMOND F (BY SHERIFF) 2 - CORDNER, FLORDALIZ (BY SHERIFF)	Grantee: BANK OF NEW YORK MELLON (FKA) 2 - BANK OF NEW YORK 3 - JPMORGAN CHASE BANK
Locations: Parcel # 1 - 115.00-2,012.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: FRUEHAN, FRANCIS W 2 - FRUEHAN, KIM A 3 - ADAMS, PAUL F 4 - ADAMS, PIPPA A 5 - ADAMS, GREGORY 6 - ADAMS, ROBYN	Grantee: MORONSKI, JAMES S 2 - MORONSKI, APRIL K
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH	Grantee: LOBUE, JENNIFER LEIGH
2 - LOBUE, JUANITA LINDA	
Locations: Parcel #	Municipality
1 - 251.00-1,032.00,000.	AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH	Grantee: LOBUE, JAMES
2 - LOBUE, JUANITA LINDA	
Locations: Parcel #	Municipality
1 - 251.00-1,032.00,000.	AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH	Grantee: LOBUE-HOLZER, LEXAN CADE (TRUST AKA)
2 - LOBUE, JUANITA LINDA	2 - HOLZER, LEXAN CADE LOBUE (TRUST)
Locations: Parcel #	Municipality
1 - 251.00-1,032.00,000.	AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH	Grantee: LOBUE-HOLZER, JADYN BRIELLE (TRUST AKA)
2 - LOBUE, JUANITA LINDA	2 - HOLZER, JADYN BRIELLE LOBUE (TRUST)
Locations: Parcel #	Municipality
1 - 251.00-1,032.00,000.	AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH	Grantee: LOBUE, JULIANNO GABRIEL (TRUST)
2 - LOBUE, JUANITA LINDA	
Locations: Parcel #	Municipality
1 - 251.00-1,032.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN (AKA)	Grantee: FITZGERALD, STEVEN A JR
2 - FITZGERALD, STEVEN A SR	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN (AKA)	Grantee: FITZGERALD, STEVEN A JR
2 - FITZGERALD, STEVEN A SR	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: POWELL, KEITH	Grantee: POWELL, KEITH
2 - POWELL, JOY	2 - POWELL, JOY
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: BIRCHARD, MARSHA S	Grantee: LEONARD, JOSEPH L
	2 - LEONARD, ALYSSA N
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$0.00
Grantor: SMITH, THOMAS M	Grantee: SMITH, THOMAS M
2 - SMITH, CHERYL	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: STACKEL, DONNA J	Grantee: ANTHONY, GRAHAM A JR
	2 - ANTHONY, DOROTHY J
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP

Information:	Consideration: \$100.00
Grantor: FLANIGAN, HORACE JR (ESTATE)	Grantee: ALDERMAN, GERALD
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$247,000.00
Grantor: BAYLY, LYNN C	Grantee: DARKAI LLC
2 - BAYLY, ANN G	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: HALL, MILLARD L	Grantee: HALL, DAVID M
2 - HALL, PAMELA J	2 - HALL, CHRISTINE J
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BELCHER, JAMES MITCHELL	Grantee: BELCHER, JAMES GREGORY
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$24,001.00
Grantor: BUCKLEY, NANNETTE L (BY US MARSHAL AKA)	Grantee: KEYSTONE CENTRAL HOMES LLC
2 - BUCKLEY, NANNETTE (BY US MARSHAL)	
3 - UNITED STATES MARSHAL	
Locations: Parcel #	Municipality
1 - 245.00-2,034.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$18,000.00
Grantor: PENNSYLVANIA HOUSING FINANCE AGENCY	Grantee: BARBER, EDWARD K
	2 - LYON, LAURA J
Locations: Parcel #	Municipality
1 - 054.10-2,050.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$121,260.00
Grantor: MILTON, VIVIAN L (ESTATE)	Grantee: MILTON, DAVID M
	2 - MILTON, ROBERTA A
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$315,000.00
Grantor: MAPLE HIGHLANDS LLC	Grantee: COOPER, LAURA
Locations: Parcel #	Municipality
1 - 210.00-1,029.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: EGGLESTON, CHRISTOPHER P	Grantee: SEDOR, REBECCA L
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: COSTA, CAROLE	Grantee: MOORE, ROSE
2 - COSTA, JOHN S	
Locations: Parcel #	Municipality
1 - 149.09-1,013.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: GAWRON, JOSEPH A	Grantee: BURDICK, KASEY W
2 - GAWRON, MARY L	
3 - MARTIN, ALEXIS	
4 - MARTIN, DONALD F	
Locations: Parcel #	Municipality
1 - 054.12-2,049.00,000.	SUSQUEHANNA

Information:	Consideration: \$1.00
Grantor: MCDONALD FAMILY TRUST (BY TRUSTEE)	Grantee: DEANGELO, MARY M
2 - MCDONALD, THOMAS C	2 - MCDONALD, EILEEN M
	3 - LIBERATI, CATHLEEN A
Locations: Parcel #	Municipality
1 - 111.10-1,056.00,000.	NEW MILFORD TOWNSHIP 2 - 111.07-1,002.00,000.
NEW MILFORD TOWNSHIP	
Information: QUITCLAIM	Consideration: \$1.00
Grantor: BOMERSHEIM, SONJA	Grantee: BOMERSHEIM, JOSEPH W
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: BOMERSHEIM, JOSEPH W	Grantee: DOUGHERTY, MARC RICHARD
	2 - DOUGHERTY, MARY M
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: COSMELLO, DONNA M	Grantee: PLACES PROPERTIES LLC
2 - COSMELLO, SAMUEL J	
3 - COSMELLO, CHRISTINA	
4 - CONIGLIARO, PETER A	
5 - CONIGLIARO, CAROL	
6 - CONIGLIARO, ANTHONY J	
7 - CONIGLIARO, GERTRUDE	
8 - CONIGLIARO, JOSEPH A	
Locations: Parcel #	Municipality
1 - 109.06-2,021.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$45,000.00
Grantor: WHITING, PAUL JR	Grantee: ZIEGLER, TIMOTHY B
2 - WHITING, TAMMIE W	2 - ZIEGLER, MELINDA B
3 - WHITING, JASON	
4 - WHITING, JESSICA M	
Locations: Parcel #	Municipality
1 - 191.00-1,015.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$76,850.00
Grantor: GALL, THOMAS A JR	Grantee: HALL, PATRICK S
2 - GALL, MEGAN	
Locations: Parcel #	Municipality
1 - 054.12-2,046.00,000.	SUSQUEHANNA
Information:	Consideration: \$289,000.00
Grantor: MCDANIEL, OWEN	Grantee: LOFTUS-VERGARI, JOSEPH R
2 - MCDANIEL, SUSAN	2 - LOFTUS-VERGARI, M CYNTHIA
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT NO 10 UNIT NO 360DD	Consideration: \$100.00
Grantor: MEGIVERN, CATHY	Grantee: MEGIVERN, SCOTT A
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2018 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates

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

All Changes subject to network 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



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor (☐) Administrator (☐) *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o SCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net



Susquehanna Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email baileyadv@ptd.net



Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431