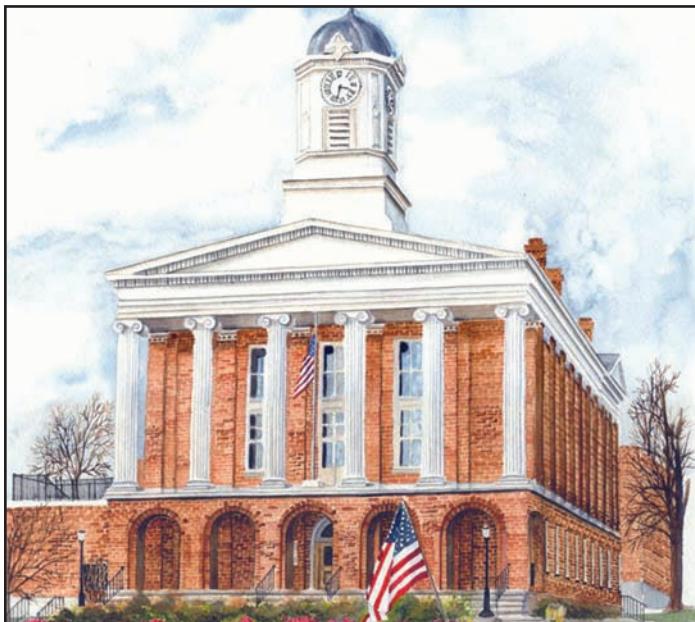


**OFFICIAL  
LEGAL JOURNAL  
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 1 ★ December 30, 2016 ★ Montrose, PA ★ No. 39



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**CASES REPORTED**

Diane M. Miller, Plaintiff  
vs.  
Kevin J. Brown, Defendant

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**Court of Common Pleas  
34th Judicial District:**

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

**The Legal Journal of Susquehanna County** contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.

***The Official Legal Publication of Susquehanna County, Pennsylvania***



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

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

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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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## 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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Petition for Change of Name	\$45
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*Clerk of The Orphan's Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600  
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

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

**DIANE M. MILLER,** :  
**Plaintiff,** :  
 :  
**vs.** :  
**KEVIN J. BROWN,** :  
**Defendant.** :  
 :  
 : **No. 2016-275 C.P.**

---

**OPINION**

**I. Procedural History**

On March 21, 2016, plaintiff Diane M. Miller (hereinafter referred to as Miller) filed a complaint in divorce against defendant Kevin J. Brown (hereinafter referred to as Brown), which contained additional counts for alimony and equitable distribution of marital property. The complaint alleged that the Miller and Brown “were married at common law [on] August 28, 2002. . . .” (Plf. Cmp., ¶ 4.) On April 11, 2016, Brown filed an answer which denied the existence of a common law marriage. (Def. Ans., ¶ 4.) In his new matter, Brown contended that the parties had never exchanged “words in *verba praesenti*” with the specific intent of creating a common law marriage. (*Id.* ¶ 16-17.) Brown filed a counterclaim seeking a declaratory judgment that there was no common law marriage between the parties. (*Id.* ¶¶ 22-28.) On April 21, 2016, Miller filed an answer to Brown’s new matter and counterclaim. Miller admitted that there was “no traditional marriage ceremony between the parties.” (Plf. Ans., ¶ 19.) On May 25, 2016, Brown petitioned the Court for hearing date on his counterclaim declaratory judgment action seeking a declaration that no common law marriage existed between the parties. After several continuances, a hearing on the common law marriage was conducted on October 25, 2016. The matter is now ripe for disposition.

**II. Findings of Fact**

1. The parties have been romantically involved since May 1994.
2. The parties began living together in August 1994.
3. On June 22, 1995, the parties’ only child was born, Rebecca Brown.
4. The parties continued to live together until April 7, 2016. From August 1994 until April 2016, the parties lived continuously except for two brief periods of separation, one 3-month separation and one 3-week separation.
5. From 1994 through 2014, the parties always filed their federal tax returns as being

single persons.

6. After several years together, the parties began acting as husband and wife in public settings, including introducing each other as spouses.
7. Family and friends treated the parties as being a married couple. (Plf. Exs. 7, 8, 9, 10, 11.)
8. In June 26, 2002, the parties purchased real property in Clifford Township and the deed to the property did not indicate any marital status and titled the property between them as “Joint Tenants with the Right of Survivorship, and not as Tenants in Common.” (Def. Ex. 1.)
9. On June 27, 2002, the parties took out a mortgage on the Clifford Township real property and the mortgage does not contain any reference to marital status between the parties. (Def. Ex. 2.)
10. After Brown obtained full-time employment at the Pennsylvania Department of Transportation, the parties had the opportunity to add Miller to Brown’s employer-provided health insurance policy. In order to do so, the Pennsylvania Department of Transportation required an “Affidavit Attesting to the Existence of Common Law Marriage.” (Plf. Ex. 6.)
  - a. The affidavit contained the following language: “We . . . do hereby affirm that we have expressly agreed to and entered into a common law marriage.” (*Id.*)
  - b. It also provided that the parties had held themselves “out to the community as husband and wife, and cohabitated for 8 1/2 years.” (*Id.*)
  - c. Finally, the affidavit stated: “We each sign this affidavit as evidence of our mutual agreement, and with the understanding that it may be used as evidence of our marriage contract. We agree to provide the Trustees of the Pennsylvania Employees Benefit Trust Fund with any additional information that may be required as proof of our marriage.” (*Id.*)
  - d. This affidavit, however, was not executed in each other’s presence. Brown signed the document in the parties’ home and thereafter Miller individually took it to a notary public and signed it in the presence of the notary public.
  - e. The executed affidavit was notarized on August 28, 2002. (*Id.*)
11. In July 2008, the parties entered into an oil and gas lease with Cabot Oil and Gas Corporation for their real property in Clifford Township. (Plf. Ex. 4.) The typed portion of the oil and gas lease does not contain any formal indication that the parties were married, but there is a hand-written notation on the document that the parties were “husband and wife.” (*Id.*)
12. In April 2014, Brown sought to access certain retirement funds held in the Central Pennsylvania Teamsters Pension Fund. (Plf. Ex. 3.) In order to access those funds, Miller had to execute a consent of spouse form. (*Id.*)

13. In January 2016, Brown again sought to withdraw retirement funds from the Central Pennsylvania Teamsters Pension Fund, and Miller again executed a “consent of spouse” to permit said withdrawal of retirement monies. (Plf. Ex. 3.)
14. In February 2016, the parties filed their 2015 federal income tax return and identified themselves as “married.” (Plf. Ex. 5.) This was the only federal income tax return that the parties ever filed indicating that they were a married couple.
15. Both parties are employed by the Pennsylvania Department of Transportation.
  - a. On Miller’s state pension, Brown is listed as her beneficiary. (Plf. Ex. 1.)
  - b. On Brown’s state pension, Miller is listed as the beneficiary. (Plf. Ex. 2.)
16. The parties never had any kind of ceremony where they exchanged any vows or other present words of intent relative to any marital commitment.
17. The parties admitted that they never recited or exchanged any exact words relative to their intent to effectuate a common law marriage.

### III. Discussion<sup>1</sup>

Pursuant to legislative action, common law marriages were abolished in Pennsylvania effective January 1, 2005, but those common law marriages contracted prior to that date remained valid. 23 Pa. C.S. § 1103. In this regard, the burden of proving a common law marriage falls upon the party asserting its existence by clear and convincing evidence. See Staudenmayer v. Staudenmayer, 714 A.2d 1016, 1021 (Pa. 1998). Bell, 849 A.2d at 1235.2 A common law marriage claim is reviewed with “great scrutiny” and the party asserting the existence of a common law marriage bears a “heavy” burden. See Staudenmayer, 714 A.2d at 1020. “A common law marriage can only be created by an exchange of words in the present tense, spoken with the specific purpose that the legal relationship of husband and wife is created by such exchange.” Bell, 849 A.2d at 1235; see Staudenmayer, 714 A.2d at 1021 (noting that party asserting existence of common law marriage must demonstrate “the exchange of words in the present tense spoken with the purpose of establishing the relationship of husband and

---

1 In order to proceed with a divorce litigation, a valid marriage must exist otherwise the Court does not have subject matter jurisdiction. See Bernhard v. Bernhard, 668 A.2d 546, 548 (Pa. Super. Ct. 1995). A party may properly challenge the existence of a common law marriage through a counterclaim seeking declaratory relief under 23 Pa. C.S. § 3306. See Bell v. Ferraro, 849 A.2d 1233 (Pa. Super. Ct. 2004).

2 “‘Clear and convincing evidence’ means the evidence is so clear, direct and substantial that [the factfinder] is convinced, without hesitation, that a fact is true.” Pa. Sugg. Stand. Civ. Jury Instr. § 5.10; see 1 West’s Pa. Prac., Evidence § 323-2 (4th ed. 2015)(collecting cases defining “clear and convincing evidence” as including proof that is “clear, precise and indisputable,” “clear, precise, convincing, and of the most satisfactory character,” “clear and satisfactory,” and “clear, precise and unequivocal”); see also In re Estate of Cella, 12 A.3d 374, 380 (Pa. Super. Ct. 2010) (“The clear and convincing evidence standard is the highest standard of proof for civil claims. This standard requires evidence so clear, direct, weighty, and convincing as to enable the trier of fact to come to a clear conviction, without hesitancy of the truth of the precise facts in issue.” (internal quotations omitted and citations omitted)).

wife, in other words, the marriage contract").<sup>3</sup>

In this case, there is no evidence – let alone clear and convincing evidence – that the parties ever exchanged *verba in praesenti*. Miller and Brown both testified that they treated each other as husband and wife, that they considered each other to be husband and wife, that members of the community considered them to be husband and wife, but there was absolutely no evidence that they ever exchanged any present sense words to each other with the settled intent of establishing a marital contract. In this regard, the evidence regarding cohabitation and general community reputation is not even considered until such time as the parties testify to the exchange of *verba in praesenti*.<sup>4</sup> In this case, both parties clearly testified that there was never a moment during their long relationship where they uttered the necessary and essential words in the present tense expressing their commitment and intent to enter into a common law marital union.

Miller relies heavily upon the Pennsylvania Department of Transportation's "Affidavit of Common Law Marriage" and utilizes the date of that document for

---

3 In cases where one of the parties' is deceased and the remaining party is seeking a share of the putative spouse's estate, there is a rebuttal presumption of common law marriage where there is proof of: (1) constant cohabitation; and (2) a broad and general reputation of marriage. See *Staudenmayer*, 714 A.2d at 1020-21 (Pa. 1998). The Supreme Court described the application of this rebuttal presumption as follows:

We have allowed, as a remedial measure, a rebuttal presumption in favor of a common law marriage based on sufficient proof of cohabitation and reputation of marriage where the parties are otherwise disabled from testifying regarding *verba in praesenti*. However, where the parties are available to testify regarding *verba in praesenti*, the burden rests with the party claiming a common law marriage to produce clear and convincing evidence of the exchange of words in the present tense spoken with the purpose of establishing the relationship of husband and wife, in other words, the marriage contract. In those situations, the rebuttal presumption in favor of common law marriage upon sufficient proof of constant cohabitation and reputation for marriage, does not arise.

By requiring proof of *verba in praesenti* where both parties are available to testify, we do not discount the relevance of evidence of constant cohabitation and reputation of marriage. When faced with contradictory testimony regarding *verba in praesenti*, the party claiming a common law marriage may introduce evidence of constant cohabitation and reputation of marriage in support of his or her claim. We merely hold that if a putative spouse who is able to testify and fails to prove, by clear and convincing evidence, the establishment of the marriage contract through the exchange of *verba in praesenti*, then that party has not met its "heavy" burden to prove a common law marriage, since he or she does not enjoy any presumption based on the evidence of constant cohabitation and reputation of marriage.

*Id.* at 1021. Given that both parties were present and able to testify regarding the existence of the alleged common law marriage, there is no presumption that applies in this case. Thus, the sole question is whether Miller has presented clear and convincing evidence that the parties exchanged *verba in praesenti* and created a valid marriage contract.

4 Even if the Court were to consider this evidence, there is likewise evidence that contradicts the cohabitation and reputation evidence. Significantly, the parties filed their federal income tax returns as "single" for nearly the entirety of their relationship until tax year 2015. Based upon the evidence presented, the parties consciously claimed a marital relationship when it was economically necessary, i.e., early withdrawal of retirement benefits (Plf. Ex. 3), 2015 federal tax return (Plf. Ex. 5), and health insurance affidavit (Plf. Ex. 6). When it was not economically beneficial, the parties did not assert any marital relationship as demonstrated by the filing of federal tax returns as single individuals from 1994 through 2014.

purposes of establishing the date of the parties' marriage. (Plf. Ex. 6.) While the parties testified that they discussed the "Affidavit of Common Law Marriage," there was no testimony that any *verba in praesenti* were exchanged prior to execution of that document. Moreover, the testimony is equally clear that the parties did not even execute the document in each other's presence; rather, it was executed by each party at separate times and separate locations. In the absence of *verba in praesenti*, the mere existence of the "Affidavit of Common Law Marriage" does not create a valid common law marriage. See Bell, 849 A.2d at 1235 (finding that execution of "Affidavit of Common Law Marriage" necessary to place "spouse" on health insurance was insufficient to demonstrate existence of common law marriage where there was not clear and convincing proof of *verba in praesenti*); see also Perrotti v. Meredith, 868 A.2d 1240, 1245 (Pa. Super Ct. 2005) ("Having failed to sustain the initial burden of proving the *verba in praesenti* requirement, we conclude that [the purported wife's] other evidence did not 'rehabilitate [her] failure to prove *verba in praesenti*, no matter how weighty or compelling that evidence may [have] be[en].'"').<sup>5</sup>

#### IV. Conclusion

There is no evidence on this record that the parties ever exchange the requisite *verba in praesenti*. As such, Miller has failed to sustain her heavy burden of demonstrating clear and convincing evidence that the parties exchanged words in the present tense with the specific intent of creating a marital contract. For these reasons, Brown's counterclaim for declaratory judgment will be granted and this divorce litigation will be dismissed.

---

<sup>5</sup> In Bell, the purported wife testified specifically that the parties had exchanged *verba in praesenti* establishing the existence of their marriage prior to the execution of the "Affidavit of Common Law Marriage." The purported husband denied this claim and asserted that the "Affidavit of Common Law Marriage" was executed solely for obtaining health insurance benefits for the purported wife. As in this case, the purported wife in Bell relied heavily upon the "Affidavit of Common Law Marriage" as a sworn admission to the existence of the marital contract. In rejecting this claim, the Superior Court stated:

Regarding the Affidavit of Common Law Marriage, we recognize that it is admissible and probative evidence. It is not, however, irrebuttable evidence. The statute which allows the contents of a notarized document to be admitted as proof of the facts stated therein, also recognizes that a litigant "may be permitted to contradict by other evidence any such certificate." 42 Pa. C.S. § 6105(a). That is precisely what happened in the present case when [the purported husband] testified that the affidavit was intended solely to allow [the purported wife] to be added to his health insurance. As the trial court made a specific determination that his testimony was more credible than [the purported wife's], we cannot find error or an abuse of discretion in the trial court's finding that the affidavit was not dispositive.

Bell, 849 A.2d at 1235. In this case, there is no evidence that the parties ever exchanged any *verba in praesenti*. Indeed, the parties do not dispute that they never had any ceremony or even any particular moment where they made the necessary present sense commitment to live as husband and wife. Like Bell, the record demonstrates that the parties executed the "Affidavit of Common Law Marriage" in order to add Miller to Brown's health insurance policy. Unlike Bell, where there was at least one party contending that *verba in praesenti* were exchanged, no such testimony or evidence was adduced on the record in this case. As such, Miller has failed to demonstrate by clear and convincing evidence that a common law marriage existed prior to execution of the "Common Law Marriage Affidavit."

## LEGAL NOTICES

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

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#### 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 June Barbara Keller  
Late of Hop Bottom Borough  
EXECUTOR

Brian Keller  
239 Greenwood Street  
Hop Bottom, PA 18824  
ATTORNEY  
Sam W. Lewis, Esq.  
212 Church Street  
Montrose, PA 18801

**12/30/2016 • 1/6/2017 • 1/13/2017**

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#### ESTATE NOTICE

In the Estate of WILLIAM J. DETWEILER, deceased, late of Franklin Township, Susquehanna County, Pennsylvania who died intestate on January 25th, 2014. Letters of Administration in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims

against the same are requested to present them without delay to:

DEBORA FAVA  
945 School Rd.  
New Milford, PA 18834  
or  
Laurence M. Kelly  
Kelly Law Office  
Attorney for the Estate  
65 Public Avenue  
Montrose, PA 18801  
Telephone: 570-278-3861

**12/23/2016 • 12/30/2016 • 1/6/2017**

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#### EXECUTRIX NOTICE

Estate of Allan D. Arnold  
Late of New Milford Borough  
EXECUTRIX  
Connie Breese  
4137 SR 547  
Harford, PA 18823  
ATTORNEY  
Jami Layao Hearn, Esq.  
181 W. Tioga St.  
Tunkhannock, PA 18657

**12/23/2016 • 12/30/2016 • 1/6/2017**

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#### ESTATE NOTICE

In the Estate of WILLIAM J. DETWEILER, deceased, late of Franklin Township, Susquehanna County, Pennsylvania who died intestate on January 25th, 2014. Letters of Administration in the above estate having been granted to the undersigned, all persons

indebted to said estate are requested to make immediate payment and those having claims against the same are requested to present them without delay to:

DEBORA FAVA  
945 School Rd.  
New Milford, PA 18834

or

Laurence M. Kelly  
Kelly Law Office  
Attorney for the Estate  
65 Public Avenue  
Montrose, PA 18801  
Telephone: 570-278-3861

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**12/23/2016 • 12/30/2016 • 1/6/2017**

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### **EXECUTOR NOTICE**

Estate of Mary O'Neil  
Late of New Milford Township  
EXECUTOR  
John J. Ward  
170 West Shore Dr.  
New Milford, PA 18834

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**12/23/2016 • 12/30/2016 • 1/6/2017**

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### **ESTATE NOTICE**

In the Estate of Lura Marie Potter  
Tiffany a/k/a Marie P. Tiffany,  
deceased, late of Great Bend  
Township, Susquehanna County,  
Pennsylvania.

Letters Testamentary in the  
above estate having been issued to  
Russell A. Tiffany, all persons  
indebted to the said estate are  
requested to make payment; those  
having claims to present the same  
without delay to:

Russell A. Tiffany  
999 New York Avenue  
Hallstead, PA 18822

OR

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

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**12/16/2016 • 12/23/2016 • 12/30/2016**

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### **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.*

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 10, 2017**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY,  
upon Judgment entered therein,  
there will be exposed to public sale  
and outcry in the Sheriff's Office,  
Susquehanna County Courthouse  
Montrose, Pennsylvania, the  
following described real estate, to  
wit:

### **SALE DATE AND TIME**

**1-10-2017 9:30 AM**

Writ of Execution No.:

2016-823 CP

PROPERTY ADDRESS: 328

Phillips Road

Springville, Pa 18844

**LOCATION:** Springville Township  
**Tax ID #:** 218.00-2,061.00,000.  
**IMPROVEMENTS:** ONE - 100 X  
125 STEEL FRAMED BUILDING  
**DEFENDANTS:** Somerset  
Regional Water Resources, LLC  
**ATTORNEY FOR PLAINTIFF:**  
James T. 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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**12/16/2016 • 12/23/2016 • 12/30/2016**

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 10, 2017**

**IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY,**

upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

### **SALE DATE AND TIME**

**1-10-2017 9:00 AM**

Writ of Execution No.:  
2016-829 CP

**PROPERTY ADDRESS:** RR 2 Box  
T-0647 a/k/a 1178 Cole Road  
Montrose, Pa 18801

**LOCATION:** Forest Lake  
Township

**Tax ID #:** 083.00-2,031.00,000.

**IMPROVEMENTS:** ONE-  
MANUFACTURED TRAILER  
HOME

ONE - 24 X 24  
WOODFRAME/CINDERBLOCK  
GARAGE

ONE - 8 X 12 WOODFRAME  
SHED

**DEFENDANTS:** Gemini LaRue  
a/k/a Gemini D. La Rue

**ATTORNEY FOR PLAINTIFF:**  
Andrew Markowitz, 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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**12/16/2016 • 12/23/2016 • 12/30/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 10, 2017**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME  
1-10-2017 10:00 AM**  
Writ of Execution No.:  
2016-835 CP

**PROPERTY ADDRESS: 914  
Mitchell Road  
Montrose, Pa 18801**  
**LOCATION: Franklin Township  
Tax ID #: 106.00-1,022.01,000.**  
**IMPROVEMENTS: ONE – ONE  
STORY WOOD FRAME  
DWELLING**  
**DEFENDANTS: Joshua K. Mess**  
**ATTORNEY FOR PLAINTIFF:  
Bradley Osborne, 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.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**12/16/2016 • 12/23/2016 • 12/30/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 10, 2017**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY,

upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**1-10-2017 10:30 AM**

Writ of Execution No.:

2016-831 CP

PROPERTY ADDRESS: 952 Maple Street f/k/a RR 1 Box 39

Little Meadows, Pa 18830

LOCATION: Little Meadows

Borough

Tax ID #: 021.05-1,044.00,000.

IMPROVEMENTS: ONE - TWO STORY WOOD FRAMED DWELLING

ONE - 13 X 27 WOOD FRAMED GARAGE

DEFENDANTS: Marie Moran, individually and as heir to Paul F. Moran Sr. and James Russell and Patricia Russell

ATTORNEY FOR PLAINTIFF:

Adam Nachmani, Esq

(215)864-9700

**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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**12/16/2016 • 12/23/2016 • 12/30/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 10, 2017**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY,

upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**1-10-2017 11:00 AM**

Writ of Execution No.:

2016-841 CP

PROPERTY ADDRESS: 598 Stark Road

Union Dale, Pa 18470

LOCATION: Herrick Township

Tax ID #: 210.00-1,044.01,000.  
IMPROVEMENTS: ONE – ONE  
STORY WOOD FRAME  
DWELLING  
DEFENDANTS: Nancy Jane Wink  
a/k/a Nancy J. Wink  
ATTORNEY FOR PLAINTIFF:  
Vishal J. Dobarria, Esq  
(215)563-7000

**NOTICE**

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Lance M. Benedict,  
Susquehanna County Sheriff

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**12/16/2016 • 12/23/2016 • 12/30/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 24, 2017**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY,  
upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**1-24-2017 9:00 AM**

Writ of Execution No.:  
2016-826 CP

PROPERTY ADDRESS: 430  
Lackawanna Street  
Forest City, Pa 18421

LOCATION: Forest City Borough  
Tax ID #: 268.0-2,040.00,000.

IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAME  
DWELLING

DEFENDANTS: Kevin M. Wagner  
ATTORNEY FOR PLAINTIFF:  
Michael Carleton, Esq  
(614) 222-4921

**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:  
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Lance M. Benedict,  
Susquehanna County Sheriff

**12/30/2016 • 1/6/2017 • 1/13/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 24, 2017**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY,  
upon Judgment entered therein,  
there will be exposed to public sale  
and outcry in the Sheriff's Office,  
Susquehanna County Courthouse  
Montrose, Pennsylvania, the  
following described real estate, to  
wit:

**SALE DATE AND TIME**

**1-24-2017 9:30 AM**

Writ of Execution No.:

2016-860 CP

PROPERTY ADDRESS: 10013 SR  
267 a/k/a RR 4 Box 107  
Montrose, Pa 18801

LOCATION: Rush Township  
Tax ID #: 157.00-1,065.01,000.

IMPROVEMENTS: ONE - 2  
STORY WOOD FRAMED  
DWELLING  
ONE - 20 X 30 WOOD FRAMED  
SHED  
ONE - 8 X 8 WOOD FRAMED  
SHED  
ONE - 10 X 12 METAL SHED

DEFENDANTS: William Magdin  
and Jacqueline A Magdin a/k/a  
Jacqueline Magdin  
ATTORNEY FOR PLAINTIFF:  
Matthew Fissle, Esq  
(215) 825-6344

**NOTICE**

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Lance M. Benedict,  
Susquehanna County Sheriff

**12/30/2016 • 1/6/2017 • 1/13/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 24, 2017**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY,  
upon Judgment entered therein,

there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**1-24-2017 10:00 AM**

Writ of Execution No.:

2016-801 CP

PROPERTY ADDRESS: Lot 2  
Clifford Twp a/k/a 3945 State  
Route 2023

Union Dale, Pa 18470

LOCATION: Clifford Township  
Tax ID #: 229.00-2,039.02,000.

IMPROVEMENTS: ONE –  
VACANT PROPERTY

DEFENDANTS: Glenn J. Bay and  
Bonnie D. Bay

ATTORNEY FOR PLAINTIFF:  
Matthew Curry, Esq  
(614) 220-5611

**NOTICE**

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sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**12/30/2016 • 1/6/2017 • 1/13/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 24, 2017**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY,

upon Judgment entered therein,  
there will be exposed to public sale  
and outcry in the Sheriff's Office,  
Susquehanna County Courthouse  
Montrose, Pennsylvania, the  
following described real estate, to  
wit:

**SALE DATE AND TIME**

**1-24-2017 10:30 AM**

Writ of Execution No.:

2016-834 CP

PROPERTY ADDRESS: RR 2 Box  
172G a/k/a 1860 Williams Pond  
Road

New Milford, Pa 18834

LOCATION: Bridgewater  
Township

Tax ID #: 107.18-1,002.00,000.

IMPROVEMENTS: ONE - TWO  
STORY WOODFRAME  
DWELLING (LOG)  
ONE - 28 X 42 WOODFRAME  
GARAGE  
ONE - 14 X 18 WOODFRAME  
SHED

DEFENDANTS: Susan Dean and  
The United States of America c/o

The United States Attorney for the  
Middle District of PA  
**ATTORNEY FOR PLAINTIFF:**  
Peter Wapner, Esq  
(215) 563-7000

**NOTICE**

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sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**12/30/2016 • 1/6/2017 • 1/13/2017**

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**MORTGAGES AND DEEDS**

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

**MORTGAGES**

Information:	Consideration: \$135,500.00
Mortgagor: BRASSETT, IAN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 172.00-1,073.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$89,351.00
Mortgagor: CHIARAMONTE, VINCENT J JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ZAWESKI, JESSICA	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 054.16-2,017.00,000.	Municipality SUSQUEHANNA 2W
Information:	Consideration: \$128,000.00
Mortgagor: DECKER, FELICIA ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DECKER, CURTIS D	2 - LOANDEPOT.COM LLC
Locations: Parcel # 1 - 050.07-2,036.03,000.	Municipality HALLSTEAD TOWNSHIP
Information:	Consideration: \$106,700.00
Mortgagor: CULLAGH, ROSALIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - M&T BANK	2 - M&T BANK
Locations: Parcel # 1 - 226.07-1,015.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$98,675.00
Mortgagor: JOHNS, JOSEPH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - PLANET HOME LENDING LLC	2 - PLANET HOME LENDING LLC
Locations: Parcel # 1 - 268.06-2,061.00,000.	Municipality FOREST CITY
Information:	Consideration: \$159,125.00
Mortgagor: BROWN, STEPHANIE N	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BROWN, CHRISTOPHER G	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 109.00-1,087.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: DANTZLER, ELAINE R	Mortgagee: HONESDALE NATIONAL BANK
2 - RHONE, HAROLD JR	
Locations: Parcel # 1 - 230.00-1,002.00,000.	Municipality UNIONDALE BOROUGH
Information: OPEN-END MTG	Consideration: \$105,000.00
Mortgagor: DECKER, BRETT K	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 108.00-2,048.00,000.	Municipality NEW MILFORD TOWNSHIP

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

★ 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 ★

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Information:	Consideration: \$100,000.00
Mortgagor: LATIMER, GARY (TRUST BY TRUSTEE)	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 227.00-1,040.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$195,000.00
Mortgagor: ESTABROOK, RANDY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - ESTABROOK, JONI	
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$155,000.00
Mortgagor: SCHWARTZ, BENJAMIN S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KOZIEL, JANNA J	2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 140.00-1,020.01,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$260,000.00
Mortgagor: MOWARD SERVICES LLC	Mortgagee: INNERS, JANICE B (TRUST)
Locations: Parcel # 1 - 226.00-1,011.09,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$48,000.00
Mortgagor: ELLIS, TIMOTHY J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - LATHROP, KIMBERLY A	
Locations: Parcel # 1 - 124.18-1,004.00,000.	Municipality MONTROSE
Information:	Consideration: \$114,332.00
Mortgagor: ROCKWELL, JENNIFER T RIVERA (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - RIVERA-ROCKWELL, JENNIFER T 3 - ROCKWELL, DANA J	2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 054.14-2,027.00,000. 2 - 054.14-2,024.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA
Information:	Consideration: \$76,000.00
Mortgagor: FLANAGAN, THOMAS S	Mortgagee: COMMUNITY BANK
2 - FLANAGAN, PATRICIA A	
Locations: Parcel # 1 - 138.00-1,029.02,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: BROWNING, CHARLES J	Mortgagee: COMMUNITY BANK
2 - BROWNING, LISA M	
Locations: Parcel # 1 - 152.00-1,064.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$125,000.00
Mortgagor: DAVIS, WILLIAM D	Mortgagee: COMMUNITY BANK
2 - DAVIS, LORI S	
Locations: Parcel # 1 - 216.00-1,002.00,000.	Municipality AUBURN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$125,000.00
Mortgagor: ROSENKRANS, RICHARD A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - ROSENKRANS, M SUSAN	
Locations: Parcel # 1 - 048.00-1,076.00,000.	Municipality LIBERTY 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 ★

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Information: .	Consideration: \$95,757.00
Mortgagor: PRICE, BEATTY J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - PRICE, APRIL M	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information: .	Consideration: \$142,375.00
Mortgagor: CROSS, DANIEL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - CAPITAL ONE
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information: .	Consideration: \$45,000.00
Mortgagor: BAIN, DARIN SCOTT	Mortgagee: PSECU
2 - BAIN, JACQUELYN MARIE	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information: .	Consideration: \$52,000.00
Mortgagor: BLAISURE, ERIN	Mortgagee: PSECU
2 - BLAISURE, KENNETH M	
Locations: Parcel #	Municipality
1 - 103.00-2,009.00.000.	BRIDGEWATER TOWNSHIP
Information: .	Consideration: \$110,000.00
Mortgagor: BEERS, RANDOLPH H SR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BEERS, NANCY	
Locations: Parcel #	Municipality
1 - 010.00-1,022.00.000.	LIBERTY TOWNSHIP
2 - 009.00-1,021.00.000.	LIBERTY TOWNSHIP
Information: .	Consideration: \$98,135.00
Mortgagor: LOBUE, PHILIP M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FLAGSHIP FINANCIAL GROUP LLC
Locations: Parcel #	Municipality
1 - 031.14-1,006.00.000.	GREAT BEND TOWNSHIP
Information: 2ND AMEND	Consideration: \$200,000,000.00
Mortgagor: RADLER 2000 LP	Mortgagee: FROST BANK
2 - CLAYTON, ROBERT I	
3 - LATHROP, ROBERT DONALD (AKA)	
4 - LATHROP, DONALD	
5 - LATHROP, BETTY M	
6 - LATHROP FARM TRUST	
7 - DOCKTOR, WILLARD S	
8 - DOCKTOR, ALICE M	
9 - HOLLISTER, BERTON A (AKA)	
10 - HOLLISTER, BURTON A	
11 - HOLLISTER, ROSE M	
12 - SQUIER, DANIEL	
13 - SQUIER, KATHY	
14 - LOVE, GLENN E JR	
15 - LOVE, SUSAN E	
16 - PHELPS, DENNIS E	
17 - FOX, PATRICIA J	
18 - PHELPS, ELWOOD G	
19 - PHELPS, SUZANNE C	

20 - TEEL, BRENDON M  
21 - TEEL, JENNIFER  
22 - LITWIN, CHARLES  
23 - LITWIN, MARIE  
24 - ROBINSON, MARY  
25 - GUSTIN, LLOYD E  
26 - GUSTIN, ANN L  
27 - NOBLE, EDNA V  
28 - NOBLE, RANDY V  
29 - NOBLE, LEWIS L  
30 - NOBLE, IRENE L  
31 - NOBLE, ROY  
32 - NOBLE, LOUISE  
33 - RANSOM, LEVIA  
34 - RANSOM, LUANN C  
35 - BOROVE, ROBERT A  
36 - BOROVE, KATHLEEN SUE  
37 - BOROVE, RUDOLPH  
38 - ROMEIKA, JEROME A  
39 - ROMEIKA, ESTHER D  
40 - POMPEY, CHARLES A  
41 - POMPEY, BARBARA  
42 - TAUGHER, RUTH A  
43 - SPENCER, DANIEL H  
44 - SPENCER, JOYCE A  
45 - ROGERS, JAMES A  
46 - ROGERS, ROSEMARY L  
47 - POLOVITCH, JOSEPH N  
48 - POLOVITCH, BERNADINE M  
49 - TEEL, THERESA M  
50 - FALLON, PAUL N  
51 - FALLON, PAULINE J  
52 - FALLON, RAYMOND L  
53 - HERBERT, RICHARD L  
54 - HERBERT, MICHELE  
55 - ROGERS, JAMES E  
56 - OELSCHLAGER, HAROLD B  
57 - OELSCHLAGER, VICTORIA J  
58 - WILSON, WILLIAM J  
59 - WILSON, LOEDA  
60 - PEASE, MARK C  
61 - PEASE, SUSAN L  
62 - GARRISON, DALE L  
63 - GARRISON, DEBORAH L  
64 - KERR, EUGENE H  
65 - KERR, MICHELLE  
66 - KERR, ROBERT E  
67 - KERR, ROBIN  
68 - MAHER, JOHN S  
69 - MAHER, SUSAN H  
70 - VENNE, JOSEPH R  
71 - VENNE, GERALDINE T  
72 - OLIVER, DENNIS E  
73 - OLIVER, CONNIE B  
74 - LOCH, JULLET SQUIER  
75 - LOCH, ALAN E

76 - MORRISON, CHARLES E  
77 - MORRISON, DORIS B  
78 - SQUIER, MARILYN E  
79 - RUTHERFORD, JOHN T  
80 - RUTHERFORD, JACQUELYN A  
81 - BENNETT, JOSEPH ROBERT  
82 - NOBLE, LARRY  
83 - TAYLOR, WAYNE A  
84 - TAYLOR, NANCY  
85 - TAYLOR, WILLIAM W  
86 - TAYLOR, KELLY  
87 - MARCY, BRADLEY L  
88 - MARCY, JOY L  
89 - MARCY, MARK A  
90 - MARCY, LORI A  
91 - HARRIS, ROBERT S  
92 - HARRIS, ANN C  
93 - HARRIS TRUST (BY TRUSTEES)  
94 - FRIES, GARY L  
95 - FRIES, GRACE B  
96 - POLOVITCH, EVELYN J (AKA)  
97 - POLOVITCH, E J  
98 - POLOVITCH, DEBORAH (AKA)  
99 - POLOVITCH, DEBBIE L  
100 - JERAULD, EVELYN G  
101 - NAYLOR, VIRGINIA A  
102 - FORKAL, MARK A (AKA)  
103 - FORKAL, MARK  
104 - FORKAL, LYN (AKA)  
105 - FORKAL, LYN L (AKA)  
106 - FORKAL, LYN R  
107 - KUPSCZNK, STEVEN H  
108 - KUPSCZNK, MARTHA ANN  
109 - POSTEN, CARL R  
110 - POSTEN, DAWN I  
111 - TGJSM LLC  
112 - NAYLOR, RICHARD  
113 - NAYLOR, LINDA  
114 - BISHOP, DONALD  
115 - BISHOP, BETTY  
116 - BURRIDGE, BARBARA A  
117 - BURRIDGE, WILLIAM  
118 - CLARK, NORMAN  
119 - CLARK, PATRICIA  
120 - STONE, CHARLES K  
121 - STONE, BILLIE E  
122 - TRAVER, THOMAS (AKA)  
123 - TRAVER, THOMAS H  
124 - TRAVER, SARA (AKA)  
125 - TRAVER, SARA B  
126 - HEAD, CRAIG C  
127 - HEAD, EILEEN M  
128 - STONE, LAURENCE E (AKA)  
129 - STONE, LAURENCE EARL (AKA)  
130 - STONE, LAURENCE  
131 - STONE, BARBARA

132 - OLEKSIAK, HARRY III  
133 - OLEKSIAK, MARY E  
134 - URBANS, MICHAEL J  
135 - URBANS, JANICE H  
136 - BORDEN, JAMES F  
137 - BORDEN, JOAN E  
138 - HAUSER, JOHN  
139 - OHARA, FRANCIS  
140 - OHARA, BARBARA J  
141 - SMITH, EDWARD J  
142 - SMITH, CAROLYN A  
143 - SMITH, DAVID M  
144 - ROSS, RAYMOND JR  
145 - ROSS, RAYMOND SR  
146 - WELLS, DAVID  
147 - WELLS, AMI E  
148 - PAOLUCCI, JOSEPH V  
149 - PAOLUCCI, SANDY M  
150 - VONADA, DENNIS M  
151 - VONADA, SHERRY  
152 - VONADA, DENNIS R  
153 - SANDERS, ADAM  
154 - SANDERS, JENIFER L  
155 - BALL, GLENN F  
156 - BALL, APRIL J  
157 - FORKAL, RANDOLPH  
158 - PALMITER, BRIAN  
159 - PALMITER, VINCENZA  
160 - MARTIN, WILLIAM  
161 - MARTIN, MARY LOU  
162 - MARTIN, WILLIAM R  
163 - HEWES, CRAIG S  
164 - HEWES, CHRISTINE A  
165 - PURTELL, GERALD  
166 - PURTELL, KAREN  
167 - MARTIN, MICHAEL  
168 - MARTIN, MELISSA  
169 - HOMAN, JAMES  
170 - HOMAN, MARLENE  
171 - DUFF, JOHN M  
172 - FALCONE, JEFFREY S  
173 - JAMES, TAMMY  
174 - WALSH, MICHAEL R  
175 - WALSH, MAUREEN E  
176 - MCGUIRE, PATRICIA S  
177 - MORRISSEY, KAREN P  
178 - PURTELL, JAMES M  
179 - OSTROWSKI, EUGENE  
180 - OSTROWSKI, CATHERINE  
181 - MURPHY, PAUL  
182 - MURPHY, MAUREEN  
183 - MIHALCIK, JENNIFER A (AKA)  
184 - CLINTON, JENNIFER A  
185 - ROCKEFELLER, RICHARD L  
186 - ROCKEFELLER, SHIRLEY  
187 - TOMLINSON, RICHARD

188 - TOMLINSON, LAURA  
189 - BUTTON, CAROL  
190 - BALL, CARLTON D  
191 - BALL, ENID C  
192 - SCHULZE, JEAN W  
193 - SCHULZE, STEPHEN ROBERT  
194 - BURGER, RICKY A  
195 - BURGER, LISA A  
196 - MANZER, ADAM B  
197 - MANZER, DONNA L  
198 - COOK, ARTHUR  
199 - COOK, ELAINE  
200 - MANZER, ADAM  
201 - MANZER, DONNA  
202 - DIEHL, H HOWARD  
203 - DIEHL, THERESA A  
204 - KERN, RICHARD C  
205 - KERN, SUSAN E  
206 - KERN, TIMOTHY R  
207 - KERN, KRISTIN L  
208 - KERN, RICHARD  
209 - KERN, SUSAN  
210 - MATEER, CHARLES W  
211 - MATEER, MARLENE A  
212 - GRAY, DONALD G  
213 - GRAY, JUDITH A  
214 - MCMURRY, DOREEN  
215 - OSBORN, ROY A  
216 - OSBORN, JANE A  
217 - SAVO, FRANK JIII  
218 - BRINCKMAN, RAYMOND W  
219 - BRINCKMAN, SALLY A  
220 - BALDWIN, PAUL SCOTT JR  
221 - BALDWIN, PAUL SCOTT  
222 - PLASECKI, HAROLD  
223 - ROSS, JUDY  
224 - LUCIANO, ANTHONY D (BY POA)  
225 - SPRAGUE, MICHAEL S  
226 - SPRAGUE, KRISTY A  
227 - HILLSDALE CEMETERY  
228 - WILKINS, ERWIN SR  
229 - WILKINS, DIANNA D  
230 - PHELPS, SUZANNA C  
231 - CALNES, MARGARET R  
232 - CALNES, TRAVIS H  
233 - ROSE, DAVID C  
234 - ROSE, LINDA J  
235 - SPRINGVILLE COMMUNITY CLUB  
236 - EVANS, VIVYENNE R  
237 - OAKLEY, MARY E  
238 - CARPENETTI, SCOTT T  
239 - CARPENETTI, ANNETTIA C  
240 - VERY, CLYDE D  
241 - VERY, ELEANOR L  
242 - CARPENETTI, ELIZABETH MAY  
243 - CARPENETTI, NICOLE B

244 - TRAVER, DARRYL R  
245 - INDERLIED, MARJORIE  
246 - STRICKLAND, IDA MAE  
247 - STRICKLAND, BILLY C  
248 - DIDDICK, JOSEPH JR  
249 - DIDDICK, BONNIE  
250 - SABUACAK, GARY  
251 - SABUACAK, KAREN  
252 - CARPENETTI, DONNA L  
253 - SHINGLER, BARBARA J  
254 - SPALDING, FRANCIS X III  
255 - SPALDING, BARBARA D  
256 - ALBERSTON, MARCIA R  
257 - ALBERSTON, JAMES  
258 - RADICK, JOSEPH  
259 - WENDEL, ALFRED E  
260 - WENDEL, NANCY  
261 - MCKEON, FRANCIS R  
262 - MCKEON, HELEN A  
263 - HOLGATE, KEVIN M  
264 - IRION HOLLOW LP  
265 - BURGERHOFF, JANICE S  
266 - BURGERHOFF, CARL W  
267 - NAVASAITIS, MARIUS  
268 - NAVASAITIS, RIMA  
269 - KHAN, ISMAEL  
270 - KHAN, LILOWTY  
271 - PEACOCK, ROBERT D  
272 - PEACOCK, AMBER L  
273 - LOLACONO, PETER J  
274 - LOLACONO, MAUREEN C  
275 - ABRUZZI, WILLIAM  
276 - ABRUZZI, AMY  
277 - GALVIN, JAMES D  
278 - GALVIN, KAREN J  
279 - MARCIANO, TINA M  
280 - SINGER, WALTER  
281 - DESCHESNES, ROBERT  
282 - DESCHESNES, FRANCES  
283 - MORRIS, MICHAEL D  
284 - MORRIS, ROBIN L  
285 - ZIELINSKI, WALTER  
286 - NOBLE, RANDY  
287 - FASULLO, MARIO  
288 - LYNN-LYMANVILLE CHURCH  
289 - BUTTON CEMETERY  
290 - MINER, PATRICK A  
291 - ORGANISCIAK-MINER, CONSTANCE M  
292 - BARROWS, KARL  
293 - BARROWS, JANE P  
294 - EVANS, GLEN D  
295 - CARPENETTI, DONALD W  
296 - CARPENETTI, LELLA M  
297 - MITCHELL, DAVID R  
298 - MITCHELL, HEIDI E  
299 - KEHRIL, RICHARD W

300 - CARR, EDMUND J  
301 - WILLIAMS, GERALD M  
302 - WILLIAMS, ALICE M  
303 - SCHUCKERT, MARK A  
304 - SCHUCKERT, LAURA A  
305 - WILLIAMS, LYMAN D  
306 - WILLIAMS, RUTH E  
307 - UNION CHURCH & CEMETERY  
308 - TURNER, MONICA S  
309 - CLARK, ROBERT L  
310 - CLARK, FRANCES  
311 - BUDZINSKI, MICHAEL  
312 - BUDZINSKI, GAIL M  
313 - KERR, KATHERIN  
314 - BABIEZ, KENNETH  
315 - VIEIRA, DANIEL JOHN  
316 - JONES, CAROL  
317 - VERBRYCK, CHARLES S  
318 - VERBRYCK, NANCY A  
319 - MATULEVICH, GARY R  
320 - MATULEVICH, CHERYL L  
321 - PACEWICZ, BRENDA A  
322 - LOPEZ, JOHN R  
323 - LOPEZ, ANN MARIE  
324 - ROSS, JAMES  
325 - RW CROSS FAMILY LIMITED PARTNERSHIP  
326 - MK CROSS FAMILY LIMITED PARTNERSHIP  
327 - SC CROSS FAMILY LIMITED PARTNERSHIP  
328 - SPENCER, DANIEL H JR  
329 - SPENCER, BONNIE L  
330 - KEMMERER, SHARON J  
331 - SPENCER, DONALD  
332 - SPENCER, LISA (FKA)  
333 - LUTHER, LISA  
334 - MAJOR, CHARLES F  
335 - MAJOR, DORIS A  
336 - BRUNDAGE, THOMAS  
337 - BRUNDAGE, CATHERINE  
338 - HAZEN, JOHN W  
339 - HAZEN, ANN S  
340 - BERGIN, JOSEPH L  
341 - BERGIN, CYNTHIA M  
342 - SIEBOLD, ALAN  
343 - RUARK, TONI L  
344 - KONOPKA, DIANA  
345 - WILCOX, CHERYLL E  
346 - GRIGASAITIS, JOSEPH C  
347 - PARKINS, WILLIAM H  
348 - PARKINS, JOANNE  
349 - DEMBOSKY, WALTER  
350 - WOOD, DONALD V JR  
351 - GAMBLE, DELORES A  
352 - SERFASS, RICHARD A  
353 - SERFASS, KYVONNE J  
354 - SERFASS MINERAL RIGHTS TRUST  
355 - BIGELOW, ALAN W

356 - BIGELOW, DANA L  
 357 - POLOVITCH, EVELYN J (AKA)  
 358 - POLIVITCH, DEBORAH  
 359 - KERR UNIT IH  
 360 - KERR UNIT 2 H  
 361 - KERR UNIT B-IH  
 362 - KERR UNIT B-2H  
 363 - KUPSCNK UNIT 2H  
 364 - NOBLE UNIT IH  
 365 - PHELPS UNIT IH  
 366 - PHELPS UNIT 2 H  
 367 - PMG ANNIE UNIT IH  
 368 - SQUIER UNIT 1 H  
 369 - SQUIER UNIT 2H  
 370 - SQUIER UNIT B-IH  
 371 - SQUIER UNIT B-2H  
 372 - TEEL UNIT IH  
 373 - TEEL UNIT 2H  
 374 - TEEL UNIT 3H  
 375 - WAND L WILSON UNIT IH  
 376 - HOLTAN 2H (NORTH)  
 377 - HOLTAN 5H (SOUTH)  
 378 - KIPAR 5H  
 379 - VEREX 2H  
 380 - VEREX 5H  
 381 - WILLIAMS, JOHN

No Municipality Information

Information: 2ND AMEND	Consideration: \$200,000,000.00
Mortgagor: TUG HILL MARCELLUS LLC	Mortgagee: FROST BANK

No Municipality Information

Information:	Consideration: \$50,000.00
Mortgagor: LAPERA, FRANCIS X JR	Mortgagee: FNCB BANK
2 - LAPERA, ALICIA	

Locations: Parcel #	Municipality
1 - 266.00-1,004.08,000.	CLIFFORD TOWNSHIP

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## DEEDS

Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: TRECOSKE, MALAINE A	Grantee: TRECOSKE, MALAINE A
2 - JARVIE, THOMAS P	2 - JARVIE, THOMAS P
Locations: Parcel #	Municipality
1 - 085.00-1,023.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$138,000.00
Grantor: LEBO, JOAN (NBM)	Grantee: BRASSETT, IAN J
2 - BIZON, JOAN	
3 - BIZON, ROBERT T SR (ESTATE)	

Locations: Parcel #	Municipality
1 - 172.00-1,073.00,000.	ARARAT TOWNSHIP

Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: WALTERS, KENNETH W	Grantee: WALTERS LIVING TRUST
2 - WALTERS, JUNE D	
Locations: Parcel #	Municipality
1 - 208.00-1,005.00,000.	GIBSON 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 ★

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Information:	Consideration: \$91,000.00
Grantor: CARTRETTE, DUSTY 2 - CARTRETTE, ASHLEY	Grantee: CHIARAMONTE, VINCENT J JR 2 - ZAWESKI, JESSICA
Locations: Parcel # 1 - 054.16-2,017.00.000.	Municipality SUSQUEHANNA 2W
Information:	Consideration: \$167,500.00
Grantor: FOX, JANELLE M 2 - FOX, JOEL M	Grantee: BROWN, CHRISTOPHER G 2 - BROWN, STEPHANIE N
Locations: Parcel # 1 - 109.00-1,087.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PHILLIPS, JOHN	Grantee: PHILLIPS, JOHN 2 - PHILLIPS, DORIS
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$0.00
Grantor: BEVAN, LILLIAN E	Grantee: KAMINSKI, REBECCA E 2 - HARVEY, DAVID
Locations: Parcel # 1 - 091.15-1,018.01.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: PIZZORUSSO, KAREN M 2 - PECORARO, CHRISTOPHER W 3 - PECORARO, CHRISTOPHER 4 - LEAHY, RYAN F 5 - LEAHY, TRAVIS J 6 - CONKLIN, PAMELA A SUTHERLAND (AKA) 7 - SUTHERLAND, PAMELA A 8 - SUTHERLAND, DANIEL (AKA) 9 - SUTHERLAND, DANIEL 10 - COOK, CRYSTAL A CONKLIN (AKA) 11 - COOK, CRYSTAL 12 - COOK, JASON 13 - MOHAN, ANDREW T 14 - JODICE, NICOLE 15 - MOHAN, ELIZABETH L (NBM) 16 - FRULLO, ELIZABETH L 17 - FRULLO, SHAUN 18 - MOHAN, TIMOTHY S 19 - MOHAN, REBEKAH 20 - LEAHY, WILLIAM P 21 - LEAHY, KAY LA L 22 - MASCENIK, JOHN M 23 - MASCENIK, JUSTIN C 24 - MASCENIK, CRAIG A 25 - MASCENIK, COLIN M 26 - LEAHY, DANIEL R 27 - LEAHY, BRENDA 28 - GIUNTA, CAROLYN M (AKA) 29 - GIUNTA, CAROLYN 30 - MOHAN, EILEEN J 31 - MOHAN, VINCENT 32 - LEAHY, ROBERT K (AKA) 33 - LEAHY, PATRICK K 34 - LEAHY, BARBARA	Grantee: MOUNTAINVIEW TRUST

★ 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 ★

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35 - MASCENIK, PATRICIA ANN	
36 - MASCENIK, RICHARD	
37 - CONKLIN, THERESA A	
38 - CONKLIN, EDWARD	
Locations: Parcel #	Municipality
1 - 111.00-2,007.00,000.	JACKSON TOWNSHIP
Information: INTERVAL NO 36 UNIT NO 41	Consideration: \$100.00
Grantor: TRENT, JUDITH S	Grantee: BREMER HOF OWNERS INC
2 - TRENT, LARRY	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: NAUGLE, ROBERT J SR	Grantee: BREMER HOF OWNERS INC
2 - LADA, SHARON RUTH	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: NINO, CATERINA L	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$600.00
Grantor: PETROSKI, THOMAS	Grantee: DIGREGORIO, ROBIN
Locations: Parcel #	Municipality
1 - 078.00-1,001.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: TURNEY, KATHLEEN A	Grantee: ATON, RONALD R JR 2 - ATON, FRANCES MICHELE
Locations: Parcel #	Municipality
1 - 102.08-1,013.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILSON, DAVID M	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 027.00-1,020.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBINSON, WILLIAM C	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - ROBINSON, MARY ANN	
3 - ROBINSON, WILLIAM DAVID	
4 - ROBINSON, CHRISTOPHER ALAN	
5 - ROBINSON, TODD WILSON	
Locations: Parcel #	Municipality
1 - 142.01-1,002.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBINSON, W DAVID	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - ROBINSON, AMY	
Locations: Parcel #	Municipality
1 - 142.01-1,010.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 027.00-1,013.00,000.	SILVER LAKE 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 ★**

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Information:	Consideration: \$30,000.00
Grantor: FEATHERMAN, SUSAN S 2 - FEATHERMAN, DONALD O 3 - NORTON, ISABEL S	Grantee: HAWLEY FAMILY FARMS LLC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$164,450.00
Grantor: BROWN, EILEEN	Grantee: BROWN FAMILY VILLAGE HOUSE LLC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: ELY, HAROLD	Grantee: LEWIS, E JAMES 2 - LEWIS, TOMMIE E
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: REMETICH, DARCEY	Grantee: SCHWARTZ, BENJAMIN S 2 - KOZIEL, JANNA
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$271,325.00
Grantor: ROMANO, RENEE 2 - ROMANO, RONALD	Grantee: MOWARD SERVICES LLC
Locations: Parcel # 1 - 226.00-1,011.09.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: DAVIES, ELIZABETH JANE (ESTATE) 2 - CALBY, MARGARET 3 - BURHANS, WILLIAM A JR 4 - BURHANS, JONATHAN R 5 - ROBINSON, CHRISTINA VINE 6 - OLSON, ELIZABETH 7 - KROH, SUZANNE 8 - LANCASTER, TAMARA	Grantee: ELLIS, TIMOTHY J 2 - LATHROP, KELLY A
Locations: Parcel # 1 - 124.18-1,004.00.000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: FLANAGAN, THOMAS S 2 - FLANAGAN, PATRICIA A	Grantee: FLANAGAN, THOMAS S 2 - FLANAGAN, PATRICIA A
Locations: Parcel # 1 - 138.00-1,029.02.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIBIO, WILLIAM J 2 - SIBIO, SHERRY LYNN 3 - SIBIO, LORI LYNN 4 - LIMA, LORRAINE I 5 - EDWARDS, IDRIS D	Grantee: SIBIO, MATTHEW W 2 - SIBIO, JONATHON M
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JESSUP HOLLOW HUNTING CLUB (AKA) 2 - JESSUP HOLLOW HUNTING CLUB INC (NKA) 3 - JESSUP HOLLOW INVESTMENTS INC	Grantee: JESSUP HOLLOW INVESTMENTS INC
Locations: Parcel # 1 - 159.00-1,008.02.000.	Municipality JESSUP 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 ★

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Information:	Consideration: \$94,800.00
Grantor: THOMAS, DANIEL W 2 - THOMAS, JEANNINE G 3 - THOMAS, CYNTHIA J (NBM) 4 - BENARICK, CYNTHIA J 5 - BENARICK, PAUL A	Grantee: PRICE, BEATTY J 2 - PRICE, APRIL M
Locations: Parcel # 1 - N/A	Municipality <u>CLIFFORD TOWNSHIP</u>
Information:	Consideration: \$167,500.00
Grantor: NORWOOD, MICHAEL 2 - NORWOOD, MARIANNE	Grantee: CROSS, DANIEL
Locations: Parcel # 1 - N/A	Municipality <u>SILVER LAKE TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: SLATER, JOHN J 2 - SLATER, DEBRA	Grantee: AMBROSE, MELISSA
Locations: Parcel # 1 - 207.01-1,010.00.000.	Municipality <u>GIBSON TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: WILLIAMS LIVING TRUST (TRUST BY TRUSTEE)	Grantee: WILLIAMS LIVING TRUST
Locations: Parcel # 1 - 175.00-1,034.00.000.	Municipality <u>RUSH TOWNSHIP</u>
Information:	Consideration: \$8,000.00
Grantor: CAFFREY, PHYLLIS (ESTATE)	Grantee: DOLAWAY, JAMES 2 - DOLAWAY, WANDA
Locations: Parcel # 1 - N/A	Municipality <u>HALLSTEAD BOROUGH</u>
Information:	Consideration: \$1.00
Grantor: BAKER, EDGAR B (ESTATE) 2 - BAKER, EDGAR B (TRUST BY TRUSTEE)	Grantee: BAKER, EDGAR B (TRUST)
Locations: Parcel # 1 - 082.00-1,027.00.000.	Municipality <u>FOREST LAKE TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: BOERNER, JON F 2 - BOERNER, JUDITH A	Grantee: BOERNER, JON F 2 - BOERNER, JUDITH A
Locations: Parcel # 1 - 035.00-1,070.01.000.	Municipality <u>OAKLAND TOWNSHIP</u>
Information:	Consideration: \$2,000.00
Grantor: BOERNER, JON F 2 - BOERNER, JUDITH A	Grantee: BOERNER, JEREMY 2 - GUMAER, KRISTIN
Locations: Parcel # 1 - N/A	Municipality <u>OAKLAND TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: CURLEY, ROBERT D 2 - CURLEY, MARY L 3 - CURLEY, WILLIAM F 4 - CURLEY, LAURA C 5 - CURLEY, BENJAMIN J 6 - CURLEY, AMY M	Grantee: CURLEY LAND LLC
Locations: Parcel # 1 - 118.00-1,002.00.000.	Municipality <u>MIDDLETOWN TOWNSHIP</u>
Information:	Consideration: \$1.00
Grantor: CURLEY, WILLIAM F 2 - CURLEY, LAURA C	Grantee: CURLEY LAND LLC
Locations: Parcel # 1 - N/A	Municipality <u>MIDDLETOWN TOWNSHIP</u>

Information:	Consideration: \$1.00
Grantor: CURLEY, WILLIAM F 2 - CURLEY, LAURA C	Grantee: CURLEY LAND LLC
Locations: Parcel # 1 - 118.00-1,006.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$10.00
Grantor: LOBUE, PHILIP M	Grantee: LOBUE, PHILIP M
Locations: Parcel # 1 - 031.14-1,006.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FAHS, MAYNARD JR 2 - FAHS, MEGAN 3 - FAHS, MARY LOU	Grantee: FAHS, MARY LOU
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: SCHNEIDER, RITA D 2 - HUBBARD, GEORGE	Grantee: SHERWOOD, TAMI L
Locations: Parcel # 1 - 088.00-1,064.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$66,500.00
Grantor: FLC RESOURCES LLC	Grantee: HODGES, ALICIA B
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1,000.00
Grantor: PEOPLES SECURITY BANK AND TRUST COMPANY (FKA) 2 - PEOPLES NAT BANK OF SUSQ CO	Grantee: RUSSELL, MICHAEL 2 - RUSSELL, DEBRA
Locations: Parcel # 1 - 124.15-1,017.00.000.	Municipality BRIDGEWATER TOWNSHIP

# Susquehanna County **LEGAL JOURNAL**

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