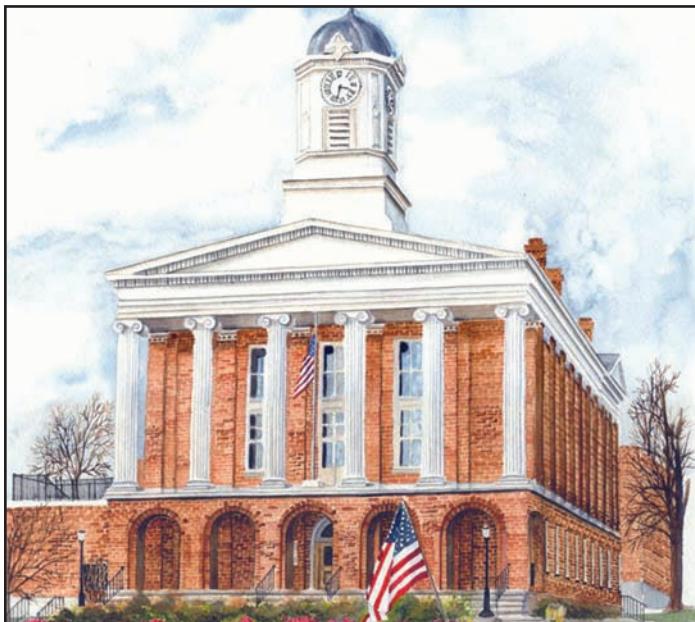


OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 1 ★ May 27, 2016 ★ Montrose, PA ★ No. 8



**IN THIS ISSUE**

|                         |    |
|-------------------------|----|
| COURT OPINION .....     | 4  |
| LEGAL NOTICES .....     | 9  |
| SHERIFF'S SALES .....   | 10 |
| MORTGAGES & DEEDS ..... | 13 |

**CASES REPORTED**

Norman Gerald Lewandowski and Victoria Lewandowski, Plaintiffs  
vs.

Susquehanna County Assessment Office and Mark Machell, Defendants

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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

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

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



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

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

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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.

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

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

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

### *Subscription Rates*

#### *Per Year*

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

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.  
Suzanne Brainard

### *Court Administrator*

Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

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### *Prothonotary, Clerk of The Court*

Susan F. Eddleston

### *Chief Public Defender*

Linda LaBarbara, Esq.

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*Clerk of The Orphan's Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

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

**COURT OPINION**

---

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

|                              |   |                           |
|------------------------------|---|---------------------------|
| <b>NORMAN GERALD</b>         | : |                           |
| <b>LEWANDOWSKI</b>           | : |                           |
| <b>and VICTORIA</b>          | : |                           |
| <b>LEWANDOWSKI,</b>          | : |                           |
| <b>Plaintiffs,</b>           | : |                           |
| <b>vs.</b>                   | : | <b>No. 2014-1241 C.P.</b> |
|                              | : |                           |
| <b>SUSQUEHANNA COUNTY</b>    | : |                           |
| <b>ASSESSMENT OFFICE and</b> | : |                           |
| <b>MARK MACHELL,</b>         | : |                           |
| <b>Defendants</b>            | : |                           |

---

**I. Undisputed Facts from Pleadings**

1. On November 19, 2009, plaintiffs Norman Gerald Lewandowski and Victoria Lewandowski, his wife, (hereinafter referred to as plaintiffs) together with Walter Richard Lewandowski, single, and Patricia L. Lysak and Daniel Lysak, her husband, conveyed 4.25 acres in Clifford Township, Susquehanna County to Walter Richard Lewandowski. (Plf. Cmp. ¶ 3, Ex. A; Def. Ans. ¶ 3.)
2. This deed is recorded in the Susquehanna County Recorder's Office and filed to instrument number 200917384. (Plf. Comp, Ex. A.)
3. The 4.25 acre parcel is a portion of the remaining lands owned by plaintiffs, Walter Lewandowski, Patricia Lysak and Daniel Lysak, but the record does not disclose how much acreage is included in the remaining parent parcel. (Plf. Cmp. Ex. A.)
4. On December 10, 2010, plaintiffs, together with Walter Richard Lewandowski, single, and Patricia L. Lysak and Daniel Lysak, her husband, filed a corrective deed which purported to "correct" the description in the 2009 deed to reduce the acreage from 4.25 acre to only 2.00 acres. (Plf. Cmp. ¶ 6, Ex. B.)
5. This deed is recorded in the Susquehanna County Recorder's Office and filed to instrument number 201023692. (Plf. Cmp. Ex. B.)
6. The plaintiffs filed the "corrective deed" in order to avoid having the parents parcel removed from the Susquehanna County Clean and Green program. (Plf. Cmp. ¶ 5; Def. Ans. ¶ 5.)
7. Defendant Susquehanna County Assessment Office has "refused" to accept this "corrective" deed. (Plf. Cmp. ¶ 7; Def. Ans. 7.)
8. Defendant Susquehanna County Assessment Office provided the following legal

advice to plaintiffs: “drafting and executing two (2) ‘corrective’ deeds – first one conveying the four and one-quarter (4.25) acres from Walter Lewandowski to the original owners and, then, another conveying the intended two (2) acres to Walter Lewandowski – would keep the remaining parent parcel in the Clean and Green Program and only the two (2) acres conveyed in the second ‘corrective’ deed would be subject to removal.” (Def. Ans. ¶ 7.)

9. Defendant Susquehanna County Assessment Office contends that the parent parcel is no longer in the Clean and Green Program as plaintiffs have not “corrected” the 4.25 acre deed properly. (Def. Ans. ¶ 8.)
10. On March 3, 2014, Walter Richard Lewandowski conveyed the real property subject to this litigation to defendant Mark Machell, and said conveyance contended it was transferring 4.25 acres (as represented in the original deed) as opposed to 2.0 acres (as represented in the purported corrective deed).
11. On October 14, 2014, plaintiffs filed a complaint seeking mandamus relief against defendant Susquehanna County Assessment Office directing it to “accept the clear intent of the parties” that the “corrective deed” reduced the acreage owned by Walter Richard Lewandowski to 2 acres.
12. In the mandamus action, plaintiffs also sought a judicial declaration that defendant Mark Machell only owned 2 acres of real property as opposed to 4.25 acres of real property.
13. The pleadings are now closed.
14. On February 8, 2016, defendant Susquehanna County Assessment Office filed a motion for summary judgment.
15. On February 16, 2016, plaintiffs filed a motion for summary judgment.
16. On March 9, 2016, defendant Mark Machell filed for summary judgment.
17. It does not appear that the parties ever engaged in any discovery.
18. The motions for summary judgment relate to the uncontested facts contained within the pleadings themselves.

## **II. Standard of Review**

Summary judgment is appropriate “where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” *Summers v. Certainteed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010) (citing Pennsylvania Rule of Civil Procedure 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” *Id.* Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” *Id.* This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” *Burlington Coat*

*Factory of Pa., LLC v. Grace Constr. Management Co., LLC*, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

### **III. Discussion**

#### **1. Defendant Mark Machell's Motion for Summary Judgment**

Defendant Mark Machell moves for summary judgment contending that he is not a government entity that would be subject to jurisdiction in a complaint seeking a writ of mandamus. (Def. Mot. Summ. Judg., ¶¶ 11-12.) “The common law writ of mandamus lies to compel an official’s performance of a ministerial act or a mandatory duty.”

Sinkiewicz v. Susquehanna County Board of Commissioners, 2015 WL 9583463, at \*3 (Pa. Cmwlth. Dec. 20, 2015). “As a high prerogative writ, mandamus is rarely issued and never to interfere with a public official’s exercise of discretion.” *Id.* Defendant Mark Machell is a private citizen and plaintiffs have not alleged that defendant Mark Machell holds any government position that imposes upon his some official duty which he has refused to fulfill.

At best, plaintiffs argue that mandamus is appropriate to define what land, if any, Machell received by virtue of the 2014 deed. “Mandamus is not available to establish legal rights but only to enforce rights that have been established.” Sinkiewicz, 2015 WL 9583463, at \*3. Plaintiffs seek a judicial determination as to whether the 2010 deed properly “corrected” the description in the 2009 deed, thereby re-conveying by operation of law 2.25 acres of real property back to the original owners, or if the 2010 deed failed to accomplish the contemplated re-conveyance of the real property. In other words, plaintiffs are seeking to establish legal rights – not enforce a right that has already been established. In any event, defendant Mark Machell has no official capacity through which he could be compelled to do anything through a mandamus action. For this reason, defendant Mark Machell’s motion for summary judgment will be granted.

#### **2. Defendant Susquehanna County Assessment Office**

Defendant Susquehanna County Assessment Office primarily argues that mandamus is an improper vehicle for relief where there is an assessment appeal process that could redress plaintiffs’ complaint. (Def. Mot. Summ. Judg., ¶ 3-4.) In terms of the jurisdictional exhaustion rule applicable to mandamus actions, the law is clear:

“Mandamus is not a substitute for a statutory remedy that provides the means to review a public official’s action and correct error.” Seeton v. Adams, 50 A.3d 268, 277 (Pa. Cmwlth. 2012). “[M]andamus cannot be used to ‘review or compel the undoing of an action taken by such an official or tribunal in good faith and in exercise of legitimate jurisdiction’ *even if the decision was wrong.*” Green v. Tioga Board of Commissioners, 661 A.2d 932, 934 (Pa. Cmwlth. 1995) (emphasis added)(quoting Pennsylvania Dental Association v. Insurance Department, 516 A.2d 647, 652 (Pa. 1986)). In other words,

mandamus cannot act as a substitute for judicial review. Pennsylvania Dental Association, 516 A.2d at 653.

Big Bear Management Fund v. Lower Macungie Twp., 2016 WL 917294, at \*4 (Pa. Cmwlth. Mar. 10, 2016); See Sinkiewicz, 2015 WL 9583463, at \*3 (“Mandamus requires (1) a clear legal right in the plaintiff; (2) a corresponding duty in the defendant, and (3) a lack of any other adequate and appropriate remedy at law.”) (emphasis added); Dotterer v. School Dist. of City of Allentown, 92 A.3d 875, 881 (Pa. Cmwlth. 2014) (dismissing principal’s mandamus action where there were administrative remedies available to address grievances); Howard v. Comm. Dep’t of Transp., 73 A.3d 648, 651 (Pa. Cmwlth. 2013)(finding that failure to exhaust statutory remedy defeated jurisdiction of court to hear mandamus action); Fast Enterprises, LLC v. Comm. Dep’t of General Servs., 13 A.3d 566, 568 (Pa. Cmwlth. 2011)(finding that mandamus relief does not exist where there is a statutory remedy); Burns v. Board of Directors of Uniontown Area School Dist., 748 A.2d 1263, 1268 (Pa. Cmwlth. 2000) (“We have gone so far as to suggest that the existence of an adequate, alternative statutory remedy deprives a court of jurisdiction to grant relief in mandamus.”); Gelnett v. Dep’t of Transp., Bureau of Driver Licensing, 670 A.2d 217, 220 (Pa. Cmwlth. 1996) (noting that mandamus relief does not exist where there exists “other adequate and appropriate remedy”); Borough of Brentwood v. Brentwood School District, 662 A.2d 675, 677 (Pa. Cmwlth. 1995) (“This Court has repeatedly held that a court of equity has no jurisdiction when an adequate administrative remedy exists.”); Brennan v. Taylor, 447 A.2d 1130, 1131 (Pa. Cmwlth. 1982) (“Therefore, if an alternative remedy was available . . . , mandamus would not lie and this case would have been dismissed for lack of subject matter jurisdiction.”); Merritt v. West Mifflin Area School Dist., 424 A.2d 572, 574 (Pa. Cmwlth. 1981) (“Because [plaintiff] failed to pursue her statutory remedy which was appropriate and adequate, the court below was correct in finding that it lacked jurisdiction to consider the action in mandamus.”).

More specifically, in Runyan v. Board of Assessment Appeals of Montgomery County, 401 A.2d 870 (Pa. Cmwlth. 1979), a number of county taxpayers instituted a mandamus action against the county assessment office to challenge alleged defects in assessment notices. The Commonwealth Court noted that the county taxpayers had an adequate statutory remedy in the form of the assessment appeal process. Id. at 871-72 (“Mandamus, which is an extraordinary writ, will not lie where there is an adequate remedy at law which has not been pursued.”). In particular, there were several statutory procedures that provided a means to challenge any adverse assessment action to the assessment appeal board – and later, if still not satisfied, to the court of common pleas. Id. at 871-72. As in Runyan, plaintiffs have statutory remedies available to them relative to any challenge to an assessment decision. See 53 Pa. C.S. § 8851 (Creating Board of Assessment Appeals); § 8844 (appellate rights defined for Board of Assessment Appeals); & § 8854 (Right to Appeal to the Court of Common Pleas).

Plaintiffs have not made any argument or offered any justification as to why

plaintiffs should be excused from exhausting their statutory assessment appeal remedies. Plaintiffs have presented no legal authority that would excuse them from pursuing the assessment appeal process. At best, plaintiffs argue that there are no “clear rules for citizens to follow” as to how to appeal the refusal to accept the 2010 deed. There are clear rules, however, in the form of a statutory right to appeal an adverse assessment decision. If plaintiffs seek to challenge their loss of the tax advantages associated with the Clean and Green program, they could have done so through the assessment appeal process upon receiving notice that the property was no longer eligible for participation in that program.

Instead, plaintiffs seek a judicial determination as to the validity of the 2010 deed. Plaintiffs contend that “a court of equity has the right to reform a deed where a mutual mistake appears. . . .” (Plf. Br., at unnumbered page 3.). Plaintiffs misconstrue the nature and scope of mandamus relief. “Mandamus is an action at law.” Parents Against Abuse in Schools v. Williamsport Area School Dist., 594 A.2d 796, 801 (Pa. Cmwlth. 1991). Thus, plaintiffs’ reference to equitable relief seeking to reform a deed is misplaced as this is an action in law, not equity. By making this argument, however, plaintiffs further confirm that there are other legal remedies available to them to determine the validity of the 2010 deed to re-convey 2.25 acres back to the original owners through a corrective description – as opposed to an outright conveyance back to the original owners by Walter Richard Lewandowski. Plaintiffs have admitted that they have other legal recourse to uphold the validity of the 2010 deed or to challenge the validity of the 2014 deed. Given that there are other remedies available, mandamus is not available. For these reasons, defendant Susquehanna County Assessment Office’s motion for summary judgment will be granted and plaintiffs’ motion for summary judgment will be denied.



## LEGAL NOTICES

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

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#### ESTATE NOTICES

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

---

#### EXECUTOR NOTICE

Estate of Betty Fae Ivey AKA  
Betty F. Ivey  
Late of Forest Lake Township  
EXECUTOR  
Cody Ivey  
965 Dark Hollow Road  
Montrose, PA 18801  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

---

**5/27/2016 • 6/3/2016 • 6/10/2016**

---

#### ESTATE NOTICE

Notice is hereby given that letters testamentary have been granted in the **ESTATE OF ROBERT F. REDDON** late of the Jackson Township, Pennsylvania, (died April 3, 2016) to Kathleen Reddon, Executrix. All persons indebted to the estate are required to make payment, and those having claims

---

or demands to present the same without delay to Kathleen Reddon or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850 or PO Box F1706, Binghamton, NY 13902.

**5/27/2016 • 6/3/2016 • 6/10/2016**

---

#### ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Charles William Burns a/k/a Charles W. Burns, late of Susquehanna County, Pennsylvania, on May 6, 2016 to Lenore Burns a/k/a Lenore M. Burns. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to Briechle Law Offices, PC, Attn: Michael Briechle, Esquire, 707 Main Street, P.O. Box 157, Forest City, PA 18421.

**MICHAEL BRIECHLE,  
ESQUIRE**  
Attorney for the Estate

**5/27/2016 • 6/3/2016 • 6/10/2016**

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#### ESTATE NOTICE

Notice is hereby given that an exemplified copy of the Preliminary Letters Testamentary

in the ESTATE OF Charlotte Ann Alexander, late of the New York County, New York, (died November 27, 2014) issued to Nancy Olsen, Executrix, has 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 Nancy Olsen or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902-0106.

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**5/20/2016 • 5/27/2016 • 6/3/2016**

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### **EXECUTOR NOTICE**

Estate of Norma Osterling AKA  
Norma J. Osterling  
Late of New Milford Township  
**EXECUTOR**  
Scott Osterling  
751 Hall Road  
New Milford, PA 18834  
**ATTORNEY**  
Charles J. Aliano  
37 Jackson Avenue  
Susquehanna, PA 18847

---

**5/20/2016 • 5/27/2016 • 6/3/2016**

---

### **ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Philip Gilbert, late of Susquehanna County, Pennsylvania, on May 5, 2016 to Dorlene Pencek. All persons indebted to said estate are required to make payment, and those having claims or demands to present the

same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

**DAVID F. BIANCO, ESQUIRE**  
Attorney for the Estate

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**5/13/2016 • 5/20/2016 • 5/27/2016**

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### **NOTICE OF FILING OF SHERIFF'S SALES**

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

---

### **SHERIFF'S SALE MORTGAGE FORECLOSURE JUNE 14, 2016**

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**

**6-14-2016 9:00 AM**

Writ of Execution No.: 2016-247  
CP

PROPERTY ADDRESS: RR 3 Box 319 n/k/a 18126 State Route 167 Montrose, Pa 18801

LOCATION: Silver Lake Township  
Tax ID #: 065.00-1,051.00,000.

IMPROVEMENTS: ONE - ONE

**STORY WOOD FRAMED  
DWELLING WITH 25 X 26  
GARAGE ATTACHED**

DEFENDANTS: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Mary Ann Nagy  
ATTORNEY FOR PLAINTIFF: Morris Scott, Esq (856)669-5400

**NOTICE**

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

Lance M. Benedict,  
Susquehanna County Sheriff

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**5/20/2016 • 5/27/2016 • 6/3/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JUNE 14, 2016**

**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**

**6-14-2016 10:00 AM**

Writ of Execution No.: 2016-268  
CP

PROPERTY ADDRESS: 289  
Chase Avenue

Hallstead, Pa 18822

LOCATION: Hallstead Borough  
Tax ID #: 031.19-1,006.00,000.

IMPROVEMENTS: ONE - 2

STORY WOOD FRAMED  
DWELLING  
ONE - 18 X 30 WOOD FRAMED  
GARAGE

DEFENDANTS: Nico S Ryan  
ATTORNEY FOR PLAINTIFF:  
Jana Fridfinnsdottir, Esq  
(614)222-4921

**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

**5/20/2016 • 5/27/2016 • 6/3/2016**



**MORTGAGES AND DEEDS**

**RECORDED FROM MAY 6, 2016 TO MAY 11, 2016**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

|   |   |
|---|---|
| Information:  | Consideration: \$75,000.00  |
| Mortgagor: HASSAN, SHARIEF M                                  | Mortgagee: HUNTINGTON NATIONAL BANK   |
| Locations: Parce<br>1 - N/A<br>2 - N/A                        | Municipality<br>JACKSON TOWNSHIP<br>NEW MILFORD TOWNSHIP                                      |
| Information:  | Consideration: \$50,000.00  |
| Mortgagor: STOKLOSA, JAMES F<br>2 - STOKLOSA, SUSAN           | Mortgagee: PSECU  |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>HERRICK TOWNSHIP  |
| Information:  | Consideration: \$140,000.00   |
| Mortgagor: M & L EQUITY LLC                                   | Mortgagee: VANCOTT, FORREST<br>2 - VANCOTT, NANCY   |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>GREAT BEND TOWNSHIP   |
| Information:  | Consideration: \$192,000.00   |
| Mortgagor: MELVILLE, LAURA<br>2 - PHILLIPS, JOSEPH            | Mortgagee: WELLS FARGO BANK   |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>THOMPSON TOWNSHIP   |
| Information:  | Consideration: \$114,488.00   |
| Mortgagor: HOLLISTER, ASHLEY C                                | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS INC<br>2 - SUMMIT MORTGAGE CORPORATION |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>FRANKLIN TOWNSHIP   |
| Information:  | Consideration: \$15,000.00  |
| Mortgagor: MULLINEAUX, WENDY (AKA)<br>2 - MULLINEAUX, WENDY J | Mortgagee: NBT BANK   |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:  | Consideration: \$118,400.00   |
| Mortgagor: NOLDY, KEVIN A<br>2 - NOLDY, MARY M                | Mortgagee: CU MORTGAGE SERVICES INC   |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>LENOX TOWNSHIP  |
| Information:  | Consideration: \$51,000.00  |
| Mortgagor: DEDONIS, KATHLEEN<br>2 - DEDONIS, RICHARD          | Mortgagee: P & G MEHOOPANY EMPLOYEES<br>FED CR UNION  |
| Locations: Parce<br>1 - N/A                                   | Municipality<br>SPRINGVILLE TOWNSHIP  |

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

|   |  |
|---|--|
| Information:  | Consideration: \$94,261.00   |
| Mortgagor: DIPHILLIPS, RICHARD  | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - SUMMIT MORTGAGE CORPORATION |
| Locations: Parc<br>1 - N/A  | Municipality<br>FOREST LAKE TOWNSHIP   |
| Information:  | Consideration: \$25,000.00   |
| Mortgagor: RHODES, NELSON NEIL  | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY   |
| 2 - RHODES, MICHELLE L  |  |
| Locations: Parc<br>1 - N/A  | Municipality<br>HARFORD TOWNSHIP   |
| Information:  | Consideration: \$168,000.00  |
| Mortgagor: BOVENKAMP, JOHN A  | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY   |
| Locations: Parc<br>1 - N/A  | Municipality<br>NEW MILFORD TOWNSHIP   |
| Information:  | Consideration: \$168,000.00  |
| Mortgagor: BOVENKAMP, JOHN A  | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY   |
| Locations: Parc<br>1 - N/A  | Municipality<br>NEW MILFORD BOROUGH  |
| Information:  | Consideration: \$205,000.00  |
| Mortgagor: POPE, WILLIAM J JR (AKA)<br>2 - POPE, WILLIAM<br>3 - POPE, CAROL ANN                                     | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA   |
| Locations: Parc<br>1 - N/A  | Municipality<br>CLIFFORD TOWNSHIP  |
| Information: OPEN-END MTG   | Consideration: \$20,000.00   |
| Mortgagor: SHEA, KATRINA A<br>2 - SHEA, JONATHAN M  | Mortgagee: HONESDALE NATIONAL BANK   |
| Locations: Parc<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information: MTG  | Consideration: \$27,000.00   |
| Mortgagor: STEPHENS, JOHN C<br>2 - STEPHENS, GEORGIA  | Mortgagee: HONESDALE NATIONAL BANK   |
| Locations: Parc<br>1 - N/A  | Municipality<br>UNIONDALE BOROUGH  |
| Information:  | Consideration: \$155,000.00  |
| Mortgagor: BONAVITA, ROBERT L JR  | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY   |
| Locations: Parc<br>1 - N/A  | Municipality<br>AUBURN TOWNSHIP  |
| Information:  | Consideration: \$155,000.00  |
| Mortgagor: BONAVITA, ROBERT L<br>2 - BONAVITA, MARY J   | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY   |
| Locations: Parc<br>1 - N/A  | Municipality<br>AUBURN TOWNSHIP  |
| Information: OPEN-END MTG   | Consideration: \$27,500.00   |
| Mortgagor: KELLEY, CHANCEY L (AKA)<br>2 - KELLEY, CHANCEY<br>3 - KELLEY, CATHERINE B (AKA)<br>4 - KELLEY, CATHERINE | Mortgagee: PS BANK   |
| Locations: Parc<br>1 - N/A  | Municipality<br>SILVER LAKE TOWNSHIP   |

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| Information:                                      | Consideration: \$211,000.00  |
| Mortgagor: BEASLEY, JANET L                       | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - GUARANTEED RATE INC   |
| Locations: Parce<br>1 - N/A                       | Municipality<br>AUBURN TOWNSHIP  |
| Information:                                      | Consideration: \$152,600.00  |
| Mortgagor: MATTHEWS, JERRY                        | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - FIRST NATIONAL BANK OF PENNSYLVANIA                         |
| 2 - MATTHEWS, DOROTHY M                           | Municipality<br>GREAT BEND TOWNSHIP  |
| Locations: Parce<br>1 - N/A                       | Information:   |
| Mortgagor: BLAISURE, JOSEPH J                     | Consideration: \$166,528.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - UNFIRST MORTGAGE CORPORATION |
| Locations: Parce<br>1 - N/A                       | Municipality<br>CHOCONUT TOWNSHIP  |
| Information:                                      | Consideration: \$37,017.00   |
| Mortgagor: BOERNER, JORDAN F                      | Mortgagee: BOERNER, JON<br>2 - BOERNER, JUDITH   |
| Locations: Parce<br>1 - N/A                       | Municipality<br>OAKLAND BOROUGH  |
| Information:                                      | Consideration: \$78,400.00   |
| Mortgagor: BACKLEY, MICHAEL J                     | Mortgagee: TIOGA STATE BANK  |
| Locations: Parce<br>1 - N/A                       | Municipality<br>LIBERTY TOWNSHIP   |
| Information:                                      | Consideration: \$30,000.00   |
| Mortgagor: PEIRCE, HARRY J<br>2 - PEIRCE, WANDA B | Mortgagee: APCI FEDERAL CREDIT UNION   |
| Locations: Parce<br>1 - N/A                       | Municipality<br>LIBERTY TOWNSHIP   |

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## DEEDS

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| Information:  | Consideration: \$140,000.00                    |
| Grantor: VOGEL, CHRISTOPHER E (ESTATE)                            | Grantee: M & L EQUITY LLC                      |
| Locations: Parce<br>1 - N/A                                       | Municipality<br>GREAT BEND TOWNSHIP            |
| Information:  | Consideration: \$116,600.00                    |
| Grantor: BARBEE, JOHN P<br>2 - BARBEE, JULIE B                    | Grantee: HOLLISTER, ASHLEY C                   |
| Locations: Parce<br>1 - N/A                                       | Municipality<br>FRANKLIN TOWNSHIP              |
| Information:  | Consideration: \$1.00                          |
| Grantor: CARSON-HALDANE, DONNA (AKA)<br>2 - HALDANE, DONNA CARSON | Grantee: CARSON, DONNA (TRUST)                 |
| Locations: Parce<br>1 - N/A                                       | Municipality<br>CLIFFORD TOWNSHIP              |
| Information:  | Consideration: \$595,000.00                    |
| Grantor: CABLE, CLARK A JR<br>2 - CABLE, WINIFRED D               | Grantee: ERTEL, HARALD<br>2 - ERTEL, CHRISTINE |
| Locations: Parce<br>1 - N/A                                       | Municipality<br>UNIONDALE BOROUGH              |

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

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| Information:   | Consideration: \$30,600.00   |
| Grantor: MUSUMECI, FREYA (BY SHERIFF)  | Grantee: ROOSA, BRYAN<br>2 - ROOSA, CANDY  |
| Locations: Parce<br>1 - N/A  | Municipality<br>FRANKLIN TOWNSHIP  |
| Information: OIL GAS MINERAL & HYDROCARBON   | Consideration: \$10.00   |
| Grantor: JOHNSON, DAVON M<br>2 - JOHNSON, DAVINE (BY GUARDIAN)<br>3 - JOHNSON, DAVONTAY (BY GUARDIAN)<br>4 - JOHNSON, DAMARCUS (BY GUARDIAN) | Grantee: PRECISION CAPITAL LP<br>2 - ENDEAVOR ACQUISITIONS LLC   |
| Locations: Parce<br>1 - N/A  | Municipality<br>BROOKLYN TOWNSHIP  |
| Information: OIL GAS MINERAL & HYDROCARBON   | Consideration: \$10.00   |
| Grantor: ROBERTSON, JASON K  | Grantee: PRECISION CAPITAL LP<br>2 - ENDEAVOR ACQUISITIONS LLC   |
| Locations: Parce<br>1 - N/A  | Municipality<br>BROOKLYN TOWNSHIP  |
| Information:   | Consideration: \$3,806.61  |
| Grantor: BOLLINGER, PATRICK (BY SHERIFF)   | Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION   |
| Locations: Parce<br>1 - N/A  | Municipality<br>GREAT BEND BOROUGH   |
| Information:   | Consideration: \$1.00  |
| Grantor: ESTATE OF GERARD W LYNCH<br>2 - CHAMBERLAIN, PATRICIA (ESTATE)  | Grantee: LYNCH, DOROTHY<br>2 - LYNCH, GERARD<br>3 - LYNCH, MICHAEL<br>4 - CHAMBERLAIN, PATRICIA<br>5 - LYNCH, MARIE<br>6 - ROMANO, HELEN |
| Locations: Parce<br>1 - N/A  | Municipality<br>LIBERTY TOWNSHIP   |
| Information: INT NO 36 WEEK UNIT NO 36   | Consideration: \$100.00  |
| Grantor: BREMER HOF OWNERS INC   | Grantee: MOORE, STEPHANIE H  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information: INT NO 37 WEEK OF UNIT NO 27  | Consideration: \$100.00  |
| Grantor: BREMER HOF OWNERS INC   | Grantee: WALL, ROBERT J<br>2 - WALL, GINA B  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information: INT NO 29 WEEK OF UNIT NO 27  | Consideration: \$100.00  |
| Grantor: BREMER HOF OWNERS INC   | Grantee: HUNTER, LARRY G JR<br>2 - HUNTER, OMEGA J   |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information:   | Consideration: \$25,000.00   |
| Grantor: FEDUCHAK, LEO J<br>2 - FEDUCHAK, DOROTHY M  | Grantee: OMALLEY, KEVIN J  |
| Locations: Parce<br>1 - N/A  | Municipality<br>LENOX TOWNSHIP   |
| Information: INT NO 36 WK UNIT NO 36   | Consideration: \$100.00  |
| Grantor: BREMER HOF OWNERS INC   | Grantee: MOORE, STEPHANIE H  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |

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| Information: INT NO 32 WEEK UNIT NO 24<br>Grantor: BREMER HOF OWNERS INC | Consideration: \$100.00<br>Grantee: MORIN, JAMES I<br>2 - MORIN, SHARON R  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information: INT NO 37 WEEK UNIT NO 27<br>Grantor: BREMER HOF OWNERS INC | Consideration: \$100.00<br>Grantee: WALL, ROBERT J<br>2 - WALL, GINA B   |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information: INT NO 29 WEEK UNIT NO 27<br>Grantor: BREMER HOF OWNERS INC | Consideration: \$100.00<br>Grantee: HUNTER, LARRY G JR<br>2 - HUNTER, OMEGA J  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP   |
| Information:<br>Grantor: MCKUNE CEMETERY ASSOCIATION                     | Consideration: \$1.00<br>Grantee: CORPORATION OF THE PRESIDING BISHOP OF<br>THE CHURCH OF JESUS CHRIST OF LATTER<br>DAY SAINTS |
| Locations: Parce<br>1 - N/A  | Municipality<br>OAKLAND TOWNSHIP   |
| Information:<br>Grantor: BECKONING ACRES LLC                             | Consideration: \$96,000.00<br>Grantee: DIPHILLIPS, RICHARD   |
| Locations: Parce<br>1 - N/A  | Municipality<br>FOREST LAKE TOWNSHIP   |
| Information:<br>Grantor: TAYLOR, ANGELA C<br>2 - TAYLOR, MICHAEL P       | Consideration: \$275,000.00<br>Grantee: GRACE, KIMBERLY L<br>2 - GRACE, ROBERT G<br>3 - GRACE, JANET E                         |
| Locations: Parce<br>1 - N/A  | Municipality<br>BRIDGEWATER TOWNSHIP   |
| Information:<br>Grantor: BURCH, BELFORD LEE                              | Consideration: \$1.00<br>Grantee: BURCH, BELFORD LEE JR  |
| Locations: Parce<br>1 - N/A  | Municipality<br>FRANKLIN TOWNSHIP  |
| Information:<br>Grantor: BURCH, BELFORD LEE                              | Consideration: \$1.00<br>Grantee: BURCH, BELFORD LEE JR  |
| Locations: Parce<br>1 - N/A  | Municipality<br>MONROSE  |
| Information:<br>Grantor: MAYERZAK, RAYMOND H<br>2 - MAYERZAK, JOANNE     | Consideration: \$1.00<br>Grantee: MAYERZAK, JOANNE   |
| Locations: Parce<br>1 - N/A  | Municipality<br>SPRINGVILLE TOWNSHIP   |
| Information:<br>Grantor: MAYERZAK, RAYMOND H<br>2 - MAYERZAK, JOANNE     | Consideration: \$1.00<br>Grantee: MAYERZAK, JOANNE   |
| Locations: Parce<br>1 - N/A  | Municipality<br>BRIDGEWATER TOWNSHIP   |

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

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| Information:   | Consideration: \$1.00   |
| Grantor: GRIFFITHS, JAMES (BT ATTY AKA)<br>2 - GRIFFITHS, JAMES ARTHUR (BY ATTY)         | Grantee: GRIFFITHS, BRANDON D<br>2 - GRIFFITHS, SHAYLA A<br>3 - GRIFFITHS, SONYA N<br>4 - GRIFFITHS, HEATHER M<br>5 - GRIFFITHS, DYLAN M<br>6 - ELK LAKE COMMUNITY CHRUCH |
| Locations: Parce<br>1 - N/A  | Municipality<br>RUSH TOWNSHIP   |
| Information: CORRECTIVE  | Consideration: \$1.00   |
| Grantor: EVAN, HOWARD D<br>2 - GRUBE, GARY W   | Grantee: GRUBE, GARY W<br>2 - EVANS, HOWARD D   |
| Locations: Parce<br>1 - N/A  | Municipality<br>CLIFFORD TOWNSHIP   |
| Information:   | Consideration: \$30,000.00  |
| Grantor: POOLER, MONICA M (ESTATE)   | Grantee: CADEN, RODNEY T<br>2 - CADEN, JILL   |
| Locations: Parce<br>1 - N/A  | Municipality<br>LANESBORO BOROUGH   |
| Information:   | Consideration: \$6,000.00   |
| Grantor: POOLER, MONICA M (ESTATE)   | Grantee: CADEN, RODNEY T<br>2 - CADEN, JIL  |
| Locations: Parce<br>1 - N/A  | Municipality<br>LANESBORO BOROUGH   |
| Information:   | Consideration: \$42,500.00  |
| Grantor: HILL, CHARLES E<br>2 - HILL, ELIZABETH L  | Grantee: BELICOSE, ROBERT<br>2 - BELICOSE, SUEANNE M  |
| Locations: Parce<br>1 - N/A  | Municipality<br>MONTROSE  |
| Information:   | Consideration: \$1.00   |
| Grantor: MARY M RUPP INC   | Grantee: BRIGIDI, MARGARET (AKA)<br>2 - BRIGIDI, MARGARET A<br>3 - MURPHY, POLLY  |
| Locations: Parce<br>1 - N/A  | Municipality<br>GREAT BEND TOWNSHIP   |
| Information:   | Consideration: \$155,000.00   |
| Grantor: TEETSEL, JAMES P JR<br>2 - TEETSEL, CATHERINE E (AKA)<br>3 - TEETSEL, CATHERINE | Grantee: BONAVITA, ROBERT L   |
| Locations: Parce<br>1 - N/A  | Municipality<br>AUBURN TOWNSHIP   |
| Information: QUITCLAIM DEED  | Consideration: \$1.00   |
| Grantor: BEDFORD, GALE W   | Grantee: BEDFORD, CARROLL H   |
| Locations: Parce<br>1 - N/A  | Municipality<br>DIMOCK TOWNSHIP   |
| Information:   | Consideration: \$1.00   |
| Grantor: UHLIG, LEE IVA  | Grantee: UHLIG, AMY R   |
| Locations: Parce<br>1 - N/A  | Municipality<br>GREAT BEND TOWNSHIP   |
| Information:   | Consideration: \$1.00   |
| Grantor: OREILLY, ROBERT F<br>2 - OREILLY, DEBRA J                                       | Grantee: OREILLY, ROBERT F  |
| Locations: Parce<br>1 - N/A  | Municipality<br>FOREST LAKE TOWNSHIP  |

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

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| Information: QUITCLAIM DEED                      | Consideration: \$1.00       |
| Grantor: BEDFORD, CARROLL                        | Grantee: BEDFORD, GALE W    |
| Locations: Parce                                 | Municipality                |
| 1 - N/A  | DIMOCK TOWNSHIP             |
| Information:                                     | Consideration: \$152,600.00 |
| Grantor: ROOSA, BRYAN J                          | Grantee: MATTHEWS, JERRY    |
| 2 - ROOSA, CANDY S                               | 2 - MATTHEWS, DOROTHY M     |
| 3 - BOTHELL, BONNIE J                            |                             |
| 4 - BOTHELL, DAVID A                             |                             |
| 5 - ROOSA, DAVID C (BY TRUSTEE)                  |                             |
| 6 - ROOSA, JAY J (BY TRUSTEE)                    |                             |
| 7 - ROOSA, WILLIS E (ESTATE)                     |                             |
| Locations: Parce                                 | Municipality                |
| 1 - N/A  | GREAT BEND TOWNSHIP         |
| Information:                                     | Consideration: \$169,600.00 |
| Grantor: MINER, EDWARD L (TRUST)                 | Grantee: BLAISURE, JOSEPH J |
| Locations: Parce                                 | Municipality                |
| 1 - N/A  | CHOCONUT TOWNSHIP           |
| Information:                                     | Consideration: \$1.00       |
| Grantor: STONE, ELSON R                          | Grantee: WOOD, WILLIAM H    |
|  | 2 - WOOD, ELAINE            |
|  | 3 - WOOD, ROBERT C          |
|  | 4 - WOOD, DEBRA A           |
|  | 5 - BURDICK, JUDITH ANN     |
|  | 6 - BURDICK, EDMUND W       |
| Locations: Parce                                 | Municipality                |
| 1 - N/A  | GIBSON TOWNSHIP             |
| Information:                                     | Consideration: \$2,000.00   |
| Grantor: PEOPLES SECURITY BANK AND TRUST COMPANY | Grantee: CARPENTER, JON     |
|  | 2 - CARPENTER, ABBEY        |
| Locations: Parce                                 | Municipality                |
| 1 - N/A  | OAKLAND BOROUGH             |
| Information:                                     | Consideration: \$37,000.00  |
| Grantor: BOERNER, JEREMY J                       | Grantee: BOERNER, JORDAN F  |
| Locations: Parce                                 | Municipality                |
| 1 - N/A  | OAKLAND BOROUGH             |

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