

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ May 18, 2018 ★ Montrose, PA ★ No. 7



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CASES REPORTED

Jeffrey S. Williams, Plaintiff,
vs.
Robert C. Robinson, 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



Legal Journal of Susquehanna County

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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.

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

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

COURT OPINION

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

JEFFREY S. WILLIAMS,	:	
Plaintiff,	:	
	:	
vs.	:	
	:	No. 2013 - 678 C.P.
ROBERT C. ROBINSON,	:	
Defendant.	:	

OPINION

I. Findings of Fact

1. Plaintiff Jeffrey S. Williams (hereinafter referred to as Williams) and defendant Robert C. Robinson (hereinafter referred to as Robinson) met each other in approximately 2007 at a real estate investment seminar.
2. Williams and Robinson became close friends and began to work together in connection with real estate investments.
3. Williams is a professional firefighter who resides in California.
4. Robinson had graduated from law school but he was not a licensed attorney at the time that the parties met.
5. Williams and Robinson began investing in real estate in Lackawanna County and Susquehanna County, Pennsylvania.
6. Williams provided Robinson with monies in order to invest in these real estate opportunities and Robinson thereafter managed the Pennsylvania real estate.
7. The parties entered into a several different transactions where Williams would forward monies to Robinson for the purchase of real property. The parties memorialized these financial arrangements by Robinson signing a promissory note to Williams that memorialized the amount of monies forwarded by Williams and provided that Robinson would pay no interest. Upon the successful sale of the real property, Williams would be reimbursed monies loaned and the remaining proceeds were divided equally between the parties.
8. During the course of this relationship, Robinson purchased approximately 95 acres of real property in Susquehanna County for \$130,000 in August 2009. (Plf. Ex. 9.)

9. Williams forwarded the funds to Robinson for the purchase of this real property.
10. As a result of Williams becoming concerned about the prospect of Robinson paying him back as well as increasing concerns over whether Robinson was performing the work required to manage the real property, Williams insisted that Robinson sign a commercial promissory note consolidating the funds provided by Williams to Robinson for their various real property transactions and culminating in the \$130,000 real property purchase in Susquehanna County.
11. Williams drafted a commercial note by using a template that he had received from a real estate investment course. (Plf. Ex. 1.)
12. The commercial note memorialized a \$250,000 obligation owed by Robinson to Williams to be payable over 5 years with a rate of interest of 10%. (Plf. Ex. 1.)
13. The monthly payment was \$5,000 per month and any late payment was subject to a \$500 late fee. (Plf. Ex. 1.)
14. The commercial note provided that the interest would compound monthly during the 5 year payment period. (Plf. Ex. 1.)
15. If there was any unpaid principal at the end of the 5 year payment plan, the commercial note provided that the interest rate would increase to 18% per annum. (Plf. Ex. 1.)
16. When Williams drafted the note, he dated it September 1, 2009. (Plf. Ex. 1.)
17. Robinson did not sign the note until August 13, 2010 and a notary public witnessed Robinson's signature and notarized the commercial note. (Plf. Ex. 1.)
18. Williams likewise drafted a mortgage for the Susquehanna County property that was dated for September 1, 2009 which was prepared for Robinson to execute in order to provide security for the funds that Williams had provided to Robinson in connection with the parties' real estate transactions. (Plf. Ex. 2.)
19. The mortgage indicated that Robinson had received "Two Hundred-Fifty Thousand Dollars (\$250,000) *in credit extended at and before the sealing and delivering of these presents, the receipt whereof is hereby acknowledged.*" (Plf. Ex. 2 (emphasis added).)
20. The mortgage also provided "It is the intention of this instrument to secure not only the indebtedness hereinabove described *but also any other and further indebtedness which may now or hereafter be owing by [Robinson].*" (Plf. Ex. 2 (emphasis added).)
21. Robinson signed the mortgage on August 13, 2010 and it was notarized by a notary public. (Plf. Ex. 2.)
22. Thereafter, on August 16, 2010, Robinson had the mortgage recorded in the Susquehanna County Recorder's Office to instrument number 201013497. (Plf. Ex. 2.)

23. Robinson has failed to make any of the monthly payments required under the commercial note aside from \$4,000 of quarry proceeds that were forwarded to Williams. This transaction occurred prior to Robinson's execution of the commercial note and mortgage. Williams applied the \$4,000 to the principal.
24. The principal amount due under the commercial note is \$246,000.
25. Pursuant to the terms of the commercial note, Robinson owes \$29,500 in late fees for 49 missed payments.
26. At 10% interest compounded monthly, the interest due as of the maturity of the commercial note was \$155,394.76.¹
27. As such, the total amount due under the note as of the date of maturity in September 2014 was \$430,894.76.
28. Thereafter, the commercial note applied a rate of 18% per annum on the "installments not paid" but makes no indication that the 18% interest was intended to be applied to accrued interest and late fees. Robinson failed to make installment payments totaling \$246,000. Under the plain language of the commercial note, the increased 18% per annum interest rate applied only to the amount of the unpaid installments – not to any unpaid interest, compounded interest or late fees.
29. Given that the commercial note does not provide for any continued compounding interest after the maturity date the law presumes that that simple interest would be applied to the unpaid installment amount, namely the \$246,000.²
30. Applying simple interest to the outstanding installment amount results in an annual interest of \$44,280 which began to accrue after September 9, 2014.

1 Williams contends that the interest due as of the date of the maturity would be \$155,400.96. (Plf. Ex. 11.) The court's calculation came up with a slightly lesser amount.

2 Williams calculated the interest owed after maturity as being \$398,762.92. (Plf. Ex. 11.) Williams applied interest to the late fees owed, but there is no language in the commercial note that would have applied interest on the outstanding late fees. Further, Williams also calculated the interest as being compounded monthly. The provision in the commercial note relative to post-maturity interest simply states that the interest rate would be 18% per annum. There is no language in this paragraph that would permit monthly compounding of the interest. See Cherokee Nation v. United States, 270 U.S. 476, 490 (1926) ("The general rule, even as between private persons, is that, in the absence of a contract therefor or some statute, compound interest is not allowed to be computed upon a debt."); D.E. Shaw Laminar Portfolios, LLC v. Archon Corp., 570 F.Supp.2d 1262 (D. Nev. 2008) ("When a contract provides for interest, without specifying whether the interest is compounded or simple, there is a presumption that the interest is simple."); In re Newtown Creek Water Pollution Control Plant Upgrade, 65 A.D.3d 1241, 1243 (N.Y. App. Div. 2009) ("Per centum per annum has been construed to mean simple interest."); Caruso v. Local Union No. 690, 749 P.2d 1304, 1305 (Wash. Ct. App. 1988) (noting that Washington law presumes simple interest and disfavors compound interest in the absence of specific contractual language); Sloan v. Paris, 541 S.W.2d 316, 321 (Mo. Ct. App. 1976) ("[I]nterest on a promissory note (or other contractual obligation) may not be compounded in the absence of an agreement that interest is to be computed in that manner.").

31. There are three years between September 9, 2014 and September 9, 2017 which results in simple interest of \$132,840.
32. As to a per diem amount of simple interest, Williams is accruing \$121.32 in daily interest for each day after September 9, 2017.
33. As of May 10, 2018, there have been 242 days that have elapsed with a total amount of simple interest of \$29,359.44.
34. As of May 9, 2018, Robinson owed Williams the sum of \$593,094.20 with simple interest accruing at a rate of 18% per annum on \$246,000, or \$121.32 daily interest.³

The Court Opinion will continue in the next issue.

³ Robinson also contends that Williams failed to provide him with notice of default as required under the terms of the commercial note. Robinson failed to raise the alleged failure to provide notice anywhere in his pleadings and it was raised for the first time at trial. It is clear that this litigation itself served as a notice of default and there is no dispute that Robinson has not paid the principal due. See McGuire Performance Solutions, Inc. v. Massengill, 904 A.2d 971, 979 (Pa. Super. Ct. 2006). Pursuant to McGuire, this court's decision shall serve as notice of default to Robinson and he shall be provided 10 days to cure the default as allowed under the terms of the commercial note prior to any further collection proceedings. Id.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Peter John McArthur
AKA Peter J. McArthur AKA Peter McArthur
Late of Bridgewater Township,
Montrose
EXECUTOR
James R. McArthur
307 Grow Avenue
Montrose, PA 18801

5/18/2018 • 5/25/2018 • 6/1/2018

EXECUTRIX NOTICE

Estate of Gerald M. Torka
Late of Franklin Township
EXECUTRIX
Helen Lutkiewicz
3078 Booth Road
Hallstead, PA 18822
ATTORNEY
Wilbur D. Dahlgren
21-23 Public Avenue
Montrose, PA 18801

5/18/2018 • 5/25/2018 • 6/1/2018

EXECUTRIX NOTICE

Estate of Michael J. Patrick AKA
Michael Patrick
Late of Gibson Township
EXECUTRIX
Suzanne Marie Patrick
48 Bickle Rd.
Washington, NJ 07882
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

5/18/2018 • 5/25/2018 • 6/1/2018

EXECUTOR NOTICE

Estate of Lafayette W. Argetsinger
Late of Silver Lake Township
EXECUTOR
Christopher A. Argetsinger
1839 Woodworth Rd.
Binghamton, NY 13903
ATTORNEY
John R. Dean
72 Public Ave.
Montrose, PA 18801

5/18/2018 • 5/25/2018 • 6/1/2018

ESTATE NOTICE

Notice is hereby given that an exemplified copy of the Letters Testamentary, issued by the Broome County, New York Surrogate's Court in the ESTATE OF JOSEPH McDONALD, late of

Broome County, New York, (died February 12, 2018) issued to Thomas C. McDonald, Executor, have been filed in the Susquehanna County Register of Wills. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Thomas C. McDonald, 123 Lawnwood Avenue, Longmeadow, MA 01106 or to Levene Gouldin & Thompson, LLP, attorneys for the estate at 450 Plaza Drive, Vestal, NY 13850.

5/18/2018 • 5/25/2018 • 6/1/2018

ADMINISTRATRIX NOTICE

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

5/18/2018 • 5/25/2018 • 6/1/2018

EXECUTRIX NOTICE

Estate of Ann T. Vitovsky AKA
Ann Vitovsky AKA Ann Therese
Vitovsky
Late of Great Bend Borough
EXECUTRIX
Maria L. Vitovsky
21 Mountain Vista Lane
Great Bend, PA 18821
ATTORNEY
Michael Briechle

4 Chestnut Street
Montrose, PA 18801

5/18/2018 • 5/25/2018 • 6/1/2018

ESTATE NOTICE

In the Estate of Edward T. Fish, deceased, late of Bridgewater Township, Susquehanna County, Pennsylvania who died intestate on March 29th, 2018. 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:
Edward T. Fish II
257 Cherry Street
Montrose, PA 18801
or
Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

5/18/2018 • 5/25/2018 • 6/1/2018

LEGAL NOTICE

ESTATE NOTICE IN THE ESTATE OF JOY E. MASKALY,
late of the Township of New Milford, County of Susquehanna, Commonwealth of Pennsylvania, who died on January 29, 2018. Letters of Administration in the above estate have been granted to the undersigned, all persons

indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Stephen N. Maskaly, Administrator, c/o JAMI LAYAOU HEARN, ESQ., 181 West Tioga Street, Tunkhannock, PA 18657.

5/11/2018 • 5/18/2018 • 5/25/2018

ESTATE NOTICE

In the Estate of Retha S. Stone, a/k/a Retha Stone, late of the Township of Liberty, Susquehanna County, Pennsylvania,

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to:

Sally Zahora
24530 State Route 29
Hallstead, PA 18822

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Ave.
Montrose, PA 18801

5/4/2018 • 5/11/2018 • 5/18/2018

ADMINISTRATRIX NOTICE

Estate of Russell E. Malina, Jr.
AKA Russell Malina
Late of Lathrop Township
ADMINISTRATRIX
Kimberly Ann Sickler
118 Carney Road
Meshoppen, PA 18630
ATTORNEY
Catherine J. Garbus, Esq.
24 E. Tioga St.
Tunkhannock, PA 18657

5/4/2018 • 5/11/2018 • 5/18/2018

ESTATE NOTICE

In the Estate of James R. Fedorko
aka James Fedorko, of Susquehanna
County, Pennsylvania.

Letters Testamentary in the above estate having been granted to David Fedorko. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

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

5/4/2018 • 5/11/2018 • 5/18/2018



ADMINISTRATRIX NOTICE

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

5/4/2018 • 5/11/2018 • 5/18/2018

NOTICE

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

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

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

OR

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

4/27/2018 • 5/4/2018 • 5/11/2018

OTHER NOTICES

NOTICE OF FICTITIOUS NAME REGISTRATION

We hereby give notice to register in
compliance with Pa.C.S. §311(g).

NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage
in business under the fictitious
name of:

Hazels Brownies
3077 North Road
Susquehanna County
Montrose, PA 18801

has submitted an application under
the Fictitious Name Act with the
Bureau of Corporations and
Charitable Organizations of the
Pennsylvania Department of State,
Harrisburg, PA.

Owner:
Jan Donato
3077 North Road
Montrose, PA 18801

5/18/2018

FICTITIOUS NAME REGISTRATION

Notice is hereby given that Jodilyn
Coleman and Norma J. Lewis have
filed with the Secretary of State of
the Commonwealth of Pennsylvania
on May 3, 2018, a Registration of
the Fictitious Name "RUSH TO
US CONSIGNMENT" with its
place of business at 4886 State

Route 706, Montrose, Pennsylvania
18801 pursuant to the Pennsylvania
Fictitious Names Act.

5/18/2018

NOTICE

Notice is hereby given that on April 18, 2018, the Petitioner, Stewart Kaufman, a/k/a Stuart Kaufman filed a Petition for Change of Name in the Court of Common Pleas of Susquehanna County, Pennsylvania, requesting an order to change his name from Stewart Kaufman to Stuart Kaufman.

The Court has fixed the day of June 21, 2018 at 11:30 a.m., in Courtroom #1, of the Susquehanna County Courthouse, Montrose, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

5/18/2018

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Borough of Thompson has filed a petition with the Court of Common Pleas for a reduction in the number of council positions from seven to five pursuant to 8 PA. C.S.A. § 818. A hearing has been scheduled for July 24, 2018 at 3:30 p.m. in Courtroom # 1 of the Susquehanna County Courthouse, Montrose, PA. Attorney Myron B.

DeWitt, Solicitor for the Borough of Thompson, 1220 Main St., P.O. Box 244, Susquehanna, PA 18847.

5/18/2018

NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE MORTGAGE FORECLOSURE JUNE 12, 2018

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

Sale Date and Time

6-12-2018 9:00 AM

Writ of Execution No.:

2018-280 CP

PROPERTY ADDRESS: 265

County Home Road

Meshoppen, Pa 18630

LOCATION: Rush Township

Tax ID #: 176.00-1,020.00,000.

IMPROVEMENTS: ONE – ONE

STORY DOUBLEWIDE WOOD

FRAMED DWELLING

ONE – 14 X 24 WOOD FRAMED

CAR PORT

ONE – 24 X 24 WOOD FRAMED

GARAGE

DEFENDANTS: Kathleen A.

Pisaneschi

ATTORNEY FOR PLAINTIFF:

Kristine Anthou, Esq

(412) 281-7650

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

5/18/2018 • 5/25/2018 • 6/1/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JUNE 12, 2018**

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

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

Sale Date and Time**6-12-2018 10:00 AM**

Writ of Execution No.:

2018-287 CP

PROPERTY ADDRESS: 556

Randolph Road

Great Bend, Pa 18821

LOCATION: Great Bend Township

Tax ID #: 031.00-3,024.00,000.

IMPROVEMENTS: ONE – ONE

STORY MANUFACTURED

DWELLING

ONE – 24 X 32 WOOD FRAMED

GARAGE

DEFENDANTS: Jennifer L.

Baldwin

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must

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Lance M. Benedict,
Susquehanna County Sheriff

5/18/2018 • 5/25/2018 • 6/1/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE JUNE 12, 2018

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

Sale Date and Time

6-12-2018 10:30 AM

Writ of Execution No.:

2018-299 CP

PROPERTY ADDRESS: 217

Bethel Hill Rd A/K/A 260 Bethel Hill Rd

Susquehanna, Pa 18847

LOCATION: Harmony Township

Tax ID #: 076.00-1,036.00,000.

IMPROVEMENTS: ONE – ONE AND ONE HALF STORY WOOD FRAMED DWELLING

DEFENDANTS: Brian T. Hall and Lynn M. Hall

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

5/18/2018 • 5/25/2018 • 6/1/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE JUNE 12, 2018

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

Sale Date and Time

6-12-2018 11:00 AM

Writ of Execution No.:
2018-307 CP
PROPERTY ADDRESS: 4785
State Route 11
Hop Bottom, Pa 18824
LOCATION: Hop Bottom Borough
Tax ID #: 222.06-1,021.00,000.
IMPROVEMENTS: ONE – TWO
STORY WOOD FRAMED
DWELLING
ONE – 18 X 22 BANK BARN
FRAME
DEFENDANTS: Gerald A. Flynn,
Jr
ATTORNEY FOR PLAINTIFF:
Peter Wapner, Esq
(215) 563-7000

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty

regarding the condition of the
premises. **Notice** is hereby given
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Enforcement, Sheriff's Office, Sale
listings

Lance M. Benedict,
Susquehanna County Sheriff

5/18/2018 • 5/25/2018 • 6/1/2018

MORTGAGES AND DEEDS

*RECORDED FROM MAY 3, 2018 TO MAY 9, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: OPEN-END MTG	Consideration: \$310,000.00
Mortgagor: MELLAS, MARK E (AKA)	Mortgagee: PS BANK
2 - MELLAS, MARK	
3 - MELLAS, SANDRA K (AKA)	
4 - MELLAS, SANDY	
Locations: Parcel #	Municipality
1 - 131.00-1,067.01,000.	JACKSON TOWNSHIP
Information:	Consideration: \$115,000.00
Mortgagor: MEYERS, JAMES ALBERT	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
2 - MEYERS, LAURA A	
Locations: Parcel #	Municipality
1 - 186.00-1,058.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$132,456.00
Mortgagor: LAWSON, LYLE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 186.00-1,008.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$42,500.00
Mortgagor: DURKO, DAVID JR	Mortgagee: HONESDALE NATIONAL BANK
2 - SERAFINI, NATALIE	
Locations: Parcel #	Municipality
1 - 071.00-1,017.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$32,500.00
Mortgagor: DURKO, DAVID	Mortgagee: NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION
2 - SERAFINI, NATALIE ROSE	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1,000,000.00
Mortgagor: JOSEPH ZAWISKY LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 074.00-1,038.00,000.	OAKLAND TOWNSHIP
2 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: CBH INVESTMENTS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 090.00-1,015.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: BIRCHARD, DIANA	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 087.00-1,066.01,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$26,000.00
Mortgagor: REIMEL, PHILIP	Mortgagee: REIMEL, ALAN
	2 - REIMEL, JOANN
Locations: Parcel #	Municipality
1 - 120.00-2,004.01,000.	JESSUP TOWNSHIP

Information:	Consideration: \$50,000.00
Mortgagor: YOSKOWITZ, MARC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 115.00-2,013.00,000.	Municipality THOMPSON TOWNSHIP
Mortgagor: SCHWEPPENHEISER, JAMES	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 262.00-1,028.03,000.	Municipality LENEX TOWNSHIP
Comments: 1 -PARCEL # ON 1ST PAGE OF MORTGAGE IS INCORRECT BUT IS CORRECT ON LEGAL DESCRIPTION	
Information:	Consideration: \$90,000.00
Mortgagor: RIVENBURG, JOSEPH R (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RIVENBURG, JOSEPH 3 - RIVENBURG, LESLEY K	
Locations: Parcel # 1 - 036.17-1,063.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$25,000.00
Mortgagor: JONES, JONATHAN WENDELL II (AKA)	Mortgagee: ROYALTY LENDER LTD
2 - JONES, JONATHAN WENDALL II	
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$144,400.00
Mortgagor: BRACE, JEREMY C	Mortgagee: SERVION INC
2 - BRACE, ALYSSA D	
Locations: Parcel # 1 - 142.03-1,002.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: VILLAGE GREEN DEVELOPMENT CORPORATION	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 230.00-1,001.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$250,000.00
Mortgagor: VILLAGE GREEN DEVELOPMENT CORPORATION	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 230.00-1,001.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$125,000.00
Mortgagor: WILBER, ERIC G	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WILBER, JOANN C	
Locations: Parcel # 1 - 009.00-1,019.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1,304,000.00
Mortgagor: FRIENDSVILLE DG LLC	Mortgagee: M1 BANK
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information: RE-RECORDING	Consideration: \$160,000.00
Mortgagor: ZAHORA, JAMES R	Mortgagee: HONESDALE NATIONAL BANK
2 - ZAHORA, DANIELLE	
Locations: Parcel # 1 - 011.00-1,012.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: HALL, J SCOTT	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - HALL, BETTY JANE	
Locations: Parcel # 1 - 198.00-1,020.00,000.	Municipality DIMOCK TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: DIBBLE, GARY REED (AKA)	Grantee: DIBBLE, GARY
2 - DIBBLE, GARY	2 - DIBBLE, JUDY A
3 - DIBBLE, JUDY A	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIBBLE, GARY REED (AKA)	Grantee: DIBBLE, GARY
2 - DIBBLE, GARY	2 - DIBBLE, JUDY A
3 - DIBBLE, JUDY A	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$324,900.00
Grantor: LAST, WALTER J	Grantee: BEAR SWAMP FOREST LLC
2 - LAST, SARAH M	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LACKENBY, JULIA	Grantee: GOODWIN, WALTER L
	2 - GOODWIN, CORNELIA
Locations: Parcel #	Municipality
1 - 266.00-1,004.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$146,000.00
Grantor: GULLONE, PHILIP A	Grantee: WEICHERT WORKFORCE MOBILITY INC
2 - NEE, BRIAN	
Locations: Parcel #	Municipality
1 - 186.00-1,008.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$134,900.00
Grantor: WEICHERT WORKFORCE MOBILITY INC	Grantee: LAWSON, LYLE M
Locations: Parcel #	Municipality
1 - 186.00-1,008.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: LANGE IRREVOCABLE GRANTOR TRUST (BY TRUSTEE)	Grantee: HENGEL LLC
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: VANDENHENGEL, JAN	Grantee: SPROUT, JUSTIN
2 - VANDENHENGEL, HENNIE K	2 - SPROUT, KLAZINA
Locations: Parcel #	Municipality
1 - 199.00-1,033.01,000.	DIMOCK TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: VANDENHENGEL, JAN	Grantee: VANDENHENGEL, HENDRIK KLAAS
2 - VANDENHENGEL, HENNIE K	
Locations: Parcel #	Municipality
1 - 199.00-1,033.01,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, MYRTLE E (ESTATE)	Grantee: WHITE, KELLY M
2 - WILLIAMS, MYRTLE ELIZABETH (ESTATE)	2 - WHITE, BRUCE E JR
Locations: Parcel #	Municipality
1 - 050.07-1,031.00,000.	HALLSTEAD BOROUGH

Information:	Consideration: \$1.00
Grantor: PERUZZI, FREDERICK J	Grantee: PERUZZI, LARRY 2 - PERUZZI, GILBERT
Locations: Parcel # 1 - 239.12-1.003.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAKER, JUDITH ANN 2 - CROUNSE, JOHN REXFORD	Grantee: BAKER, JUDITH ANN 2 - CROUNSE, JOHN REXFORD 3 - RECORD, DEAN
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: EDDLESTON, DAVID 2 - EDDLESTON, SUSAN	Grantee: DURKO, DAVID JR 2 - SERAFINI, NATALIE
Locations: Parcel # 1 - 071.00-1,017.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$112,000.00
Grantor: DARROW, CONNIE M	Grantee: CBH INVESTMENTS LLC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$67,500.00
Grantor: UP 4 SALE PROPERTY LLC	Grantee: BAREFOOT HOLDINGS LLC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: SMITH, RITA 2 - SMITH, ZACHARY	Grantee: ROBINSON, VICTORIA 2 - ROBINSON, DAKOTA
Locations: Parcel # 1 - 124.14-4.015.00.000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: BIRCHARD, DIANA WERMANN	Grantee: BIRCHARD, DIANA
Locations: Parcel # 1 - 087.00-1,066.01.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: HUMPHREY, JULIE (AKA) 2 - JOHNSON, JULIE	Grantee: REIMEL, PHILIP
Locations: Parcel # 1 - 120.00-2.004.01.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BELCASTRO, WILLIAM M 2 - BELCASTRO, MARIANNE	Grantee: BELCASTRO, WILLIAM M
Locations: Parcel # 1 - 268.00-1,012.00.000. 2 - 268.00-2.001.00.000. 3 - 268.06-2.007.00.000.	Municipality CLIFFORD TOWNSHIP FOREST CITY FOREST CITY
Information:	Consideration: \$1.00
Grantor: RIVENBURG, JOSEPH R (AKA) 2 - RIVENBURG, JOSEPH 3 - RIVENBURG, LESLEY K	Grantee: RIVENBURG, JOSEPH R 2 - RIVENBURG, LESLEY K
Locations: Parcel # 1 - 036.17-1.063.00.000.	Municipality LANESBORO BOROUGH

Information:	Consideration: \$1.00
Grantor: BOUGHTON, CROSBY B 2 - BOUGHTON, RUTH E	Grantee: BOUGHTON, ROGER 2 - BOUGHTON, LINDA MARIE 3 - BOUGHTON, ROBERT 4 - BOUGHTON, LINDA KAY 5 - BOUGHTON, DANIEL 6 - BOUGHTON, GARY
Locations: Parcel # 1 - 054.10-1.021.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: QUICKEN LOANS INC	Grantee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 054.11-2.018.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$17,300.00
Grantor: DEUTSCHE BANK NATIONAL TRUST COMPANY	Grantee: CR 2018 LLC
Locations: Parcel # 1 - 026.00-1,009.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1,000.00
Grantor: HITCHCOCK, CODY	Grantee: STROHL, DANIEL
Locations: Parcel # 1 - 197.00-2.017.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$185,000.00
Grantor: CHOCONUT VALLEY DEVELOPMENTS LLC (AKA) 2 - CHOCONUT VALLEY DEVELOPMENT LLC	Grantee: FRIENDSVILLE DG LLC
Locations: Parcel # 1 - 024.02-1.066.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: NBT BANK (SUCC TO) 2 - PENNSTAR BANK (SUCC TO) 3 - LA BANK	Grantee: FRIENDSVILLE DG LLC
Locations: Parcel # 1 - 024.02-1.032.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROE, JEANE M (DBA) 2 - TJ'S AUTO SUPPLY	Grantee: TJ'S AUTO SUPPLY & PARTS LLC
Locations: Parcel # 1 - 054.11-5.002.01,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BELCASTRO, WILLIAM M 2 - BELCASTRO, MARIANNE	Grantee: BELCASTRO, MARIANNE
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: BAZIN, GARY 2 - BAZIN, SHERRIE J	Grantee: FERGUSON, MARIAN R
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: INTERVAL NO 31 UNIT NO 41	Consideration: \$100.00
Grantor: DROP, KATHLEEN A 2 - DROP, PARTICK J 3 - DROP, KATHERINE M 4 - DROP, MICHAEL J	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information: INTERVAL NO 19 UNIT NO 46
 Grantor: STANIO, RAYMOND F
 2 - STANIO, SYLVIA B
 Locations: Parcel #
 1 - N/A

Consideration: \$100.00
 Grantee: BREMER HOF OWNERS INC

 Municipality
 HERRICK TOWNSHIP

Information:
 Grantor: KANE, WILLIAM F
 Locations: Parcel #
 1 - 036.17-1.043.00,000.

Consideration: \$38,000.00
 Grantee: TURNER, ROBERT

 Municipality
 LANESBORO BOROUGH

Information:
 Grantor: FARRAR, JOHAN F
 2 - FARRAR, DAVID SCOTT
 3 - FARRAR, DOUGLAS LYNN
 4 - FARRAR, LINDA S
 Locations: Parcel #
 1 - N/A

Consideration: \$1.00
 Grantee: FARRAR, DOUGLAS LYNN
 2 - FARRAR, LINDA S

 Municipality
 CLIFFORD TOWNSHIP



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