

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ February 15, 2019 ★ Montrose, PA ★ No. 46



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	10
MORTGAGES & DEEDS	12

CASES REPORTED

Ian Schenck and Kristen Schenck, his wife, Plaintiffs,
vs.
Ken Finch, Jr., individually and d/b/a K-F Roughstock and Rodeo, Harford
Fair, Harford Agricultural Society of Harford Pennsylvania, Defendants.

© 2019 Legal Journal of Susquehanna County



Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Michael Briechle, Esq.

Vice-President
Francis X. O'Connor, Esq.

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

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.

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.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

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

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.

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

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec

Susan Jennings

Richard Suraci

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

IAN SCHENCK and KRISTEN	:	
SCHENCK, his wife,	:	
Plaintiffs,	:	
	:	
vs.	:	No. 2013-1034 C.P.
	:	
KEN FINCH, JR., individually and	:	
d/b/a K-F ROUGHSTOCK AND	:	
RODEO, HARFORD FAIR, HARFORD	:	
AGRICULTURAL SOCIETY OF	:	
HARFORD PENNSYLVANIA,	:	
Defendants.	:	

ORDER

NOW, this 7th day of December, 2018, upon consideration of defendant's motion for remittitur, plaintiff's motion for delay damages, the briefs submitted by the parties, and oral argument, **IT IS HEREBY ORDERED THAT:**

1. Defendant's motion for remittitur is **DENIED**.¹

1 Defendant Harford Fair seeks remittitur as to the jury award of \$40,000 for past medical expenses for plaintiff Kristen Schenck based upon plaintiff's alleged failure to provide sufficient evidence to support the jury award. In considering whether to reduce a jury's damage award, the following standard applies:

Judicial reduction of a jury award is appropriate only when the award is plainly excessive or exorbitant. The question is whether the award of damages falls within the uncertain limits of fair and reasonable compensation or whether the verdict so shocks the sense of justice as to suggest that the jury was influenced by partiality, prejudice, mistake or corruption.

Haines v. Raven Arms, 640 A.2d 367, 369 (Pa. 1994) (affirming grant of remittitur which reduced award from \$8 million to \$5 million); see also Bailets v. Pennsylvania Turnpike Commission, 181 A.3d 324, 336 (Pa. 2018) ("The assessment of damages is peculiarly within the province of the factfinder and an award will not be upset on appeal unless it is so excessive as to shock the conscience of the court or it is clearly based on partiality, prejudice or passion."); Department of Public Welfare v. Schultz, 606 A.2d 425, 426 (Pa. 2004) (finding that in order to grant remittitur "[t]he amount must not only be greater than that which the court would have awarded, but so excessive as to offend the conscience and judgment of the Court."); Renna v. Schadt, 64 A.3d 658, 671-72 (Pa. Super. 2013) (affirming trial court's refusal to grant remittitur on \$400,000 jury award for non-economic damages); Bennyhoff v. Pappert, 790 A.2d 313 (Pa. Super. 2001) (refusing to grant remittitur on \$2 million verdict given "plaintiff's age, expected work life, and medical testimony of her condition"). Defendant Harford Fair does not argue that the jury award resulted from any improper partiality, prejudice or corruption; rather, defendant Harford Fair argues that the

2. Plaintiff's motion for delay damages is **GRANTED**. Plaintiff Kristen Schenck's verdict is molded to include delay damages of \$23,363.92 for a total molded verdict of \$144,363.92. Plaintiff Ian Schenck's verdict is molded to include delay damages in the amount of \$1,928.44 for a total molded verdict of \$11,928.44.

Jason J. Legg
President Judge



jury mistakenly awarded \$40,000 in past medical expenses where there was no billing records to support an award of that amount.

"Pennsylvania law allows a plaintiff to recover the reasonable value of medical services." Moorhead v. Crozer Chester Medical Center, 765 A.2d 786, 789 (Pa. 2001), abrogated on other grounds, Northbrook Life Ins. Co. v. Commonwealth, 949 A.2d 333, 336-337 (Pa. 2008). Plaintiff Kristen Schenck provided extensive testimony as to the medical and dental treatment that she received from August 2012 up until the date of the trial itself. In this regard, plaintiff Kristen Schenck only provided a specific value for a small portion of the past medical expenses incurred, i.e., \$4,086 related to dental work performed by Dr. Lafoca. The record, however, demonstrates that plaintiff Kristen Schenck had substantial medical expenses in excess of that dental work: (1) emergency room treatment; (2) emergency dental work immediately after the accident to provide temporary crowns and a root canal; (3) ten different appointments with a pain management specialist; (4) continued treatment with her primary physician; (5) chiropractic visits; and (6) a significant amount of prescriptive medicines utilized to treat her pain, anxiety and depression associated with being injured by the charging rodeo bull.

When the specific costs of past medical services are unknown, the jury must determine "the reasonable value of those medical services." Kashner v. Geisinger Clinic, 638 A.2d 980, 983 (Pa. Super. 1994) ("It is well-settled that a plaintiff in a personal injury action seeking damages for the cost of medical services provided to him as a result of a tortfeasor's wrongdoing is entitled to recover the reasonable value of those medical services."). There is no requirement that "damages . . . be proved with mathematical certainty, but only with reasonable certainty, and *evidence may consist of probabilities and inferences.*" Bailets, 181 A.3d at 336 (emphasis added). Admittedly, plaintiff Kristen Schenck provided no billing records relative to her past medical expenses aside from the testimony provided by Dr. Lafoca related to the dental work that he performed. Even where the record fails to contain evidence of the exact cost of past medical expenses, a jury award for past medical expenses will not be disturbed if it represents a reasonable estimate of the value of those past medical services. See Bailets, 181 A.3d at 336 ("Where the amount of damages can be fairly estimated from the evidence, the recovery will be sustained even though such an amount cannot be determined with entire accuracy."); cf. Stiles v. K-Mart Corp., 597 So.2d 1012 (La. 1992) ("When the record establishes that future medical expenses are necessary and inevitable, the court should not reject an award of future medical expenses on the basis that the record does not provide the exact value of the necessary expenses, if the court can examine the record and determine from the evidence of past medical expenses and other evidence a minimum amount that reasonable minds could not disagree will be required.").

In this case, there was sufficient evidence from which the jury could reasonably infer the value of the past medical services provided to plaintiff Kristen Schenck. The record established an actual figure for a portion of those services so as to provide a reasonable probability or inference as to the remaining amounts due and owing for the past medical services. The amount awarded by the jury does not shock this court's sense of justice; rather, it is a fair and reasonable estimate of past medical expenses incurred by plaintiff as a result of the being trampled by an enormous, charging rodeo bull. The determination of the amount of past medical expenses was properly within the province of the jury and the award was not plainly excessive or exorbitant. For these reasons, defendant's motion for remittitur is denied.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Jane T. Chandler
Late of Montrose Borough
EXECUTOR

Kendal Chandler

64 Wilson Street

Montrose, PA 18801

ATTORNEY

Robert J. Hollister, Esq.

Giangrieco Law, PC

P.O. Box 126

Montrose, PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTOR NOTICE

Estate of Michael R. Cutri, Sr.

AKA Michael R. Cutri

Late of Forest Lake Township

EXECUTOR

Michael R. Cutri, Jr.

11300 Forest Lake Rd.

Montrose, PA 18801

ATTORNEY

Jason G. Beardsley, Esq.

37 Public Avenue

Montrose PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTRIX NOTICE

Estate of Theresa A. Diehl

Late of Springville Township

EXECUTRIX

Christina Hall

4765 SR 706

Montrose, PA 18801

ATTORNEY

Michael Briechele, Esq.

4 Chestnut Street

Montrose, PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTOR NOTICE

Estate of Jean Marie Grassman

Late of Forest Lake Township

EXECUTOR

James Grassman

224 Kane Road

Montrose, PA 18801

ATTORNEY

Briechele Law Offices, P.C.

4 Chestnut Street

Montrose, PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTRIX NOTICE

Estate of Mary Roberta Robinson

AKA Roberta M. Robinson AKA

Mary R. Robinson

Late of Borough of Susquehanna

EXECUTRIX

Ann E. Kemmerer n/b/m Ann E.
Stewart
147 Laurel Street
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, PO Box 244
Susquehanna, PA 18847

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTRIX NOTICE

Estate of Ellen G. Bixby AKA
Ellen Grace Bixby
Late of Borough of Lanesboro
EXECUTRIX
Mary Ellen Norris
23927 SR 92
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
1220 Main Street PO Box 244
Susquehanna, PA 18847

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTRIX NOTICE

Estate of Stephen H. Mowry
Late of Bridgewater Township
EXECUTRIX
Donna Lee Schwartz
16 Stever Drive
Binghamton, NY 13901
ATTORNEY
Paul M. Price, Esq.
25 Main St. P.O. Box 1632
Binghamton, NY 13902-1632

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTRIX NOTICE

Estate of Joseph J. Kapcsandi, Jr.
AKA Joseph Kapcsandi
Late of Thompson Township
EXECUTRIX
Martha Kapcsandi
5377 Little Ireland Rd.
Starrucca, PA 18462

2/8/2019 • 2/15/2019 • 2/22/2019

NOTICE

In the Estate of Virginia Benson
a/k/a Virginia Ruth Benson,
deceased, late of the Borough of
Susquehannah, Susquehanna
County, Pennsylvania.

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

Jodi L. Benson
486 Jackson Avenue
Susquehanna, PA 18847

OR

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

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTOR NOTICE

Estate of John N. Gardner
Late of Auburn Township
EXECUTOR
John C. Gardner, M.D.

651 Stony Mountain Road
Tunkhannock, PA 18657
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126 – 60 Public Avenue
Montrose, PA 18801

2/8/2019 • 2/15/2019 • 2/22/2019

ESTATE NOTICE

Estate of Lloyd A. Conrad a/k/a
Lloyd Conrad late of Dimock
Township, Susquehanna County, PA,
Letters Testamentary having been
granted to the undersigned, all
persons indebted to said Estate are
requested to prompt payment and
all those having claims against said
Estate will present them without
delay to:

BARBARA CONRAD, Executrix
1965 Meshoppen Creek Rd
Montrose PA 18801

OR

Attorney for the Estate
BEARDSLEY LAW PLLC
Jason G. Beardsley, Esq.
37 Public Avenue
Montrose PA 18801

2/1/2019 • 2/8/2019 • 2/15/2019



ESTATE NOTICE

ESTATE OF KAREN JURCO,
late of Hop Bottom, Pennsylvania
(died December 4, 2018). Letters
Administration have been issued to
Michael Venn, Administrator of the
Estate. All those having claims or
demands against the Estate or
indebtedness owed to the Estate
shall present claims or remit
payment without delay to Patrick
Walsh, Esquire, Attorney for the
Estate at 715 N. State Street,
Clarks Summit, PA 18411

2/1/2019 • 2/8/2019 • 2/15/2019

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted in
the ESTATE OF **William C.
Robinson A/K/A William Calvin
Robinson**, late of the Township of
Bridgewater, Pennsylvania, (died
August 10, 2018) to Mary Ann W.
Robinson, executrix. All persons
indebted to the said estate are
required to make payment, and
those having claims or demands
are required to present the same
without delay to Mary Ann W.
Robinson or to Levene Gouldin &
Thompson, LLP, attorneys for the
estate, 450 Plaza Drive, Vestal,
New York 13850.

2/1/2019 • 2/8/2019 • 2/15/2019

OTHER NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF
SUSQUEHANNA COUNTY,
PENNSYLVANIA

IN RE:
P. L. D. V.
(Minor)

Adoption
NO. OC 076-2018

.....
ORDER FOR HEARING

AND NOW, this **23rd day of January, 2019**, it is ORDERED AND DECREED that the within petition be heard on the **23rd day of April, 2019**, at 10:30 a.m. in room 1, Susquehanna County, Pennsylvania

BY THE COURT,

Jason J. Legg, P.J.

IN THE COURT OF COMMON
PLEAS OF
SUSQUEHANNA COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION

NO. OC 076-2018

IN RE: P. L. D. V.
(A Minor)

.....

AMENDED PETITION FOR INVOLUNTARY TERMINATION

TO THE HONORABLE, JASON
J. LEGG, JUDGE OF SAID
COURT:

The Petition of Jack S. Overbaugh,
II and Corrie A. Overbaugh
respectfully represents:

1. The Petitioners are Jack S. Overbaugh, II having been born on December 4, 1976 in Syracuse, New York and Corrie A. Overbaugh having been born on January 4, 1990 in Johnson City, New York.
2. The Petitioner resides at 163 Riverview Drive North, Susquehanna, PA 18847.
3. The Petitioners' relationship to the adoptee is that of Natural Mother and Stepfather.
4. The Petitioners were married on August 19, 2017.
5. The proposed adoptee, P. L. D. V., is a minor having been born on December 17, 2006, in Johnson City, New York.
6. The Petitioner, Corrie A. Overbaugh, has had custody of the adoptee since birth.
7. The Petitioner and her husband have had custody of the adoptee since December, 2014.
8. The natural Father of the adoptee is Raymond Russion.

9. The natural Father was born on December 18, 1986 was believed to be born in New Jersey.

10. The natural Father's last known address is 532 Wheeler Avenue, Scranton, PA 18501.

11. The natural Father has never contacted P.L.D.V.

12. The natural Father has never contributed towards the support of the adoptee.

13. The natural Father, by his conduct, has for a period in excess of six (6) months, clearly indicated a settled purpose of relinquishing parental claim to the adoptee. He has refused and failed to perform any parental duties whatsoever. He has had no contact with the minor child in excess of six months.

WHEREFORE, Petitioner prays your Honorable Court to terminate all rights and duties of Raymond Russian as parent to P. L. D. V. and that custody of the said adoptee shall remain with Petitioner.

Michael J. Gathany, Esquire
Attorney for Petitioners
671 Main Street
PO Box 953
Hallstead, PA 18822
(570) 879-4822

2/15/2019

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 9, 2019

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 April 9, 2019 at 9:00 AM

Writ of Execution No.: 2019-23 CP
PROPERTY ADDRESS: 398
Transue Road, Laceyville, PA
18623

LOCATION: Auburn Township
Tax ID #: 232.00-1,044.00,000.
IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

ONE 24x32 WOOD
FRAMED SHED
DEFENDANTS: Shane A. Conrad
and Tammy S. Townsend, N/K/A
Tammy S. Conrad
ATTORNEY FOR PLAINTIFF:
David K. Brown, Esq
(570) 346-7922

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

2/15/2019 • 2/22/2019 • 3/1/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 9, 2019

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
April 9, 2019 at 9:30 AM
 Writ of Execution No.: 2019-13 CP

PROPERTY ADDRESS: 1853 Lamb Road f/k/a RR2 Box 14, Thompson, PA 18465
 LOCATION: Thompson Township
 Tax ID #: 115.00-2,012.00,000.
 IMPROVEMENTS: ONE - TWO STORY WOOD FRAMED DWELLING

ONE – 16x20 WOOD FRAMED SHED
 DEFENDANTS: Raymond F. Cordner and Flordaliz Cordner
 ATTORNEY FOR PLAINTIFF:
 M. Troy Freedman, Esq
 (215) 572-8111

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

2/15/2019 • 2/22/2019 • 3/1/2019

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 31, 2019 TO FEBRUARY 6, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$108,498.00
Mortgagor: ANGERMEIER, MARK T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JENKINS, JAMIE	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 268.07-1,013.00,000.	FOREST CITY 2W
Information:	Consideration: \$142,000.00
Mortgagor: PALMER, JAMIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 032.00-1,034.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: HUGHES, DENNIS R	Mortgagee: NAVY FEDERAL CREDIT UNION
2 - HUGHES, ZUZANNA M	
Information:	Consideration: \$332,690.00
Mortgagor: PATTI, RONALD A JR	Mortgagee: LANDMARK COMMUNITY BANK
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$24,100.00
Mortgagor: JOSH & JUSTINA HOLBROOK PARTNERS LLC	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 126.00-2,014.03,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$116,568.00
Mortgagor: THURMAN, DANIEL S	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
2 - THURMAN, NICOLE J	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 236.00-1,033.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$66,200.00
Mortgagor: HARDER, DALE H	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HARDER, EMILY L	2 - NATIONSTAR MORTGAGE LLC (DBA)
	3 - MR COOPER
Locations: Parcel #	Municipality
1 - 124.14-1,034.00,000.	MONTROSE
Information:	Consideration: \$136,000.00
Mortgagor: ZAPOLSKI, SCOTT S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 141.00-1,049.00,000.	JESSUP TOWNSHIP
Information: OPEN-END MTG	Consideration: \$15,000.00
Mortgagor: TEWES, MARK S	Mortgagee: HONESDALE NATIONAL BANK
2 - TEWES, DONNA D	
Locations: Parcel #	Municipality
1 - 012.00-1,017.00,000.	GREAT BEND TOWNSHIP

Information:	Consideration: \$65,000.00
Mortgagor: ZROWKA, ANNETTE L	Mortgagee: FNCB
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$88,369.00
Mortgagor: ROSENKRANS, KATY B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 026.00-2,064.00,000.	SILVER LAKE TOWNSHIP

DEEDS

Information: QUITCLAIM	Consideration: \$10.00
Grantor: GARDNER, JOHN N	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information: QUITCLAIM	Consideration: \$10.00
Grantor: GARDNER, JOHN N	Grantee: PALKO, JOHN M
	2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: FILIPOWICZ, BONNIE JOHNSON	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: BELL, DAWN	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: BELL, DAWN	Grantee: PALKO, JOHN M
	2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: FILIPOWICZ, BONNIE JOHNSON	Grantee: PALKO, JOHN M
	2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: RAFFERTY, CAROL ELIZABETH (ESTATE AKA)	Grantee: RAFFERTY, KAREN
	2 - RAFFERTY, CAROL E (ESTATE)
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KERR, JAMES B	Grantee: KERR, JAMES B
	2 - KERR, WILLIAM F JR
Locations: Parcel #	Municipality
1 - 247.00-1,008.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$110,500.00
Grantor: PANEK, ROBERT H	Grantee: ANGERMEIER, MARK T
2 - PANEK, JULIE M (NKA)	2 - JENKINS, JAMIE
3 - BOUSE, JULIE M	
Locations: Parcel #	Municipality
1 - 268.07-1,013.00,000.	FOREST CITY 2W
Information:	Consideration: \$172,000.00
Grantor: SNITZER, HOLLY A	Grantee: PALMER, JAMIE
Locations: Parcel #	Municipality
1 - 032.00-1,034.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CURRAN, THOMAS J	Grantee: CURRAN, MATTHEW R
2 - CURRAN, VIRGINIA M	2 - CURRAN, PATRICK J SR
Locations: Parcel #	Municipality
1 - 083.20-2,020.00,000.	FOREST LAKE TOWNSHIP
2 - 083.20-2,019.01,000.	FOREST LAKE TOWNSHIP
Information: WEEK 42 UNIT 41	Consideration: \$100.00
Grantor: AXTELL, JOAN	Grantee: WHITE, TIMOTHY
	2 - WHITE, WENDY
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: GEMMER, CONRAD J	Grantee: HUGHES, DENNIS R
	2 - HUGHES, ZUZANNA M
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROZELLE, DORA L	Grantee: ROZELLE, DORA L
	2 - DODGE, EDWARD I
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$43,000.00
Grantor: BAYVIEW LOAN SERVICING LLC	Grantee: CEBULAR, RAYMOND E
Locations: Parcel #	Municipality
1 - 024.02-1,031.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$350,200.00
Grantor: WARFLE, GARY	Grantee: PATTI, RONALD JR
2 - WARFLE, ROBIN	
Locations: Parcel #	Municipality
1 - 026.16-1,016.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, MARK H	Grantee: WILLIAMS, MARK H
2 - WILLIAMS, MARY	2 - WILLIAMS, MARY
Locations: Parcel #	Municipality
1 - 183.00-1,004.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: MACDONALD, KEVIN H	Grantee: BUCKWALTER, MICHAEL S
2 - MACDONALD, LINDA	2 - BUCKWALTER, CATHERINE D
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HILLIS, NORMAN O	Grantee: NELSON, EILEEN
	2 - NELSON, KAHL
Locations: Parcel #	Municipality
1 - 022.00-1,025.00,000.	APOLACON TOWNSHIP
2 - 022.00-1,036.00,000.	APOLACON TOWNSHIP

Information:	Consideration: \$118,720.00
Grantor: WOOD, FLOYD M	Grantee: THURMAN, DANIEL S
2 - MOOERS, JUDY L (NBM)	2 - THURMAN, NICOLE J
3 - WOOD, JUDY L	
Locations: Parcel #	Municipality
1 - 236.00-1,033.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$28,000.00
Grantor: DOLINAK, PATRICK J	Grantee: LADUCA, SALVATORE
	2 - LADUCA, KAREN S
Locations: Parcel #	Municipality
1 - 249.19-1,036.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: KILMER, JEFFREY	Grantee: KILMER, JEFFREY
	2 - KILMER, DIANE
Locations: Parcel #	Municipality
1 - N/A	LANESBORO BOROUGH
2 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$186,000.00
Grantor: YONKIN, WANDA R (NBM)	Grantee: ZAPOLSKI, SCOTT S
2 - TRAVIS, WANDA R	
3 - TRAVIS, JEFF A	
Locations: Parcel #	Municipality
1 - 141.00-1,049.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: LEONARD, JAMES R	Grantee: MARTIN, JODI M
2 - LEONARD, MARY M	
Locations: Parcel #	Municipality
1 - 065.11-1,007.00,000.	SILVER LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: WAYMAN, JASON SETH	Grantee: WAYMAN, JASON SETH
2 - WAYMAN, JENNIFER LYNN (AKA)	2 - WAYMAN, JENNIFER LYNN
3 - WAYMAN, LYNN	
Locations: Parcel #	Municipality
1 - 062.01-1,003.00,000.	APOLACON TOWNSHIP
2 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RIDGE, KATHLEEN	Grantee: PRITT, JONATHAN
2 - PRITT, JONATHAN	2 - PRITT, BENJAMIN
3 - PRITT, BENJAMIN	3 - PRITT, JOSEPH
Locations: Parcel #	Municipality
1 - 052.00-1,001.00,000.	GREAT BEND TOWNSHIP
2 - 052.00-1,002.00,000.	GREAT BEND TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: HARRINGTON, ALVERNON A	Grantee: HARRINGTON, ALVERNON A (TRUST)
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MYERS, NANCY J	Grantee: MYERS, NANCY J
	2 - MYERS, ROGER A
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: ROBINSON, CHARLES	Grantee: ERIKSEN FAMILY TRUST
2 - ROBINSON, MARLENE L	
Locations: Parcel #	Municipality
1 - 236.00-1,003.03,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: WRIGHT, ROBERT F (ESTATE)	Grantee: WRIGHT, WINSTON
Locations: Parcel #	Municipality
1 - 106.03-1,014.00,000.	BRIDGEWATER TOWNSHIP
2 - 106.00-1,016.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: OVIED, ELAN	Grantee: LONE STAR EQUITIES INC
Locations: Parcel #	Municipality
1 - 054.11-4,001.00,000.	SUSQUEHANNA
Information:	Consideration: \$90,000.00
Grantor: VANTASSEL, ALLEN A	Grantee: ROSENKRANS, KATY B
2 - VANTASSEL, DEBORAH E	
Locations: Parcel #	Municipality
1 - 026.00-2,064.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$10,310.30
Grantor: MARVIN, KATHLEEN S (BY SHERIFF)	Grantee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 050.07-2,026.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$16,359.28
Grantor: LIDDICK, JEFFREY	Grantee: LOTTEN, SARAH
2 - LIDDICK, CATHY	2 - LIEBER, JON
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 126.09-1,002.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$5,024.04
Grantor: MACKENZIE, CLIFF R	Grantee: STROKA, DANIEL
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	2 - STROKA, REBECCA
Locations: Parcel #	Municipality
1 - 031.11-2,028.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$1,342.59
Grantor: ROMER, ALBERT J	Grantee: TIGHE, THOMAS
2 - ROMER, GERALDINE E	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 191.09-1,032.00,000.	HERRICK TOWNSHIP

Susquehanna County LEGAL JOURNAL

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

2018 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

All Changes subject to network 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



Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431