

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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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.

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

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P: 570-251-1512
F: 570-647-0086
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By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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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. Discussion¹

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”).³

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*.⁴ 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].").⁵

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.

5 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

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 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

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

EXECUTRIX NOTICE

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

12/23/2016 • 12/30/2016 • 1/6/2017

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

EXECUTOR NOTICE

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

12/23/2016 • 12/30/2016 • 1/6/2017

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

12/16/2016 • 12/23/2016 • 12/30/2016

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE 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

Lance M. Benedict,
Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

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

Lance M. Benedict,
 Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

**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

Lance M. Benedict,
 Susquehanna County Sheriff

12/16/2016 • 12/23/2016 • 12/30/2016

**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

**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. Dobaria, 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

12/16/2016 • 12/23/2016 • 12/30/2016

**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:

www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/30/2016 • 1/6/2017 • 1/13/2017

**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 Jaqueline A Magdin a/k/a
Jaqueline Magdin
ATTORNEY FOR PLAINTIFF:
Matthew Fissle, Esq
(215) 825-6344

NOTICE

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loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty
regarding the condition of the
premises. **Notice** is hereby given
and directed to all parties in
interest and claimants that a
Schedule of Distribution will be
filed by the Sheriff no later than 30
days after the sale and that
distribution will be made in
accordance with that Schedule
unless exceptions are filed thereto
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

12/30/2016 • 1/6/2017 • 1/13/2017

**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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www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/30/2016 • 1/6/2017 • 1/13/2017

**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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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:

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Lance M. Benedict,
Susquehanna County Sheriff

12/30/2016 • 1/6/2017 • 1/13/2017

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

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

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

Information: .	Consideration: \$95,757.00
Mortgagor: PRICE, BEATTY J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - PRICE, APRIL M	2 - SUMMITT 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, LEVI A
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 - KUPSCZNIK, STEVEN H
108 - KUPSCZNIK, 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 - TRAYER, THOMAS (AKA)
123 - TRAYER, THOMAS H
124 - TRAYER, SARA (AKA)
125 - TRAYER, 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 - OLEKSIK, HARRY III
133 - OLEKSIK, 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 - ORGANISCIAC-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 - BABIEIZ, 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 - KUPSCZNK 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
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Mortgagor: TUG HILL MARCELLUS LLC	Mortgagee: FROST BANK
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No Municipality Information

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

Locations: Parcel #

1 - 266.00-1,004.08,000.

Municipality

CLIFFORD TOWNSHIP

DEEDS

Information: CORRECTIVE DEED	Consideration: \$1.00
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Grantor: TRECOSKE, MALAINE A	Grantee: TRECOSKE, MALAINE A
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2 - JARVIE, THOMAS P

Locations: Parcel #

1 - 085.00-1,023.00,000.

Municipality

SILVER LAKE TOWNSHIP

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

3 - BIZON, ROBERT T SR (ESTATE)

Locations: Parcel #

1 - 172.00-1,073.00,000.

Municipality

ARARAT TOWNSHIP

Information: CORRECTIVE DEED	Consideration: \$1.00
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Grantor: WALTERS, KENNETH W	Grantee: WALTERS LIVING TRUST
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2 - WALTERS, JUNE D

Locations: Parcel #

1 - 208.00-1,005.00,000.

Municipality

GIBSON TOWNSHIP

Information:	Consideration: \$91,000.00
Grantor: CARTRETTE, DUSTY	Grantee: CHIARAMONTE, VINCENT J JR
2 - CARTRETTE, ASHLEY	2 - ZAWESKI, JESSICA
Locations: Parcel #	Municipality
1 - 054.16-2,017.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$167,500.00
Grantor: FOX, JANELLE M	Grantee: BROWN, CHRISTOPHER G
2 - FOX, JOEL M	2 - BROWN, STEPHANIE N
Locations: Parcel #	Municipality
1 - 109.00-1,087.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PHILLIPS, JOHN	Grantee: PHILLIPS, JOHN
	2 - PHILLIPS, DORIS
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$70,000.00
Grantor: BEVAN, LILLIAN E	Grantee: KAMINSKI, REBECCA E
	2 - HARVEY, DAVID
Locations: Parcel #	Municipality
1 - 091.15-1,018.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: PIZZORUSSO, KAREN M	Grantee: MOUNTAINVIEW TRUST
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	

35 - MASCENIK, PATRICIA ANN

36 - MASCENIK, RICHARD

37 - CONKLIN, THERESA A

38 - CONKLIN, EDWARD

Locations: Parcel # 1 - 111.00-2,007.00,000.	Municipality 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 # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: NAUGLE, ROBERT J SR	Grantee: BREMER HOF OWNERS INC
2 - LADA, SHARON RUTH	
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: NINO, CATERINA L	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$600.00
Grantor: PETROSKI, THOMAS	Grantee: DIGREGORIO, ROBIN
Locations: Parcel # 1 - 078.00-1,001.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: TURNEY, KATHLEEN A	Grantee: ATON, RONALD R JR
	2 - ATON, FRANCES MICHELE
Locations: Parcel # 1 - 102.08-1,013.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILSON, DAVID M	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 027.00-1,020.00,000.	Municipality 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 # 1 - 142.01-1,002.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBINSON, W DAVID	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - ROBINSON, AMY	
Locations: Parcel # 1 - 142.01-1,010.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 027.00-1,013.00,000.	Municipality SILVER LAKE TOWNSHIP

Information:	Consideration: \$30,000.00
Grantor: FEATHERMAN, SUSAN S	Grantee: HAWLEY FAMILY FARMS LLC
2 - FEATHERMAN, DONALD O	
3 - NORTON, ISABEL S	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$164,450.00
Grantor: BROWN, EILEEN	Grantee: BROWN FAMILY VILLAGE HOUSE LLC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: ELY, HAROLD	Grantee: LEWIS, E JAMES
	2 - LEWIS, TOMMIE E
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: REMETICH, DARCEY	Grantee: SCHWARTZ, BENJAMIN S
	2 - KOZIEL, JANNA
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$271,325.00
Grantor: ROMANO, RENEE	Grantee: MOWARD SERVICES LLC
2 - ROMANO, RONALD	
Locations: Parcel #	Municipality
1 - 226.00-1,011.09,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: DAVIES, ELIZABETH JANE (ESTATE)	Grantee: ELLIS, TIMOTHY J
2 - CALBY, MARGARET	2 - LATHROP, KELLY A
3 - BURHANS, WILLIAM A JR	
4 - BURHANS, JONATHAN R	
5 - ROBINSON, CHRISTINA VINE	
6 - OLSON, ELIZABETH	
7 - KROH, SUZANNE	
8 - LANCASTER, TAMARA	
Locations: Parcel #	Municipality
1 - 124.18-1,004.00,000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: FLANAGAN, THOMAS S	Grantee: FLANAGAN, THOMAS S
2 - FLANAGAN, PATRICIA A	2 - FLANAGAN, PATRICIA A
Locations: Parcel #	Municipality
1 - 138.00-1,029.02,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIBIO, WILLIAM J	Grantee: SIBIO, MATTHEW W
2 - SIBIO, SHERRY LYNN	2 - SIBIO, JONATHON M
3 - SIBIO, LORI LYNN	
4 - LIMA, LORRAINE I	
5 - EDWARDS, IDRIS D	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JESSUP HOLLOW HUNTING CLUB (AKA)	Grantee: JESSUP HOLLOW INVESTMENTS INC
2 - JESSUP HOLLOW HUNTING CLUB INC (NKA)	
3 - JESSUP HOLLOW INVESTMENTS INC	
Locations: Parcel #	Municipality
1 - 159.00-1,008.02,000.	JESSUP TOWNSHIP

Information:	Consideration: \$94,800.00
Grantor: THOMAS, DANIEL W	Grantee: PRICE, BEATTY J
2 - THOMAS, JEANNINE G	2 - PRICE, APRIL M
3 - THOMAS, CYNTHIA J (NBM)	
4 - BENARICK, CYNTHIA J	
5 - BENARICK, PAUL A	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$167,500.00
Grantor: NORWOOD, MICHAEL	Grantee: CROSS, DANIEL
2 - NORWOOD, MARIANNE	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLATER, JOHN J	Grantee: AMBROSE, MELISSA
2 - SLATER, DEBRA	
Locations: Parcel #	Municipality
1 - 207.01-1,010.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS LIVING TRUST (TRUST BY TRUSTEE)	Grantee: WILLIAMS LIVING TRUST
Locations: Parcel #	Municipality
1 - 175.00-1,034.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$8,000.00
Grantor: CAFFREY, PHYLLIS (ESTATE)	Grantee: DOLAWAY, JAMES
	2 - DOLAWAY, WANDA
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: BAKER, EDGAR B (ESTATE)	Grantee: BAKER, EDGAR B (TRUST)
2 - BAKER, EDGAR B (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - 082.00-1,027.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOERNER, JON F	Grantee: BOERNER, JON F
2 - BOERNER, JUDITH A	2 - BOERNER, JUDITH A
Locations: Parcel #	Municipality
1 - 035.00-1,070.01,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: BOERNER, JON F	Grantee: BOERNER, JEREMY
2 - BOERNER, JUDITH A	2 - GUMAER, KRISTIN
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CURLEY, ROBERT D	Grantee: CURLEY LAND LLC
2 - CURLEY, MARY L	
3 - CURLEY, WILLIAM F	
4 - CURLEY, LAURA C	
5 - CURLEY, BENJAMIN J	
6 - CURLEY, AMY M	
Locations: Parcel #	Municipality
1 - 118.00-1,002.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CURLEY, WILLIAM F	Grantee: CURLEY LAND LLC
2 - CURLEY, LAURA C	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP

<p>Information:</p> <p>Grantor: CURLEY, WILLIAM F 2 - CURLEY, LAURA C</p> <p>Locations: Parcel # 1 - 118.00-1,006.00,000.</p>	<p>Consideration: \$1.00</p> <p>Grantee: CURLEY LAND LLC</p> <p>Municipality MIDDLETOWN TOWNSHIP</p>
<p>Information: QUIT CLAIM DEED</p> <p>Grantor: LOBUE, PHILIP M</p> <p>Locations: Parcel # 1 - 031.14-1,006.00,000.</p>	<p>Consideration: \$10.00</p> <p>Grantee: LOBUE, PHILIP M</p> <p>Municipality GREAT BEND TOWNSHIP</p>
<p>Information:</p> <p>Grantor: FAHS, MAYNARD JR 2 - FAHS, MEGAN 3 - FAHS, MARY LOU</p> <p>Locations: Parcel # 1 - N/A</p>	<p>Consideration: \$1.00</p> <p>Grantee: FAHS, MARY LOU</p> <p>Municipality SILVER LAKE TOWNSHIP</p>
<p>Information:</p> <p>Grantor: SCHNEIDER, RITA D 2 - HUBBARD, GEORGE</p> <p>Locations: Parcel # 1 - 088.00-1,064.00,000.</p>	<p>Consideration: \$50,000.00</p> <p>Grantee: SHERWOOD, TAMI L</p> <p>Municipality FRANKLIN TOWNSHIP</p>
<p>Information:</p> <p>Grantor: FLC RESOURCES LLC</p> <p>Locations: Parcel # 1 - N/A</p>	<p>Consideration: \$66,500.00</p> <p>Grantee: HODGES, ALICIA B</p> <p>Municipality FOREST CITY</p>
<p>Information:</p> <p>Grantor: PEOPLES SECURITY BANK AND TRUST COMPANY (FKA) 2 - PEOPLES NAT BANK OF SUSQ CO</p> <p>Locations: Parcel # 1 - 124.15-1,017.00,000.</p>	<p>Consideration: \$1,000.00</p> <p>Grantee: RUSSELL, MICHAEL 2 - RUSSELL, DEBRA</p> <p>Municipality BRIDGEWATER TOWNSHIP</p>

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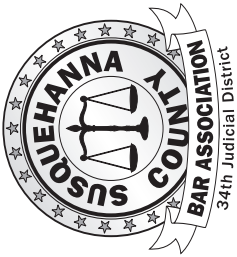
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