

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ January 3, 2020 ★ Montrose, PA ★ No. 40



IN THIS ISSUE

COURT OPINION, PT. 2	4
LEGAL NOTICES	8
SHERIFF'S SALES	9
MORTGAGES & DEEDS	13

CASES REPORTED

Amanda Martel and John Wooster, Plaintiffs,
v.
Ralph Reynolds, and Mary Ann Reynolds, and
Fred Barrett, Francis Barrett, and Christian Barrett, Defendants

© 2020 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.



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

No. 2017 - 788 C.P.

AMANDA MARTEL and JOHN WOOSTER
Plaintiffs,

v.

RALPH REYNOLDS, and MARY ANN REYNOLDS, and FRED BARRETT,
FRANCIS BARRETT, and CHRISTIAN BARRETT
Defendants

Opinion continued from the December 27, 2019 issue

III. Discussion

A. Plaintiffs' Ejectment Count

In order to succeed on an ejectment claim, a plaintiff must establish the following: (1) he is out of possession of the subject property; and (2) he has a present right of possession against a defendant who has actual possession. See Siskos v. Britz, 790 A.2d 1000, 1008 (Pa. 2002). In an ejectment action, plaintiffs bear the burden of demonstrating the deeded property line. See Anderson v. Litke Family Limited Partnership, 748 A.2d 737, 739 (Pa. Super. 2000). Neither party has submitted any expert testimony as to the location of the deeded property line between the Reynolds property and the Wooster property.

Plaintiffs submitted the 2003 Butler survey map to establish the location of the boundary lines between the Reynolds property and the Wooster property. While Plaintiffs called Williams as an expert witness, Williams testified that he did not survey the real property and that he could not give an expert opinion as to the location of the boundary line between the Reynolds property and the Wooster property. Instead, Williams simply relied upon the 2003 Butler survey pins when Williams' employees located and staked the 2003 survey pins set by John Butler.

Conversely, however, Reynolds has not contested the 2003 Butler survey and has conceded throughout the pleadings and during the trial that Plaintiffs own the real property to the north of the boundary fence. Thus, as it relates to the ejectment count which seeks to "eject" Reynolds from use of the circular driveway area on the Wooster property, Plaintiffs have sustained their burden of proof that they are the owners of that real property and entitled to possession of it subject to Reynolds successfully demonstrating a right to possession and/or use as set forth in Reynolds' counterclaim.

While the pleadings are unclear, Plaintiffs also alleged that Reynolds has refused to

remove personal property from the area to the south-easterly side of the wooden fence and that Reynolds continues to place additional personal property in that particular area. (Plf. Amd. Cmp. ¶ 14.) Plaintiffs also seek a judgment in the ejectment count that would award Plaintiffs possession of the disputed area between the wooden fence and the Reynolds' deeded property line. (Plf. Cmp. Wherefore Clause.) While Plaintiffs presented no expert testimony to prove the exact location of the deeded boundary line between the Reynolds property and Wooster property, the pleadings and trial testimony demonstrate that Reynolds concedes that the deeded property line does not run to the wooden fence – despite the representations made by Tyler at the time that Reynolds purchased the Reynolds property.

Reynolds has asserted various theories to support his claim that he has title to the disputed real property between the purported property line set forth on the Butler survey and the fence line. These claims will be considered *in seriatim*.

i. Counterclaim Count 1: Adverse Possession

Reynolds contends that he has acquired title to the property on the south-easterly side of the wooden fence through adverse possession as a result of Defendants use of the land, as well as that of their predecessor in title, for a period in excess of 21 years. In order to establish title by adverse possession, the claimant must prove actual, continuous, exclusive, visible, notorious, distinct and hostile possession of the land for twenty-one years. See Baylor v. Soska, 658 A.2d 743, 744 (Pa. 1995). Each of these elements must exist, otherwise the possession will not confer title. See Conneaut Lake Park, Inc. v. Klingensmith, 66 A.2d 828, 829 (Pa. 1949). If the claimant of the disputed land has not possessed the land for the statutorily required twenty-one years, the claimant must tack its predecessor's period of possession for adverse possession to exist. See Watkins v. Watkins, 775 A.2d 841, 846 (Pa. Super. Ct. 2001).

In order for possession to be tacked, there must be privity between the successive occupants of the property. Baylor v. Soska, 658 A.2d 743, 745 (Pa. 1995). Privity refers to a succession of relationship to the same thing, whether created by deed or other acts or by operation of law. Id. (citations omitted). However, a deed does not itself create privity between the grantor and the grantees as to land not described in the deed but occupied by the grantor. Id. In adverse possession cases, tacking will apply only where the grantor purports to convey the disputed parcel within the deed to the present owner. Id. Thus, for tacking to apply “[e]ach predecessor must have claimed title to the property in dispute, and in transferring to his successors must have purported to include it.” Id. at 745. In other words, in a claim for adverse possession, tacking can be shown only by an instrument of conveyance including a description of the disputed property.

As noted, Reynolds did not provide any expert testimony as to what the deed from Tyler purported to convey to Reynolds. Based upon the testimony provided as to the 2003 Butler survey, and Reynolds' acceptance of that survey, the record tends to show that the 2002 deed failed to convey the disputed real property on the south-easterly side of the wooden fence. Thus, Reynolds has failed to show that his predecessor in title,

Tyler, tacked any adverse possession of the disputed area to Reynolds in the 2002 deed. For these reasons, Reynolds cannot demonstrate adverse possession sufficient to confer title to the disputed real property because Reynolds has only occupied the disputed real property since 2002 – a period of time that falls short of the 21-year statutory period required for acquiring title through adverse possession.

More fundamentally, however, the record demonstrates that Tyler was not adversely possessing any real property at the time of the 2002 deed to Reynolds – and in the absence of any adverse possession, Tyler had nothing to tack. Tyler owned both the Reynolds property and the Wooster property prior to the 2002 deed to Reynolds. Thus, Tyler had a unity of title as it related to both parcels of real estate. Regardless of the nature of Tyler’s actions toward the Wooster property, Tyler’s actions could not have been considered to be adverse as Tyler owned the Wooster property. There is no authority to support the proposition that Tyler could be adversely possessing that small portion of the Wooster property against *himself*. For these reasons, Reynolds’ adverse possession claim must fail.

ii. Consentable Line: Title Through Recognition and Acquiescence

In the alternative, Reynolds contends that the wooden fence was present for more than 21 years and that Reynolds and his predecessors in title have claimed the property on the Reynolds side of the fence for a period in excess of 21 years. As a result, Reynolds argues that the wooden fence established the boundary line between the two properties by recognition and acquiescence. Reynolds’ counterclaim is based upon a consentable line theory.

The doctrine of consentable line acts as a rule of repose for the purpose of quieting title and discouraging confusing and vexatious litigation. See Plott v. Cole, 547 A.2d 1216, 1220 (Pa. Super. Ct. 1988). There are two ways in which a boundary may be established through consentable line: (1) by dispute and compromise, or (2) by recognition and acquiescence. See Niles v. Fall Creek Hunting Club, Inc., 545 A.2d 926, 930 (Pa. Super. Ct. 1988). In order to establish a boundary line by recognition and acquiescence, two elements must be met: (1) each party has to have claimed the land on his/her side of the line as his/her own; and (2) this occupation has occurred for the statutory period of twenty-one years. see Zeglin v. Gahagen, 812 A.2d 558, 561 (Pa. 2002) (citing Jedlicka v. Clemmer, 677 A.2d 1232, 1235 (Pa. Super. Ct. 1996)).⁷ In cases of consentable line by acquiescence, since “the finding of a consentable line depends upon possession rather than ownership, proof of the passage of sufficient time may be shown by tacking the current claimant’s tenancy to that of his predecessor.” Moore v. Moore, 921 A.2d 1, 5 (Pa. Super. Ct. 2007).

⁷ Under the dispute and compromise method, three elements must be satisfied: (1) there must be a dispute in regards to the location of a boundary; (2) there must be an establishment of a line in compromise of the dispute; and, (3) there must be consent by the parties to that boundary line. See Inn Le’Daerda, Inc. v. Davis, 360 A.2d 209, 215 (Pa. Super. Ct. 1976). There is no evidence that the parties – or their predecessors in title – ever disputed the property line until this litigation so there is likewise no evidence of any compromise as to the boundary line location.

There is no dispute that the wooden fence line existed between the two properties even prior to Tyler's purchase of the Reynolds property and later the Wooster property. Tyler also erected his own fencing – both wooden and stone – as an extension of the same fence line during his ownership of the Reynolds property and the Wooster property. Tyler also built the building addition on the Reynolds property up to the wooden fence line. Tyler conceded that he believed that the wooden fence line was the boundary line – and he informed Reynolds that the wooden fence line constituted the boundary line prior to the conveyance of the 2002 deed.

Reynolds' counterclaim presented under the theory of consentable line based upon recognition and acquiescence, however, must fail for the same reason that the adverse possession claim failed – Tyler had unity of title between the two properties at the time of the 2002 conveyance to Reynolds. Tyler's unity of title necessarily defeats any claim of "occupation" for a period in excess of 21 years. Tyler occupied both sides of the fence – and he was "occupying" both sides of the fence during his period of ownership. Given the existence of such unity of title, Reynolds cannot succeed on his consentable line theory based upon recognition and acquiescence – as there was no third party with whom he was acquiescing as to the location of the boundary line.⁸

The Court Opinion will continue in the next issue.

8 The record does support that Reynolds and Tyler had agreed upon the wooden fence as the boundary line and both parties occupied their respective boundary area during the entirety of the time that Tyler continued to own the Wooster property, i.e., a period of approximately 14 years. This period of time, however, was insufficient to demonstrate the 21 years of occupation required under the consentable line theory.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Peter George Hammond
AKA Peter Hammond AKA Peter G. Hammond
Late of Harford Township
EXECUTOR
Peter Wade Hammond
572 South Harmony Road
Kingsley, PA 18826
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

12/13/2019 • 12/20/2019 • 12/27/2019

ADMINISTRATRIX NOTICE

Estate of Dale A. Williams AKA Dale Williams
Late of Friendsville Borough
ADMINISTRATRIX
June Miller-Williams
1471 Main Street
Friendsville, PA 18818
ATTORNEY

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

1/3/2020 • 1/10/2020 • 1/17/2020

ADMINISTRATOR NOTICE

Estate of Kimberlin Irene MacPherson
Late of Oakland Township
ADMINISTRATOR
Matthew Welch
911 Skinner Rd.
Susquehanna, PA 18847
ATTORNEY
Abbey K. Lewis
Beardsley Law PLLC
37 Public Ave.
Montrose, PA 18801

1/3/2020 • 1/10/2020 • 1/17/2020

EXECUTOR NOTICE

Estate of Marian A. Nye AKA Marion A. Nye
Late of Forest Lake Township
EXECUTOR
David H. Nye
181 Nagle Rd.
Friendsville, PA 18818
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

1/3/2020 • 1/10/2020 • 1/17/2020

EXECUTOR NOTICE

Estate of Edith M. Conklin AKA
Edith S. Conklin
Late of New Milford Township
EXECUTOR
David B. Conklin
P.O. Box 1002
New Milford, PA 18834
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

12/27/2019 • 1/3/2020 • 1/10/2020

EXECUTRIX NOTICE

Estate of Walter McCoy
Late of Springville/Montrose
EXECUTRIX
Tracy Ann Marrazzo
1181 Carter Road
Montrose, PA 18801

12/20/2019 • 12/27/2019 • 1/3/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF LOIS L. CARRINGTON a/k/a LOIS LOREIDA CARRINGTON, late, of Silver Lake Township, Susquehanna County, Pennsylvania, who died on the 14th day of November, 2019, to CHARLES R. CARRINGTON, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Charles R.

Carrington or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

12/20/2019 • 12/27/2019 • 1/3/2020

EXECUTRIX NOTICE

Estate of Maria E. Leucht AKA
Maria Ema Leucht
Late of Jackson Township
EXECUTRIX
Diane E. Burchell
PO Box 155 – 45 Brushville Road
New Milford, PA 18834
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

12/20/2019 • 12/27/2019 • 1/3/2020

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 FEBRUARY 11, 2020

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

February 11, 2020 at 10:00 AM

Writ of Execution No.:

2019-1319 CP

PROPERTY ADDRESS: 303 BAKER ROAD, LACEYVILLE, PA 18623

LOCATION: Auburn Township
Tax ID # 193.00-2,007.00,000.

IMPROVEMENTS: ONE - ONE STORY WOOD FRAMED DWELLING

DEFENDANTS: Jeremy A. Spencer a/k/a Jeremy Spencer and Summer Spencer

ATTORNEY FOR PLAINTIFF:
Christine L. Graham, Esq
(215) 790-1010

NOTICE

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

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

Lance M. Benedict,
Susquehanna County Sheriff

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 11, 2020**

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



BRIDGE MINERALS



We Buy Marcellus Gas Royalties

Quick Evaluation, Closing & All Transfer Costs Paid

www.BridgeMinerals.com or Call 512-750-3711

For A Free Consultation

described real estate, to wit:

SALE DATE AND TIME

02/11/2020 10:30 AM

Writ of Execution No.:

2019-1321 CP

PROPERTY ADDRESS: 4785

State Route 11, Hop Bottom, PA
18824

LOCATION: Hop Bottom Borough
Tax ID #: 222.06-1,021.00,000

IMPROVEMENTS: ONE – TWO
STORY WOOD FRAME

DWELLING

ONE – 18x22x1 BANK BARN
FRAME

DEFENDANTS: Gerald A. Flynn
Jr

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

NOTICE

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

sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 25, 2020**

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

02/25/2020 09:00 AM

Writ of Execution No.:

2019-1356 CP

PROPERTY ADDRESS: 5317

Prospect Street fka 16 Prospect Street, Susquehanna, PA 18847

LOCATION: Oakland Borough
Tax ID #: 054/10-1,049.00,000

IMPROVEMENTS: ONE – TWO
STORY WOOD FRAME

DWELLING

ONE – 8x14 WOOD FRAME
SHED

DEFENDANTS: Mario Button
Mario A. Button

ATTORNEY FOR PLAINTIFF:
M. Troy Freedman, Esq.
(215) 886-8790

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

1/3/2020 • 1/10/2020 • 1/17/2020

MORTGAGES AND DEEDS

RECORDED FROM DECEMBER 10, 2019 TO DECEMBER 19, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$23,000.00
Mortgagor: EMMETT, ROSE ELLEN	Mortgagee: PENN EAST FEDERAL CREDIT UNION
Locations: Parcel # 1 - 249.19-1,036.01,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$99,500.00
Mortgagor: MAJOR MOVE INVESTMENTS LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-3,055.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$7,700.00
Mortgagor: MAJOR MOVE INVESTMENTS LLC	Mortgagee: FRANCESKI, JOSEPH III
Locations: Parcel # 1 - 268.07-3,055.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$73,545.00
Mortgagor: TOLAN, MELISSA M	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 209.00-1,035.18,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$46,000.00
Mortgagor: SPICKERMAN, ELIZABETH (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FIKE, ELIZABETH S	
Locations: Parcel # 1 - 176.00-1,023.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$146,907.00
Mortgagor: LEWIS, ROBERT M III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, DANIELLE	2 - HOMESTEAD FUNDING CORP
Locations: Parcel # 1 - 143.06-1,014.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$63,920.00
Mortgagor: SCHELL, MICHELE	Mortgagee: FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel # 1 - 037.00-1,014.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$560,000.00
Mortgagor: KIRSCH, MASON	Mortgagee: FIRST BANK
Locations: Parcel # 1 - 135.05-1,001.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$92,929.00
Mortgagor: WOLF, SHANE G	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.11-5,050.00,000.	2 - RESIDENTIAL MORTGAGE SERVICES INC Municipality SUSQUEHANNA
Information:	Consideration: \$176,800.00
Mortgagor: HAERTSCH, MELISSA	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 180.00-2,050.01,000.	Municipality DIMOCK TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$225,000.00
Mortgagor: SARAVITZ, RAYMOND MICHAEL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SARAVITZ, CAROL MARIE	
Locations: Parcel # 1 - 062.04-2,017.00,000.	Municipality FRIENDSVILLE BOROUGH 2 - 062.04-2,019.00,000.
FRIENDSVILLE BOROUGH	
Information:	Consideration: \$135,200.00
Mortgagor: GRAHAM, LAURETTA (AKA)	Mortgagee: NET FEDERAL CREDIT UNION
2 - ZANTOWSKY, LAURETTA	
Locations: Parcel # 1 - 189.00-1,043.00,000.	Municipality GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$75,000.00
Mortgagor: FRYSTAK, JESSE	Mortgagee: COMMUNITY BANK
2 - FRYSTAK, EMILY (AKA)	
3 - LANGE, EMILY	
Locations: Parcel # 1 - 084.00-1,039.02,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: SWART, SUZANNE M	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 180.04-1,017.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$299,250.00
Mortgagor: GLOVER, HENRY L JR	Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - GLOVER, AMY	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 014.00-1,017.01,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$216,000.00
Mortgagor: STEGER, CARL E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - AMERICAN ADVISORS GROUP
Locations: Parcel # 1 - 211.00-1,012.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$216,000.00
Mortgagor: STEGER, CARL E	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 211.00-1,012.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$134,332.00
Mortgagor: SANDLE, DAMON X	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - CBC NATIONAL BANK MORTGAGE (DIVISION OF) 3 - FIRST FEDERAL BANK
Locations: Parcel # 1 - 128.00-1,026.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$96,000.00
Mortgagor: QUATTROCCHI, DIANE A	Mortgagee: PS BANK
2 - WARNER, JOHN PATRICK	
Locations: Parcel # 1 - 124.14-2,054.00,000.	Municipality MONROSE
Information:	Consideration: \$42,000.00
Mortgagor: DIAZ HOLDINGS LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 031.14-1,005.00,000.	Municipality GREAT BEND TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$220,000.00
Mortgagor: JENKINS, JOSHUA T 2 - JENKINS, REBECCA M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 031.00-3,043.01.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$137,000.00
Mortgagor: DIDDICK, JOSHUA 2 - DIDDICK, DANIELLE F	Mortgagee: MISSOURI LIMITED LIABILITY COMPANY 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 124.11-2,004.00.000.	Municipality MONTROSE
Information:	Consideration: \$140,000.00
Mortgagor: MACPHERSON, JOHN A 2 - MACPHERSON, MARGARET JEAN	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 127.00-1,015.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$91,490.00
Mortgagor: VAUGHN, WILLIAM A 2 - VAUGHN, AMY A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$123,225.00
Mortgagor: SUSQUEHANNA DEVELOPMENT GROUP LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 223.00-1,014.03.000.	Municipality LENOX TOWNSHIP
Information: OPEN-END MTG	Consideration: \$100,000.00
Mortgagor: NOLT, JOHN C 2 - NOLT, ALICIA N	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 060.05-1,001.01.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$113,160.00
Mortgagor: ROE, THOMAS KARR 2 - ROE, RONALD K	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 134.00-2,014.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$16,067.00
Mortgagor: KOMAR, ALEXANDER J JR (AKA) 2 - KOMAR, ALEXANDER 3 - KOMAR, BARBARA L	Mortgagee: PSECU
Locations: Parcel # 1 - 114.00-1,056.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$17,300.00
Mortgagor: REISCH, STEPHANIE M 2 - MRAKOVICH, DENNIS EUGENE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-1,070.00.000.	Municipality FOREST CITY 2W

Information:	Consideration: \$26,000.00
Mortgagor: HOLTSMASTER, LINDA ANN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 188.00-1,008.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: MOWRY, TAMMI	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
2 - MOWRY, CHRISTOPHER	
Locations: Parcel # 1 - 232.00-1,002.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$32,000.00
Mortgagor: HURD, CARLEEN J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 124.17-1,031.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$25,000.00
Mortgagor: HETTINGER, JOSHUA J 2 - HETTINGER, TAYLOR R	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 163.03-2,002.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: COSMELLO, SAMUEL J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - COSMELLO, CHRISTINA	
Locations: Parcel # 1 - 108.00-1,062.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: PHILLIPS, RICHARD	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 089.00-2,032.01.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$12,000.00
Mortgagor: HARVEY, APRIL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 143.06-1,007.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$88,000.00
Mortgagor: ROSE, RONALD A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 139.00-2,021.00.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: ROOSA, RYAN J	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 086.00-1,011.00.000.	Municipality FRANKLIN TOWNSHIP

DEEDS

Information:	Consideration: \$30,000.00
Grantor: KEISER, GARY W (AKA) 2 - KEISER, GARY	Grantee: FRENCH, DAWN 2 - FRENCH, RICKY
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH

Information:	Consideration: \$1.00
Grantor: HABERLE, ABRAM 2 - HABERLE, CAROLE DIANE	Grantee: HABERLE, ABRAM 2 - HABERLE, CAROLE DIANE
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$8,000.00
Grantor: SILVAFOX PROPERTIES LLC	Grantee: HOWARD, LEWALLACE PIII
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$29,500.00
Grantor: HAWKINS, ROSEMARIE	Grantee: WILDING, DAVID J 2 - WILDING, CHRISTINE
Locations: Parcel # 1 - 263.00-1,034.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: FRILING, JAMES R	Grantee: MARK, VALERIO 2 - MARK, CAROL
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$109,000.00
Grantor: FRANCESKI, JOSEPH III	Grantee: MAJOR MOVE INVESTMENTS LLC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: BLATCHLEY, ANNA L (ESTATE AKA) 2 - BLATCHLEY, ANNA (ESTATE)	Grantee: BLATCHLEY, JAY R
Locations: Parcel # 1 - 031.11-2,035.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$775,000.00
Grantor: RODGERS, DIANE B	Grantee: FULLOM, CURTIS L 2 - FULLOM, SHERI L
Locations: Parcel # 1 - 238.00-1,004.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$154,639.00
Grantor: VANCAMPEN, FRANCIS A (AKA) 2 - VANCAMPEN, FRANCES	Grantee: LEWIS, ROBERT MIII 2 - LEWIS, DANIELLE
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$35,000.00
Grantor: FEKETTE, DONNA M 2 - LOPATOFSKY, THOMAS J	Grantee: CANFIELD, CHARLES R 2 - CANFIELD, LINDA J
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$6,000.00
Grantor: JPMORGAN CHASE BANK	Grantee: MILLER ESTATES LLC
Locations: Parcel # 1 - 115.00-2,012.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: WEISS, ANN S 2 - MORGAN, WILLIAM 3 - MORGAN, KIMBERLY 4 - ASHFORD, JENNIFER 5 - DAUGHERTY, KOLLEEN 6 - FAUX, TRACY	Grantee: BEAMER, ANTHONY L 2 - BEAMER, CODY S
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP

Information:	Consideration: \$79,900.00
Grantor: DELLAVALLE, JAMES 2 - DELLAVALLE, KATHLEEN	Grantee: SCHELL, MICHELE
Locations: Parcel # 1 - 037.00-1,014.00.000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: SILFEE, JUDITH E	Grantee: WOLF, SHANE G
Locations: Parcel # 1 - 054.11-5,050.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$100,000.00
Grantor: WAGNER, CARRIE A (BY ATTY AKA) 2 - WAGNER, CARRIE (BY ATTY)	Grantee: CARSON, SCOTT JEFFREY
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAILEY, TERRI 2 - PHILLIPS, WILLIAM	Grantee: BAILEY, TERRI L 2 - BAILEY, MARK C
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAILEY, TERRI 2 - PHILLIPS, WILLIAM	Grantee: BAILEY, TERRI L 2 - BAILEY, MARK C
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MORRIS, JOSEPH V JR (ESTATE)	Grantee: MORRIS, MARY ANNE
Locations: Parcel # 1 - 037.00-1,050.00.000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PEPE, RUSSELL	Grantee: RUSSELL AND MIRIAM PEPE IRREVOCABLE FAMILY TRUST
Locations: Parcel # 1 - 111.14-1,020.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ONDRAKO, MICHAEL M 2 - ONDRAKO, MARTHA	Grantee: STEFANOV, ANN MARIE
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$30,000.00
Grantor: BALLARD, CHRISTOPHER S 2 - BALLARD, SANDRA ALTER	Grantee: SPEICHER, CARL J 2 - SPEICHER, JACQUELINE L
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BALLARD, CHRISTOPHER S 2 - BALLARD, SANDRA ALTER	Grantee: BALLARD, CHRISTOPHER S 2 - BALLARD, SANDRA ALTER
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: GUILD FLAGSTONE II INC	Grantee: PREMIUM BLUE ROCK LLC
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:		Consideration: \$1.00
Grantor:	MOWRY, STEPHEN H (AKA ESTATE) 2 - MOWRY, STEVE	Grantee: LOPEZ, KACY LEE
Locations:	Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	BURKE, LOIS	Grantee: BURKE, LOIS 2 - LEON, BARBARA JOY
Locations:	Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	BEAR SWAMP FOREST LLC	Grantee: EPSILON ENERGY USA INC
Locations:	Parcel # 1 - 157.00-1,021.00,000. 2 - 157.00-1,022.00,000.	Municipality RUSH TOWNSHIP RUSH TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	WOOD, JAMES E	Grantee: WOOD, COLBY R
Locations:	Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	WESCOTT, W G 2 - WESCOTT, JOYCE R	Grantee: WESCOTT, WAYNE JAY
Locations:	Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:		Consideration: \$40,000.00
Grantor:	BARRY, STEPHANIE M	Grantee: STOLTZFUS, OMAR S 2 - STOLTZFUS, NAOMI K
Locations:	Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	HOLLENBECK, RONALD L 2 - HOLLENBECK, JANIS L	Grantee: RONALD & JANIS HOLLENBECK FAMILY TRUST
Locations:	Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	HOLLENBECK, RONALD L 2 - HOLLENBECK, JANIS	Grantee: RONALD & JANIS HOLLENBECK FAMILY TRUST
Locations:	Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	HOLLENBECK, RONALD L 2 - HOLLENBECK, JANIS	Grantee: RONALD & JANIS HOLLENBECK FAMILY TRUST
Locations:	Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:		Consideration: \$1.00
Grantor:	HOLLENBECK, RONALD L 2 - HOLLENBECK, JANIS	Grantee: RONALD & JANIS HOLLENBECK FAMILY TRUST
Locations:	Parcel # 1 - 047.00-1,028.00,000.	Municipality LIBERTY TOWNSHIP
Information:		Consideration: \$90,000.00
Grantor:	ELY P, KENNETH 2 - ELY L, DEBORAH I 3 - ADAMS E, JERALYN	Grantee: HESSERT, JUDITH A
Locations:	Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$315,000.00
Grantor: POINTEK, JOSEPH J JR 2 - WOOD, JUDITH E	Grantee: GLOVER, HENRY L JR 2 - GLOVER, AMY
Locations: Parcel # 1 - 014.00-1,017.01.000.	Municipality GREAT BEND TOWNSHIP
Information: OIL GAS AND MINERAL DEED	Consideration: \$1,000
Grantor: HOLZMAN, NORMA S	Grantee: HOLZMAN, MAUREEN M
Locations: Parcel # 1 - 165.00-1,012.01.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$11,132.98
Grantor: SHIBBLEY, JERRI L (BY SHERIFF AKA) 2 - SHIBBLEY, JERRI LOU (BY SHERIFF AKA) 3 - SHIBBLEY, JERRI (BY SHERIFF)	Grantee: PENNYMARC LOAN SERVICES LLC
Locations: Parcel # 1 - 031.19-1,025.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$120,000.00
Grantor: ORGANISCIAK, ESTHER L (ESTATE AKA) 2 - ORGANISCIAK, ESTHER (ESTATE)	Grantee: QUATTROCCHI, DIANE A 2 - WARNER, JOHN PATRICK
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1,000
Grantor: HILL, THOMAS	Grantee: HILL, THOMAS 2 - HILL, RENEE
Locations: Parcel # 1 - 222.00-3,044.00.000. 2 - 222.00-3,037.00.000.	Municipality LENOX TOWNSHIP LENOX TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: KEEBLER, CAROL (ESTATE AKA) 2 - KEEBLER, CAROL ANN 3 - KEEBLER, DAVID R	Grantee: KEEBLER, DAVID R 2 - KEEBLER, CHRISTOPHER 3 - KEEBLER, DEVON 4 - KEEBLER, CASIE
Locations: Parcel # 1 - 113.00-2,001.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1,000
Grantor: KEEBLER JR, EDWARD G (ESTATE) 2 - KEEBLER, DAVID R 3 - KEEBLER, CHRISTOPHER 4 - KEEBLER, DEVON 5 - KEEBLER, CASIE	Grantee: KEEBLER, DAVID R 2 - KEEBLER, CHRISTOPHER 3 - KEEBLER, DEVON 4 - KEEBLER, CASIE
Locations: Parcel # 1 - 113.00-2,002.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1,000
Grantor: GUMAER, EARLE G	Grantee: PHILLIPS, SAMUEL A
Locations: Parcel # 1 - 166.00-1,021.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$41,500.00
Grantor: 2019 CASTLE LLC	Grantee: JOE SQUID INC
Locations: Parcel # 1 - 203.00-4,003.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$3,037.51
Grantor: HRIN, MICHAEL (BY SHERIFF) 2 - HRIN, DIANNE (BY SHERIFF)	Grantee: COMMUNITY BANK
Locations: Parcel # 1 - 062.03-1,014.03.000.	Municipality FRIENDSVILLE BOROUGH

Information:	Consideration: \$22,000.00
Grantor: WOODRUFF, BRIAN E	Grantee: KOSCIUK, DAVID J 2 - HARRIS, LORRAINE A
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$7,000.00
Grantor: ROUTE 29 PROPERTIES LLC	Grantee: DIAZ FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: KELLEY, DANIEL 2 - KELLEY, CHRISTIE	Grantee: MAXWELL, MICHAEL
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: PETRAK, LOUELLA A (ESTATE AKA) 2 - PETRAK, LOUELLA (ESTATE AKA) 3 - PETRAK, GEORGE (TRUST BY TRUSTEE) 4 - PETRAK, LOUELLA A (TRUST BY TRUSTEE)	Grantee: CRUZ, LOU ANN 2 - NICHOLS, DEBRA L 3 - PETRAK, CURTIS 4 - PETRAK, GEORGE A
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PETRAK, GEORGE (TRUST BY TRUSTEE) 2 - PETRAK, LOUELLA A (TRUST BY TRUSTEE)	Grantee: CRUZ, LOU ANN 2 - NICHOLS, DEBRA L 3 - PETRAK, CURTIS A 4 - PETRAK, GEORGE A
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ZAHORA, DANIELLE F (NBM) 2 - DIDDICK, DANIELLE F 3 - DIDDICK, JOSHUA	Grantee: DIDDICK, JOSHUA 2 - DIDDICK, DANIELLE F
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$190,000.00
Grantor: AMBROSE, ANITA F (BY ATTY)	Grantee: MACPHERSON, JOHN A 2 - MACPHERSON, MARGARET JEAN
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$96,305.00
Grantor: SUSQUEHANNA COUNTY HOUSING REDEVELOPMENT AUTHORITY A PENNSYLVANIA CORPORATION	Grantee: VAUGHN, WILLIAM A 2 - VAUGHN, AMY A
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$164,300.00
Grantor: BENNETT, CLIFFORD GUY 2 - BENNETT, GERALDINE M 3 - BENNETT, SHARON KAY	Grantee: SUSQUEHANNA DEVELOPMENT GROUP LLC
Locations: Parcel # 1 - 223.00-1,014.03,000.	Municipality LENOX TOWNSHIP

Information:	
Grantor: PETRIELLO, ANGELO (ESTATE AKA)	Consideration: \$141,450.00
2 - PETRIELLO, ANGELO JAMES (AKA)	Grantee: ROE, THOMAS KARR
3 - PETRIELLO, ANGELO J	2 - ROE, RONALD K
4 - PETRIELLO, ANGELA (ESTATE)	
Locations: Parcel #	Municipality
1 - 134.00-2,014.00.000.	ARARAT TOWNSHIP
Information:	
Grantor: BROZONIS, PETER JR (ESTATE AKA)	Consideration: \$1.00
2 - BROZONIS, PETER A JR (ESTATE AKA)	Grantee: BROZONIS, SALLY
3 - BROZONIS, PETER ALLEN JR (ESTATE)	
Locations: Parcel #	Municipality
1 - 175.00-1,061.00.000.	RUSH TOWNSHIP
Information:	
Grantor: DELDUCA, JOSEPH M (TRUST)	Consideration: \$1.00
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	
Grantor: HENGEL, JAN VANDEN	Consideration: \$1.00
2 - HENGEL, HENDRIKA K VANDEN (AKA)	Grantee: HENGEL, JAN VANDEN JR
3 - HENGEL, HENNIE VANDEN	2 - HENGEL, HENDRIK KLAAS VANDEN
	3 - AYALA, GIJSBERTA HERMINA
	4 - SPROUT, KLAZINA
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	
Grantor: CALLENDER, PHYLLIS M (ESTATE)	Consideration: \$1.00
	Grantee: CALLENDER, DAVID B
	2 - CALLENDER, SUSAN M
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	
Grantor: COOK, BARBARA JEAN	Consideration: \$38,000.00
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	
Grantor: KOEZENO, JOSEPH J JR (BY SHERIFF)	Consideration: \$2,899.12
2 - KOEZENO, SHARON (BY SHERIFF)	Grantee: CITIMORTGAGE INC (SBM)
	2 - CITIFINANCIAL MORTGAGE COMPANY INC
Locations: Parcel #	Municipality
1 - 266.01-1,024.00.000.	CLIFFORD TOWNSHIP
Information:	
Grantor: ROOSA, BRYAN J	Consideration: \$1.00
2 - ROOSA, CANDY	Grantee: ROOSA, RYAN J
3 - ROOSA, RYAN J	
Locations: Parcel #	Municipality
1 - 086.00-1,011.00.000.	FRANKLIN TOWNSHIP
Information:	
Grantor: GITTOES, LINDA A	Consideration: \$1.00
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT 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 artwork, advertisement fees, 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
Honesdale, PA 18431

