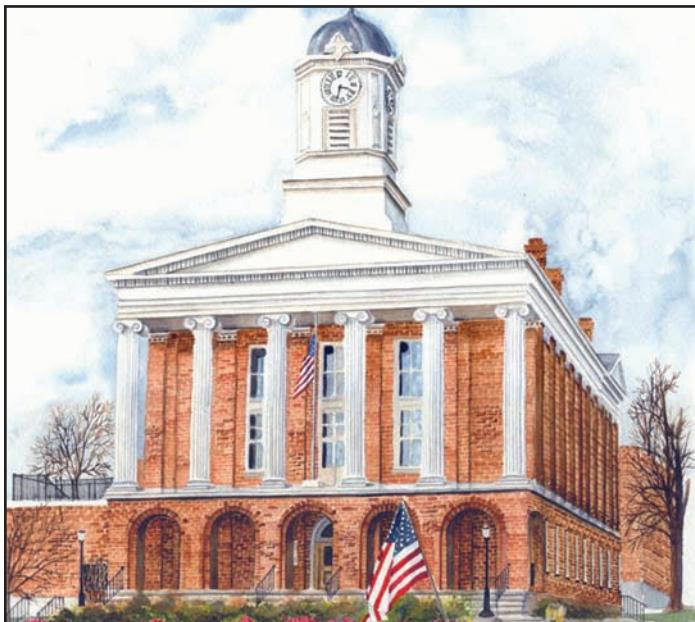


OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ March 31, 2017 ★ Montrose, PA ★ No. 52



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CASES REPORTED

Afionas Properties, LLC, Plaintiff,
vs.
Kristian Peer and Joseph Costick, 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.

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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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Kenneth W. Seamans, *Senior Judge*

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

COURT OPINION

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

AFIONAS PROPERTIES, LLC, :

Plaintiff, :

:

vs. :

:

KRISTIAN PEER and JOSEPH : No. 2016 - 332 C.P.

COSTICK, :

Defendants. :

OPINION

I. Procedural Background

On April 6, 2016, plaintiff Afionas Properties, LLC (hereinafter referred to Afionas) filed an ejectment complaint against defendants Kristian Peer (hereinafter referred to as Peer). The complaint alleged that Peer was the owner of a trailer that was currently sitting on a lot in a mobile home park owned by Afionas and that Peer did not have a lease to be in the mobile home park. On May 12, 2016, Peer answered the complaint, admitted that she was living in her trailer in the mobile home park without a lease, but contended that she had a defense to the ejectment based upon problems she had encountered in connection with the lot itself. On August 26, 2016, Afionas filed an amended complaint adding Joseph Costick (hereinafter referred to as Costick) as a party defendant and contending that Costick was now living with Peer in the trailer on Afionas' lot. The amended complaint contained two counts: (1) ejectment; and (2) abandonment. On September 27, 2016, Peer and Costick filed an answer to the amended complaint.

No further pleadings or motions were filed. A judge trial was conducted on March 9, 2017. Costick failed to appear for the judge trial and Peer represented that Costick no longer resides with her at the trailer on Afionas' lot. The matter is now ripe for disposition.

II. Findings of Fact

1. In November 2007, Afionas acquired the real property in Forest City Borough from which it operates the Forest City Mobile Home Park. (Plf. Ex. 1.)
2. There are 17 lots in the mobile home park upon which trailers are situated. (Plf. Exs. 2 & 3.)
3. Afionas does not own any of the trailers that are located within the park.
4. The trailer owners pay Afionas a lot rent for allowing their trailers to utilize the real property and infrastructure of the mobile home park.

5. Afionas currently has 16 tenants with written leases who are paying monthly rent to Afionas to keep their trailers in the mobile home park.
6. Peer has never entered into any written lease agreement with Afionas.
7. Peer is the only person living in the mobile home party who does not have a written lease.
8. Afionas has its rental package available online for prospective tenants. Peer has never submitted a rental application or any of the materials provided by Afionas to any person seeking to apply for admission into the Forest City Mobile Home Park.
9. Prior to approving any tenant, Afionas requires that the tenant submit an application which allows Afionas to check with prior landlord, speak with references and perform a criminal background check. (Plf. Ex. 4.)
10. Peer began living in her current trailer in the Forest City Mobile Home Park in 2014, but she later purchased the trailer from the previous owner.
11. Peer's trailer is currently sitting on Lot 816 in the Forest City Mobile Home Park.
12. On April 15, 2014, an Afionas representative sent Peer a letter that provided directions as to where to send rental payments. (Def. Ex. 1.) There was no indication in this letter indicating that any written lease was required.
13. Peer admitted that she has no written lease agreement with Afionas.
14. On December 17, 2015, Afionas sent a written notice to Peer that she did not have a written lease and that Afionas was directing her to remove her trailer from the mobile home park. (Plf. Ex. 5.)
15. Peer received this letter on December 18, 2015. (Def. Ex. 6.)
16. Peer refused to honor Afionas' directive that she remove herself and her trailer from the mobile home park.
17. Peer testified that she paid rent in 2014 and thereafter continued to pay rent until the spring of 2015 when she encountered problems with her kerosene tank which had been detached from her trailer as a result of a subsidence or sink hole on her lot. (Def. Exs. 2-6.)
18. Peer withheld lot rent from Afionas until such time as the subsidence / sink hole has been corrected.
19. Peer admitted that the trailer and the kerosene tank belong solely to her.

III. Discussion

a. Count I: Ejectment

The Manufactured Home Community Rights Act requires every lease in a mobile home park to be writing. 68 P.S. § 398.4.1. Prior to any sale of a manufacturer home, the owner of the manufactured home must contact the owner of the manufactured home community and obtain a disclosure document to provide to the potential purchaser. 68 P.S. § 398.11(b). This disclosure must contain the following information:

Be advised that this manufactured home offered for sale is subject to the Manufactured Home Community Rights Act and a written lease required under law. You are advised that the community in which this home is now placed requires an approved application for lessees and occupants and a fully

executed lease prior to your right to reside in the community.

You shall have a minimum of 5 calendar days after receiving this disclosure required under the Manufactured Home Community Rights Act to void the transaction with the operator, if any, and, if terminated, you shall be returned deposits and rents paid to the operator of the community.

Id. The failure of the seller to provide this disclosure constitutes grounds for the buyer to cancel the sale. Id. § 398.11(c). The record in this case does not demonstrate whether the seller of the manufactured home provided Peer with the disclosure required under the Manufactured Home Community Rights Act.

The record makes clear, however, that Peer has never entered into a written lease agreement with Afionas as required under the 68 P.S. § 398.4.1. The Manufactured Home Community Rights Act contains a provision relating to persons who refuse to enter into a written lease agreement:

A manufacturer home lessee who chooses not to enter into a new, renewed or extended rental agreement shall have 60 days from the date of notification of intent to vacate the manufactured home community to enter into a contract to sell or to relocate the manufactured home. No increased rent or lease charge shall apply during this period.

Id. § 398.13. The Manufactured Home Community Rights Act defines a “lessee” as “a person who rents a manufactured home community space from a lessor pursuant to the terms of a lease.” Id. § 398.2. As such, Peer does not qualify as a lessee under the Act as she has never had a written lease, but this provision demonstrates that even a person with a prior written lease agreement who refuses to enter into a new lease agreement must vacate the community within 60 days of the refusal to enter into a new lease.

Moreover, the provision in the Manufactured Home Community Rights Act relating to evictions likewise covers “lessees.” Id. § 398.3. It does not provide for any specific direction as to how the operator of a manufactured home community removes a squatter who has purchased a trailer without compliance with the statutory requirements and thereafter refuses to enter into a written lease agreement. In this regard, other courts have concluded that ejectment remains a viable tool available to manufactured home community owner. See Childs Instant Homes Inc. v. Wolstenholme, 5 Pa. D&C 4th 536 (Bucks County 1989) (finding that where former lessee refused to sign new lease agreement that manufactured community operator had right to seek ejectment).

Peer has remained in the Forest City Mobile Home Park for nearly two years without paying any rent whatsoever. Peer does not have a written lease agreement with Afionas.¹ Peer has not paid any rent for a period of nearly two full years and she has provided no legal justification for her right to remain within the Forest City Mobile Home Park without the payment of any lot rentals.

Peer’s legal argument is that she is entitled to live rent-free as a result of a

¹ While Peer contends that she did pay, and Afionas did accept, monthly rental payments for a period of time until the spring of 2015, the record is clear that Peer has not entered into a written lease agreement with Afionas. Peer made clear during her testimony that she is friends with other residents of this community and that she knows that they have written lease agreements. Peer is the

subsidence / sink hole that occurred on her lot. If Peer had signed the form lease that all the tenants of the Forest City Mobile Home Park execute, she would be responsible for repairs to her lot. (Plf. Ex. 4.) In particular, with respect to repairs, the form written lease specifically provides: “Tenant must take good care of the Lot, the Tenant’s Mobile Home and all systems, equipment and property thereof.” (*Id.* ¶ 12.)² To the extent that Tenant’s fuel tank was disrupted by a land subsidence, the written lease agreement specifically provides that it is the responsibility of Peer – not Afionas – to correct this problem. Thus, Peer’s attempted justification for her refusal to pay a lot rental is without merit.

In order to prevail in an ejectment action, a plaintiff must establish a right to immediate exclusive possession. See Hallman v. Turns, 484 A.2d 1284, 1287 (Pa. Super. Ct. 1984). Afionas has demonstrated ownership of title to the real property and that Peer has no written lease agreement, oral lease agreement, permission or privilege to remain on the real property, and Peer has presented no evidence that would demonstrate that her right to possession of the real property is superior to Afionas’ clear ownership interest. As such, Afionas has demonstrated by a preponderance of the evidence that it is entitled to possession of the real property in question.³

b. Abandonment

Afionas also included a count in its complaint for abandonment. This count was contingent upon Peer abandoning the trailer during the pendency of the civil action. (Plf. Amd. Cmp. ¶ 28.) This has not occurred. Moreover, the Manufactured Home Community Rights Act provides a specific procedure to be followed upon the abandonment of any manufactured home within a manufactured home community park. 68 P.S. § 398.10.2. Thus, the appropriate procedure if Peer’s abandons her trailer is set forth in § 398.10.2. For these reasons, this count will be dismissed.

IV. Conclusion

For the reasons set forth herein, Afionas has demonstrated by a preponderance of the evidence that it is entitled to judgment in its favor ejecting Peer from its real property.⁴



only resident of the Forest City Mobile Home Park that does not have a written lease. Understandably, given the circumstances surrounding this litigation, Alfionas has indicated that they now have no intent on leasing a lot to Peer.

2 Peer complains that her “kerosene” tank has been disturbed by the subsidence/sink hole on her lot. (Def. Exs. 2-6.) Significantly, the form written lease agreement prohibits the use of kerosene heaters, and only permits heating sources to be “propane and natural gas and Oil.” (Plf. Ex. 4 ¶ 10.) If Peer was utilizing kerosene as she contended, then she would have been in violation of the form written lease agreement.

3 Given the sixty (60) day period to vacate provided for under § 398.13, the ejectment order will provide Peer with 60 days to remove her trailer and personal property from Lot 816.

4 A judgment in ejectment will also be entered against Costick as well as any other parties attempting to occupy Lot 816. The record is clear that there is no existing written lease agreement relative to Lot 816 and no third party has any right to occupy Afionas’ real property at this time.

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.

ESTATE NOTICE

In the Estate of Carol Mnahoncak, deceased, late of Forest Lake Township, Susquehanna County, Pennsylvania who died intestate on February 9, 2017. 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:

Jean Marie Grassman
224 Kane Rd.
Montrose, PA 18801

or

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

3/31/2017 • 4/7/2017 • 4/14/2017

ESTATE NOTICE

In the Estate of DOROTHY WEGMAN, deceased, late of Montrose Borough, Susquehanna County, Pennsylvania who died testate on January 26th, 2017. Letters Testamentary 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:

Barbara Stroming
706 Rathbun Avenue
Staten Island, NY 10312

Or

Kelly Law Office
Laurence M. Kelly
Attorney At Law
65 Public Avenue
Montrose, PA 18801

3/31/2017 • 4/7/2017 • 4/14/2017

NOTICE

In the Estate of Edward M. Tierney Sr. a/k/a Edward M. Tierney, late of the Borough of Hallstead, 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 having

claims against said estate will present them without delay to:

Edward M. Tierney, Jr.
233 4th Street
Hallstead, PA 18822

3/24/2017 • 3/31/2017 • 4/7/2017

EXECUTRIX NOTICE

Estate of E. Irene Squires AKA
Irene Squires
Late of Rush Township
EXECUTRIX
Linda Renee Erat
224 East Rush Road
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esquire
4 Chestnut Street
Montrose, PA 18801

3/24/2017 • 3/31/2017 • 4/7/2017

EXECUTOR NOTICE

Estate of Richard L. Henry, Jr.
Late of Silver Lake Township
EXECUTOR
Kevin Brewster
117 Hawranick Road
Brackney, PA 18812
ATTORNEY
Michael Briechle, Esquire
4 Chestnut Street
Montrose, PA 18801

3/24/2017 • 3/31/2017 • 4/7/2017

NOTICE OF PUBLICATION

ESTATE OF MIRIAM S. KLENK,
Late of Kingsley Township,
Susquehanna County, Pennsylvania

Date of Death: 1/16/2017
Executors: Scott D. Klenk and
Susan Rikkola
Attorneys: Needle Law, P.C.
240 Penn Avenue –
Suite 202
Scranton, PA 18503

3/17/2017 • 3/24/2017 • 3/31/2017

NOTICE

**IN THE ESTATE OF EVA B.
BEPPLER, a/k/a EVA BELL
BEPPLER**, late of the Township
of Dimock, County of
Susquehanna, 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
having claims against said Estate
will present them without delay to:

**Eleanor Kurosky, Executrix
5807 Peterson Road
Montrose, PA 18801**

OR

**Ruth Vandermark, Executrix
1369 Vandermark Road
Montrose, PA 18801**

OR

**Davis Law, P.C.
Raymond C. Davis, Esquire
Attorney for the Estate
181 Maple Street
Montrose, PA 18801**

3/17/2017 • 3/24/2017 • 3/31/2017

ESTATE NOTICE

In the Estate of MARY ANN QUINN of Union Dale Borough, 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 having claims against said estate will present them without delay to:

TIMOTHY D. QUINN
C/O Briechle Law Offices

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

3/17/2017 • 3/24/2017 • 3/31/2017

OTHER NOTICES

NOTICE OF ACTION IN QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNSYLVANIA

CIVIL DIVISION
CIVIL ACTION - LAW

No. 2016-00935

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE OF THE INDYMAC
IMSC MORTGAGE TRUST 2007-
F3, MORTGAGE PASS-

THROUGH CERTIFICATES,
SERIES 2007-F3 UNDER THE
POOLING AND SERVICING
AGREEMENT DATED AUGUST
1, 2007
Plaintiff

vs.

MICHELE L. KENOPENSKY
A/K/A MICHELE VINCI
EASTERN AMERICAN
MORTGAGE CO.

Defendants

To EASTERN AMERICAN
MORTGAGE CO.

You are hereby notified that on 10/04/2016, Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC IMSC MORTGAGE TRUST 2007-F3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-F3 UNDER THE POOLING AND SERVICING AGREEMENT DATED AUGUST 1, 2007, filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SUSQUEHANNA County Pennsylvania, docketed to No. 2016-00935. Wherein Plaintiff seeks to satisfy a lien on the property located at 152 RR1 BOX 152, KINGSLEY, PA 18826 and confirm DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC IMSC MORTGAGE TRUST 2007-F3, MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2007-F3
UNDER THE POOLING AND
SERVICING AGREEMENT
DATED AUGUST 1, 2007 is the
holder of a first priority mortgage
on the Property.

You are hereby notified to plead
to the above referenced Complaint
on or before 20 days from the date
of this publication or a Judgment
will be entered against you.

NOTICE

If you wish to defend, you must
enter a written appearance
personally or by attorney and file
your defenses or objections in
writing with the court. You are
warned that if you fail to do so the
case may proceed without you and
a judgment may be entered against
you without further notice for the
relief requested by the plaintiff.
You may lose money or property or
other rights important to you.

**YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING
A LAWYER.**

**IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

Notice to Defend:

SUSQUEHANNA COUNTY
SUSQUEHANNA COUNTY
PROTHONOTARY OFFICE
SUSQUEHANNA COUNTY
COURTHOUSE
Montrose, PA 18801
Telephone (570) 278-4600 x120

Lawyer Referral Service:
Pennsylvania Lawyer Referral
Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

3/31/2017

**ORPHANS' COURT DIVISION
ESTATE NOTICE**

Public notice is hereby given to all
persons interested in the following
named Estate. The accountant of
said Estate has filed in the
Register's Office of Susquehanna
County the accounting which has
been certified to the Clerk of the
Orphans' Court Division, Court of
Common Pleas:

First and Final Accountings:

**ESTATE OF
BARBARA S MACKENZIE,
deceased
David Mackenzie, Executor**

**ESTATE OF
ELEANOR T PEASE, deceased
Deborah J Pease, Executrix**

The above accounting will be
presented to the Judge of the Court
of Common Pleas on Tuesday,

April 18, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

3/31/2017 • 4/7/2017

**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
APRIL 11, 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
4-11-2017 9:00 AM**

Writ of Execution No.:

2016-1265 CP

PROPERTY ADDRESS: 18 Main Street n/k/a 65 Main Street Hop Bottom, Pa 18824

LOCATION: Borough of Hop Bottom

Tax ID #: 222.10-1,006.00,000

IMPROVEMENTS: ONE – ONE AND A HALF STORY WOOD FRAMED DWELLING
DEFENDANTS: Rosemary Costigan
ATTORNEY FOR PLAINTIFF:
Robert Williams, Esq
(856) 482-1400

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

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 11, 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

4-11-2017 9:30 AM

Writ of Execution No.:

2016-1266 CP

PROPERTY ADDRESS: 43 SR

371

Herrick Center, Pa 18430

LOCATION: Township of Herrick

Tax ID #: 192.00-1,019.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE - 20 X 30 WOOD FRAMED

BANK BARN

ONE - 10 X 17 WOOD FRAMED

SHED

DEFENDANTS: Kathleen

Chadwick and James Chadwick

ATTORNEY FOR PLAINTIFF:

Robert Williams, Esq

(856) 482-1400

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

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 11, 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

4-11-2017 10:00 AM

Writ of Execution No.:

2016-1267 CP

PROPERTY ADDRESS: RR 2 Box 3174 aka 60 Mountain View Drive Union Dale, Pa 18470

LOCATION: Township of Herrick

Tax ID #: 209.00-1,073.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

COTTAGE

DEFENDANTS: Michele S. Moore

ATTORNEY FOR PLAINTIFF:

Robert Williams, Esq

(856) 482-1400

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

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 11, 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
4-11-2017 10:30 AM**

Writ of Execution No.:
2016-1264 CP
PROPERTY ADDRESS: 14711 SR
858 a/k/a RR 1200 Route 858
Little Meadows, Pa 18830
LOCATION: Township of
Apolacon
Tax ID #: 021.04-1,064.00,000
IMPROVEMENTS: ONE – ONE
STORY WOOD FRAMED
DWELLING
DEFENDANTS: Donald L. Ulmer,
Sr., as trustee for Donald L. Ulmer,
Sr., Family Trust and Christopher
R. Ulmer, as Trustee for Donald L.
Ulmer, Sr., Family Trust
ATTORNEY FOR PLAINTIFF:
Joseph Foley, Esq
(215) 790-1010

NOTICE

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

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

Lance M. Benedict,
Susquehanna County Sheriff

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 25, 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

4-25-2017 9:00 AM

Writ of Execution No.:

2017-49 CP

PROPERTY ADDRESS: 48

Willow Avenue

Susquehanna, Pa 18847

LOCATION: Borough of
Susquehanna Depot

Tax ID #: 054.11-4,055.00,000

IMPROVEMENTS: ONE – TWO
STORY WOOD FRAMED
DWELLING

DEFENDANTS: Linda L.

Hermann

ATTORNEY FOR PLAINTIFF:

Matthew Fissel, Esq (215)825-
6344

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

3/31/2017 • 4/7/2017 • 4/14/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 25, 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

4-25-2017 9:30 AM

Writ of Execution No.:

2017-78 CP

PROPERTY ADDRESS: 47
Washington Street f/k/a 806
Washington Street
Susquehanna, Pa 18847

LOCATION: Borough of Susquehanna Depot
Tax ID #: 054.14-2,050.00,000
IMPROVEMENTS: ONE – TWO STORY WOOD FRAMED DWELLING
DEFENDANTS: Edward Chandler
ATTORNEY FOR PLAINTIFF:
Leon Haller, Esq (717) 234-4178

NOTICE

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www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

3/31/2017 • 4/7/2017 • 4/14/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 25, 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

4-25-2017 10:00 AM

Writ of Execution No.:
2017-42 CP

PROPERTY ADDRESS: 164 McGavin Road a/k/a RR 3 Box 178

Meshoppen, PA 18630

LOCATION: Township of Auburn
Tax ID #: 215.00-1,010.00,000.

IMPROVEMENTS: One – 1 1/2 Story Wood Framed Dwelling
One – 20' x 24 Wood Framed Garage

DEFENDANTS: Charles Spickerman a/k/a Charles C. Spickerman, Jr and Michelle Spickerman a/k/a Michelle L. Spickerman

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

NOTICE

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

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

Lance M. Benedict,
Susquehanna County Sheriff

3/31/2017 • 4/7/2017 • 4/14/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 25, 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

4-25-2017 10:30 AM

Writ of Execution No.:
2017-38 CP

PROPERTY ADDRESS: 1177
North Main Street
Forest City, Pa 18421

LOCATION: Borough of Forest
City
Tax ID #: 249.19-2,002.00,000.
IMPROVEMENTS: One – 2 Story
Framed Duplex
One – 6 x 8 Wood Framed Shed
DEFENDANTS: My House, LLC,
Michael L. Yetter and Lindsay M.
Yetter
ATTORNEY FOR PLAINTIFF:
James Shoemaker, Esq (570)287-
3000

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
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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

3/31/2017 • 4/7/2017 • 4/14/2017

MORTGAGES AND DEEDS

RECORDED FROM MARCH 16, 2017 TO MARCH 22, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	
Mortgagor: COOPER, DOUGLAS (AKA)	Consideration: \$164,000.00
2 - COOPER, DOUGLAS J	Mortgagee: COMMUNITY BANK
3 - HUMMEL, ROBERT H (AKA)	
4 - HUMMELL, ROBERT H	
5 - HUMMEL, BETTY E (AKA)	
6 - HUMMELL, BETTY E	
Locations: Parcel #	Municipality
1 - 198.00-1,045.00.000.	DIMOCK TOWNSHIP
Information:	
Mortgagor: GRIFFIN, THOMAS J JR	Consideration: \$152,500.00
2 - GRIFFIN, ANNETTE	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 081.00-2,002.01.000.	FOREST LAKE TOWNSHIP
Information:	
Mortgagor: WATERS, FAITH H	Consideration: \$75,000.00
2 - KIMES, EDWARD C	Mortgagee: ESSA BANK & TRUST
Locations: Parcel #	Municipality
1 - 209.09-1,047.00.000.	HERRICK TOWNSHIP
Information:	
Mortgagor: GUINANE, MERRITT Y	Consideration: \$115,151.00
	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 124.17-1,020.00.000.	MONTROSE 2W
Information:	
Mortgagor: LYNCH, DAVID G	Consideration: \$55,250.00
Locations: Parcel #	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
1 - 268.07-3,076.00.000.	Municipality
	FOREST CITY 2W
Information:	
Mortgagor: BEAN, JOSEPH	Consideration: \$97,280.00
	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
	2 - MORTGAGE RESEARCH CENTER LLC (DBA)
	3 - VETERANS UNITED HOME LOANS
Locations: Parcel #	Municipality
1 - 268.07-1,059.00.000.	FOREST CITY 2W
Information:	
Mortgagor: BROWNELL, LAURA ANN	Consideration: \$180,000.00
	Mortgagee: PEOPLES SECURITY BANK
	AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 054.11-2,054.00.000.	SUSQUEHANNA 2W
Information:	
Mortgagor: BROWN, LARRY J	Consideration: \$75,000.00
Locations: Parcel #	Mortgagee: NBT BANK
1 - 109.10-1,025.00.000.	Municipality
	NEW MILFORD 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 ★

Information:	Consideration: \$25,000.00
Mortgagor: SINKOVICH, AARON F	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SINKOVICH, BRENDA J	
Locations: Parcel # 1 - 124.13-2,006.00.000.	Municipality MONROSE
Information:	Consideration: \$9,000.00
Mortgagor: SEVERCOOL, MYRON F	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - SEVERCOOL, WILMA H	
Locations: Parcel # 1 - 178.00-1,010.00.000.	Municipality RUSH TOWNSHIP
Information: OPEN-END MTG	Consideration: \$356,250.00
Mortgagor: STALKER, RYAN D	Mortgagee: PS BANK
2 - STALKER, REBECCA K	
Locations: Parcel # 1 - 151.00-1,075.01.000. 2 - 151.00-1,075.02.000.	Municipality GIBSON TOWNSHIP GIBSON TOWNSHIP
Information:	Consideration: \$126,000.00
Mortgagor: AIMETTI, KAREN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel # 1 - 229.00-2,036.01.000.	Municipality CLIFFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: BIRCHARD, DIANA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 105.00-1,005.00.000.	Municipality FRANKLIN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$80,000.00
Mortgagor: PHILLIPS, KEVIN S	Mortgagee: NBT BANK
Locations: Parcel # 1 - 148.00-1,008.01.000.	Municipality NEW MILFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$120,000.00
Mortgagor: HAMAR, JEFFREY P	Mortgagee: NBT BANK
2 - FORTNER, LAURIE J (AKA) 3 - HAMAR, LAURIE J	
Locations: Parcel # 1 - 022.00-1,051.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$108,000.00
Mortgagor: ETTLINGER, ALBIN JOSEPH	Mortgagee: COMMUNITY BANK
2 - ETTLINGER, JOYCE MAE	
Locations: Parcel # 1 - 156.00-1,015.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$99,400.00
Mortgagor: HOLINEJ, NICHOLAS	Mortgagee: COMMUNITY BANK
2 - DOUGLAS, MIKAYLA	
Locations: Parcel # 1 - 156.00-1,047.01.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$204,000.00
Mortgagor: KULP, MATTHEW R	Mortgagee: NORTHWEST BANK
2 - KULP, CHRISTINA J 3 - CONNER, JOHN P 4 - CONNER, BARBARA A	
Locations: Parcel # 1 - 113.00-1,010.00.000.	Municipality JACKSON TOWNSHIP

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

Information:	Consideration: \$165,000.00
Mortgagor: GREGORY, JENNIFER L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 045.00-1,013.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$77,850.00
Mortgagor: LEWIS, RICHARD C	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - LEWIS, PENNY L	
Locations: Parcel #	Municipality
1 - 046.00-1,021.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$68,000.00
Mortgagor: TISSEYRE, HOLLY	Mortgagee: NBT BANK
2 - TISSEYRE, ERIC R	
Locations: Parcel #	Municipality
1 - 115.09-1,072.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$97,000.00
Mortgagor: LEWIS, HEATHER M	Mortgagee: CLARK, LORENZO
2 - SCRO, ANDREW JR	
Locations: Parcel #	Municipality
1 - 054.07-1,032.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$150,000.00
Mortgagor: LYNCOTT CORP	Mortgagee: REPUBLIC FIRST BANK (DBA)
2 - REPUBLIC BANK	
Locations: Parcel #	Municipality
1 - 108.00-2,028.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$141,000.00
Mortgagor: SCHMIDT, REBECCA R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 185.00-1,007.04,000.	HARFORD TOWNSHIP
Information:	Consideration: \$367,500.00
Mortgagor: CARREA, PETER J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
2 - CARREA, KRISTIN	2 - LOANDEPOT . COM LLC (DBA)
	3 - MORTGAGE MASTER
Locations: Parcel #	Municipality
1 - 191.13-1,022.00,000.	HERRICK TOWNSHIP

DEEDS

Information: Consideration: \$20,200.00

Grantor: UNITED STATES SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

Grantee: CASTLEROCK 2017 LLC03

Locations: Parcel #

1 - 124.13-1,045.00,000.

Municipality

MONTROSE

Information:

Consideration: \$1,114.77

Grantor: SOULES, KENNETH E (BY SHERIFF)
2 - SOULES, HOLLY A (BY SHERIFF)

Grantee: MTGLQ INVESTORS LP

Locations: Parcel #

1 - 054.11-2,015.00,000.

Municipality

SUSQUEHANNA 2W

Information:

Consideration: \$2,674.42

Grantor: STAERKER, GERALDINE (BY SHERIFF)

Grantee: US BANK (TRUSTEE)

Locations: Parcel #

1 - 054.11-2,032.00,000.

Municipality

SUSQUEHANNA 2W

Information:

Consideration: \$2,626.38

Grantor: LARUE, GEMINI D (AKA BY SHERIFF)
2 - LA RUE, GEMINI D (BY SHERIFF)

Grantee: COMMUNITY BANK

Locations: Parcel #

1 - 083.00-2,031.00,000.

Municipality

FOREST LAKE TOWNSHIP

Information:

Consideration: \$114,000.00

Grantor: DEARBORN, MARY ELLEN

Grantee: GUINANE, MERITT Y

2 - DEARBORN, JAMES (BY ATTY)

3 - GRACE, JAMES (BY ATTY)

4 - GRACE, CHRISTINE (BY ATTY)

5 - GRACE, THOMAS MICHAEL (BY ATTY)

6 - GRACE, SALLY (BY ATTY)

7 - MALOTT, MARY PATRICIA (BY ATTY)

8 - MALOTT, JAMES (BY ATTY)

9 - GRACE, JAMES JERMAH (BY ATTY)

10 - GRACE, JAMES JEREMIAH (BY ATTY)

11 - GRACE, ERIKA (BY ATTY)

Locations: Parcel #

1 - N/A

Municipality

MONTROSE

Information: CORRECTIVE

Consideration: \$1.00

Grantor: GREENLEAF, JOHN WILLIAM

Grantee: GREENLEAF, JOHN WILLIAM

2 - GREENLEAF, YUJING

2 - GREENLEAF, YUJING

Locations: Parcel #

1 - 268.07-5,058.00,000.

Municipality

FOREST CITY

Information:

Consideration: \$21,500.00

Grantor: K & M AG LLC

Grantee: SOUTH MONTROSE STORAGE LLC

Locations: Parcel #

1 - N/A

Municipality

BRIDGEWATER TOWNSHIP

Information:

Consideration: \$1.00

Grantor: ADAMS, LYNN HOLLIS

Grantee: ADAMS, BRENDA K

2 - ADAMS, PAULETTE M

2 - KNOUSE, ANDREA J

Locations: Parcel #

1 - 186.00-1,041.00,000.

Municipality

HARFORD TOWNSHIP

Information:

Consideration: \$1.00

Grantor: ADAMS, LYNN HOLLIS

Grantee: ADAMS, BRENDA K

2 - ADAMS, PAULETTE M

2 - KNOUSE, ANDREA J

Locations: Parcel #

1 - 186.00-1,042.00,000.

Municipality

HARFORD TOWNSHIP

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

Information:	Consideration: \$95,000.00
Grantor: MARQUEZ, ASHLEY (NBM) 2 - CONRAD, ASHLEY 3 - CONRAD, FREDERICK	Grantee: BEAN, JOSEPH
Locations: Parcel # 1 - 268.07-1,059.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$27,000.00
Grantor: TRACY, CHRISTOPHER T 2 - TRACY, CATHLEEN A	Grantee: COLE, KYLE W 2 - COLE, ANDREA G
Locations: Parcel # 1 - 111.10-1,006.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SMITH, STEPHEN T 2 - MOTT-SMITH, JULIE A (AKA) 3 - SMITH, JULIE AMOTT	Grantee: SMITH, STEPHEN T 2 - MOTT-SMITH, JULIE A (AKA) 3 - SMITH, JULIE AMOTT
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CUTRI, MICHAEL R JR	Grantee: CUTRI, MICHAEL R JR
Locations: Parcel # 1 - 102.00-1,041.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODBURY, GORDON 2 - WOODBURY, ANITRA K (AGENT) 3 - WEBSTER, MAXIMILLIAN D	Grantee: PENNMARC RESOURCES LP
Locations: Parcel # 1 - 186.00-1,024.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: FERENCZ I, ETHEL MAE	Grantee: BROWN, LARRY J
Locations: Parcel # 1 - 109.10-1,025.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: DANATOS, STEVEN C	Grantee: SNAKE HILL TERRA LLC
Locations: Parcel # 1 - 132.00-1,027.00,000. 2 - N/A 3 - N/A	Municipality JACKSON TOWNSHIP ARARAT TOWNSHIP THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DANATOS, STEVEN C	Grantee: SNAKE HILL TERRA LLC
Locations: Parcel # 1 - 132.00-1,025.03,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$4.00
Grantor: DANATOS, STEVEN C	Grantee: SNAKE HILL TERRA LLC
Locations: Parcel # 1 - 132.00-1,025.02,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: CONBOY, KATHLEEN C	Grantee: CONBOY, FRANCIS J
Locations: Parcel # 1 - 099.00-1,019.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$73,000.00
Grantor: SKIP TRACY LLC	Grantee: EGK LLC
Locations: Parcel # 1 - 245.00-2,048.00,000.	Municipality CLIFFORD TOWNSHIP

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

Information:	Consideration: \$1.00
Grantor: HOWER, ROBERT C 2 - HOWER, THEORA B	Grantee: HOWER, ROBERT C 2 - HOWER, THEORA B
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KANE, MARTIN J 2 - KANE, JACKIE M	Grantee: KANE, MARTIN J
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: KANE, MARTIN J 2 - KANE, JACKIE M	Grantee: KANE, MARTIN J
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: OCHSE, JAMES J 2 - OCHSE, JUNE D	Grantee: OCHSE, JAMES J 2 - OCHSE, JUNE D
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: DOUGLAS, RODNEY A	Grantee: HOLINEJ, NICHOLAS 2 - DOUGLAS, MIKAYLA
Locations: Parcel # 1 - 156.00-1,047.01,000.	Municipality RUSH TOWNSHIP
Information: OIL AND GAS DEED	Consideration: \$225,000.00
Grantor: STRAUSS, EDWARD J JR (AKA) 2 - STRAUSS, EDWARD JAY 3 - STRAUSS, BRENDA ANN	Grantee: APPALACHIAN BASIN MINERALS LP 2 - ALLGOOD, JAMES KELLY JR 3 - DAILEY, FRANK 4 - DAILEY, TERRY LOUISE 5 - PERSIA, CHRISTY THORP 6 - ALLGOOD, LUCY DENTON 7 - GILREATH, JAMES
Locations: Parcel # 1 - 185.00-1,062.00,000. 2 - 185.00-1,012.12,000.	Municipality HARFORD TOWNSHIP HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DONEY, MEGAN L	Grantee: DONEY, BENJAMIN W
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$255,000.00
Grantor: ZUDANS, ANDREW 2 - ZUDANS, NANCY	Grantee: KULP, MATTHEW R 2 - KULP, CHRISTINA J 3 - CONNER, JOHN P 4 - CONNER, BARBARA A
Locations: Parcel # 1 - 113.00-1,010.00,000.	Municipality JACKSON TOWNSHIP
Information: INT 21 UNIT 25	Consideration: \$100.00
Grantor: KLONTZ, MARK 2 - BREWER-KLONTZ, REBEKKAH (AKA) 3 - KLONTZ, REBEKKAH BREWER	Grantee: WALLACE, LELAND 2 - WALLACE, KATHE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GREGORY, JENNIFER L 2 - GREGORY, JOHN D	Grantee: GREGORY, JENNIFER L
Locations: Parcel # 1 - 045.00-1,013.01.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$73,000.00
Grantor: COTTRELL, EARL E SR 2 - COTTRELL, CATHY D	Grantee: TISSEYRE, HOLLY 2 - TISSEYRE, ERIC ROGER
Locations: Parcel # 1 - 115.09-1,072.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$100,000.00
Grantor: CLARK, LORENZO	Grantee: LEWIS, HEATHER M 2 - SCRO, ANDREW JR
Locations: Parcel # 1 - 054.07-1,032.00.000.	Municipality OAKLAND BOROUGH
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: HOLLENBECK, CHAD H 2 - HOLLENBECK, SHELLY	Grantee: TEDDICK, MICHAEL
Locations: Parcel # 1 - 163.00-2,006.00.000.	Municipality BROOKLYN TOWNSHIP



Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2017 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

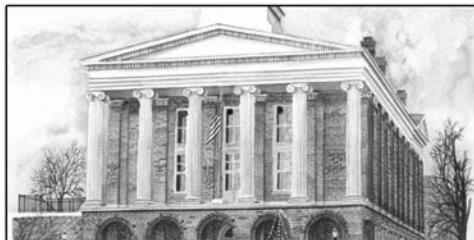
Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.



General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

submitted camera-ready or via email in PDF

or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year

Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o SCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086

Email: baileyd@ptd.net



Susquehanna Legal Journal Subscription Form PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates — 570-251-1512 or email baileyadv@ptd.net

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