

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ June 22, 2018 ★ Montrose, PA ★ No. 12



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CASES REPORTED

Marv's Service Center, Appellant,
v.
Commonwealth of Pennsylvania, Department of Transportation, Appellee
Harry William Marvin, Jr., Appellant,
v.
Commonwealth of Pennsylvania, Department of Transportation, Appellee

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

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

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susqco.com

Submit advertisements to
baileyd@ptd.net

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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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Subscription Rates

Per Year

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Mailed & Emailed	\$125

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Subscription Year: March–February

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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**

MARV'S SERVICE CENTER, :
Appellant, :
 :
v. :
 :
COMMONWEALTH OF PENNSYLVANIA, :
DEPARTMENT OF TRANSPORTATION, :
Appellee : **No. 2017-1372 CP**

HARRY WILLIAM MARVIN, JR., :
Appellant, :
 :
v. :
 :
COMMONWEALTH OF PENNSYLVANIA, :
DEPARTMENT OF TRANSPORTATION, :
Appellee : **No. 2017-1373 CP**

OPINION**I . Findings of Fact**

1. Appellant Marv's Service Center (hereinafter referred to as Marv's) is a garage located in Great Bend, Susquehanna County, Pennsylvania. Marv's has a Department of Transportation Inspection Station Certificate of Appointment and is authorized to inspect passenger cars, light trucks, trailers 10,000 pounds or less, trucks 17,000 pounds or less, trailers over 10,000 pounds, and trucks over 17, 000 pounds. (Pet. Ex. 1.)
2. Appellant Harry William Marvin, Jr., (hereinafter referred to as Marvin) was certified as an inspection mechanic by Appellee Commonwealth of Pennsylvania, Department of Transportation (hereinafter referred to as PennDOT) and has been the inspection mechanic for Marv's since 1998. (Pet. Ex. 2.)
3. Marvin holds a Class "A" and "M" Pennsylvania Driver's License. (Pet. Ex. 2.) The holder of a Class A Driver's License, or commercial driver's license (CDL), is entitled to operate "any combination of vehicles with a gross vehicle weight rating of 26,001 pounds or more." 75 Pa.C.S. § 1504 (d)(1). A Class M holder can drive a motorcycle. 75 Pa.C.S. § 1504 (d)(4).

4. There are also license “endorsements” which allow a CDL operator to transport hazardous materials; drive a tank truck; drive passengers; operate a school bus; drive double or triple trailers; and drive a tank vehicle containing hazardous materials. 75 Pa.C.S. § 1610 (b)(2). Marvin does not have the endorsements authorizing him to operate a vehicle transporting hazardous materials or to drive a tank vehicle.
5. Marvin has been inspecting tank trucks for 10 years and has never received a citation for improperly inspecting tank trucks despite previous PennDOT audits. (Joint Stip. ¶ 12.) During a recent audit on September 2, 2017 of Marv’s inspection records, Marvin was questioned by a Quality Assurance Officer (hereinafter referred to as QAO) for PennDOT about an inspection performed on a propane tank truck owned by Hinds Oil, Inc. Marvin admitted to the QAO that he had performed an inspection on the propane tank truck even though he did not have an endorsement on his CDL to operate hazardous or tanker vehicles. (Com. Ex. 2.)¹
6. On December 15, 2017, PennDOT sent Marv’s an Order of Suspension of Official Inspection Station notifying Marv’s that its inspection certification was suspended for four months beginning January 19, 2018 as a result of inspection “by uncertified mechanic (inspecting vehicles without the proper endorsements on driver’s license).” (Com. Exs. 1 & 2.)
7. On December 28, 2017, Marv’s appealed the suspension of its Inspection Station certification contending that the suspension was improper because Marv’s did not violate any laws, rules, codes or PennDOT guidelines that would support a suspension.

II. Discussion

In automobile inspection certification suspension cases involving alleged violations of the Vehicle Code and regulations, PennDOT has the burden of proving the violations by a preponderance of the evidence. Fiore Auto Service v. Department of Transportation, Bureau of Motor Vehicles, 735 A.2d 734 (Pa. Comm. 1998). Marvin asserts that PennDOT cannot show any violation because no regulation exists that would require Marvin to have an endorsement on his license prior to inspecting a tank truck. PennDOT concedes that no such regulation exists. (Joint Stip. ¶ 16.) Conversely, PennDOT relies upon the Vehicle Code to support the suspension in that Marvin admitted to unlawfully operating the tank truck on a public roadway when he conducted the road test. (Joint Stip. ¶ 13.)

The Commonwealth has promulgated regulations concerning motor vehicle inspections. Initially, the regulations state that “[f]ailure to comply with the appropriate provisions of 75 Pa.C.S. (relating to Vehicle Code) will be considered sufficient cause

¹ As part of an inspection, the mechanic is required to perform a road test of the vehicle. See 67 Pa. Code §175.110. Marvin performed the road tests for the tank vehicles on a public roadway despite not having a valid endorsement on his CDL to operate the tank truck. (Joint Stip. ¶ 9.)

for suspension of inspection privileges.” 67 Pa. Code §175.51.² The regulations also provide that a mechanic desiring to maintain certification “[s]hall, as provided in subsection (a), have a valid driver’s license for each class of vehicle which the mechanic will inspect....” 67 Pa. Code §175.28(d)(2)(emphasis added). Furthermore, the regulations define a “certified inspection mechanic” as “[a] person who holds a valid certification card issued by the Bureau certifying that the person is qualified, has passed all requirements to inspect specific vehicles and holds a valid driver’s license for the correct class of vehicle.” 67 Pa. Code §175.2.

Marvin is the sole certified inspection mechanic for Marv’s. He holds a Class A driver’s license. As indicated, the regulations provide that to become certified or to maintain certification, Marvin must have a valid driver’s license for the class of vehicle he will inspect. Since the tank trucks fall within a class of vehicle for which Marvin holds a valid driver’s license, pursuant to the regulations, Marvin is certified to inspect the tank truck vehicles. Nevertheless, Marv’s has been charged with having an uncertified mechanic inspecting vehicles without the proper endorsements on Marvin’s driver’s license. This violation of the regulations is not supported as there is no requirement within the regulations that in order to maintain certification, the mechanic must have specific endorsements on his driver’s license for the type of vehicle he will inspect – only that the mechanic have a driver’s license for the class of vehicle he will inspect.

Section 1610(b)(1) & (2) of the Vehicle Code provides that in order to drive a tank vehicle and/or hazardous materials vehicle on public roads, the operator must possess an “X” endorsement on his or her driver’s license. See 75 Pa.C.S. § 1610(b)(1) & (2).³

Marvin admitted he does not have an endorsement on his CDL that would permit him to drive a tank truck yet he drove the tank trucks on a public roadway in the course of performing the inspections.⁴ By driving the tank trucks on a public highway without the required endorsements, Marvin was not in compliance with the Vehicle Code. Nevertheless, although the regulations provide that failure to comply with the provisions of the Vehicle Code will be considered sufficient cause for suspension of inspection

2 Language similar to this regulation is noted on the “Inspection Station Certificate of Appointment” issued to Marv’s by PennDOT, which states: “This certificate may be suspended or cancelled at any time if the provisions of the Vehicle Code or the inspection regulations are not being complied with” (Pet. Ex. 1.)

3 Section 1610(b)(1) provides that “[v]ehicles requiring an endorsement may not be driven unless the proper endorsement appears on the license.”

4 The inspection requires a “road test” as part of the inspection process. The Vehicle Code explains that “[a] certified official inspection mechanic performing a road test on a vehicle for the purpose of conducting a motor vehicle inspection is not required to hold a commercial driver’s license if the entire road test is performed on private property, provided the mechanic holds a valid Class C driver’s license and the road test area is of adequate space and size to perform a complete and proper road test as specified in department regulations.” 75 Pa.C.S. § 4726(a). Thus, if Marvin had road-tested the tank trucks as part of the inspection on a private road, there would be no issue of non-compliance. However, Marvin performed the road tests for the inspection of the tank trucks on a public roadway, not on private property.

privileges, PennDOT did not charge Marv's with failure to comply with the endorsement requirements of the Vehicle Code. Where PennDOT fails to charge the proper violation, no penalty can be imposed. Com., Dep't of Transp., Bureau of Motor Vehicles v. Wright Oldsmobile Honda, 569 A.2d 411, 413 (Pa. Commw. 1990).⁵

III. Conclusion

Based on the record, PennDOT has not met its burden of proving that Marvin was an uncertified mechanic when he inspected the Hinds Oil tank trucks. Thus, the suspension of Marv's Certificate of Appointment as an Official Inspection Station was not supported and will be dismissed.



⁵ PennDOT's suspension of Marv's certification was as a result of the inspection by an uncertified mechanic who was inspecting vehicles without the proper endorsements on his driver's license. As indicated, the regulations provide only that a certified mechanic must possess a valid driver's license for *each class of vehicle* which the mechanic will inspect. Marvin does hold a Class A driver's license and therefore, under the regulations, he was not an uncertified mechanic and a suspension based on a determination that Marvin was uncertified at the time of the inspections is not supported. Indeed, PennDOT conceded that Marvin was a certified mechanic and could have lawfully inspected the tank truck if he had simply conducted a road test on private property. In other words, PennDOT does not contend that Marvin could not inspect the tank truck; instead, PennDOT is seeking to suspend Marv's certification for Marvin's violation of the Vehicle Code. PennDOT did not charge such a Vehicle Code violation in its December 15, 2017 order of suspension.

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.

ADMINISTRATOR NOTICE

Estate of Oleita M. Travis
Late of Bridgewater Township
ADMINISTRATOR
Duane E. Travis
100 Victoria Dr.
Binghamton, NY 13904

6/22/2018 • 6/29/2018 • 7/6/2018

EXECUTRIX NOTICE

Estate of Charles W. Mateer
Late of Lathrop Township
EXECUTRIX
Nicole Schermerhorn
1417 Blanding Lake Rd.
New Milford, PA 18834
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

6/22/2018 • 6/29/2018 • 7/6/2018

EXECUTOR NOTICE

Estate of Anne Crowley
Late of Forest City Borough
EXECUTOR
Andrew Crowley
123 Depot St.
Forest City, PA 18421
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main St., Suite 415
Carbondale, PA 18407

6/22/2018 • 6/29/2018 • 7/6/2018

EXECUTOR NOTICE

Estate of Stephen J. Caprio
Ancillary Probate
Late of Johnson City, NY
EXECUTOR
Dale Mooney
2022 Bradley Creek Rd.
Johnson City, NY 13790
ATTORNEY
Caroline A. Vadala
450 Plaza Dr.
Vestal, NY 13850

6/15/2018 • 6/22/2018 • 6/29/2018

EXECUTRIX NOTICE

Estate of Felix Oleniacz AKA
Felix G. Oleniacz
Late of Montrose Borough
EXECUTRIX
Jean Allen
115 Kelly St.
Montrose, PA 18801

6/15/2018 • 6/22/2018 • 6/29/2018

EXECUTRIX NOTICE

Estate of Louella A. Petrak AKA
Lou Petrak
Late of Forest Lake Township
EXECUTRIX
Lou Ann Cruz
25668 State Route 267
Friendsville, PA 18818
570-553-9975 (Home/Evenings)
607-692-2858 (Work/Daytime)

6/15/2018 • 6/22/2018 • 6/29/2018

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that
the St Joseph Church located in St
Joseph's, PA with an address of
7279 North Rd, Friendsville, PA
18818 has regularly stated religious
worship every Sunday at 11am.

6/15/2018 • 6/22/2018 • 6/29/2018

NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE MORTGAGE FORECLOSURE JULY 10, 2018

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, upon Judgment entered
therein, there will be exposed to

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

SALE DATE AND TIME

7-10-2018 at 9:00 AM

Writ of Execution No.:

2018-516 CP

PROPERTY ADDRESS: 371 Bare
Valley Road

Montrose, Pa 18801

LOCATION: Township of Dimock

Tax ID #: 180.00-1,060.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

ONE - 26 X 22 WOOD FRAMED
GARAGE

DEFENDANTS: Mary Kathleen
Sharkey

ATTORNEY FOR PLAINTIFF:

Leon Haller, Esq

(717) 234-4178

NOTICE

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

acknowledged. For details on individual Sheriff Sales please go to: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

6/15/2018 • 6/22/2018 • 6/29/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 10, 2018**

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

SALE DATE AND TIME

7-10-2018 at 9:30 AM

Writ of Execution No.:

2018-519 CP

PROPERTY ADDRESS: 417 Main
Street

Thompson, Pa 18465

LOCATION: Borough of

Thompson

Tax ID #: 115.09-1,044.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE – 23 X 26 WOOD FRAMED
GARAGE

ONE – 5 X 10 WOOD FRAMED
SHED

DEFENDANTS: April J. Ramos

a/k/a April Ramos

ATTORNEY FOR PLAINTIFF:

Samantha Gable, Esq

(610) 278-6800

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

6/15/2018 • 6/22/2018 • 6/29/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 10, 2018**

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

SALE DATE AND TIME

7-10-2018 at 10:00 AM

Writ of Execution No.:

2018-521 CP

PROPERTY ADDRESS: 274 Main

Street aka 50 Main Street

Lanesboro, Pa 18827

LOCATION: Borough of

Lanesboro

Tax ID #: 036.17-1,048.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE – 20 X 20 WOOD FRAMED

GARAGE

DEFENDANTS: Sandra P.

Cyphers

ATTORNEY FOR PLAINTIFF:

Justin Kobeski, Esq

(614) 220-5611

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause

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

Lance M. Benedict,
Susquehanna County Sheriff

6/15/2018 • 6/22/2018 • 6/29/2018

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 7, 2018 TO JUNE 13, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$170,800.00
Mortgagor: COREY, DESMOND	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - COREY, LINDA	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 211.00-1,011.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: WELLER, THOMAS L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WELLER, SHERRY L	
Locations: Parcel #	Municipality
1 - 161.08-1,018.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$58,000.00
Mortgagor: SHELLY, ARTHUR J	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - SHELLY, DEBORAH M	
Locations: Parcel #	Municipality
1 - 115.09-1,003.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$50,739.00
Mortgagor: BUDINE, CYRUS R III	Mortgagee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - 016.00-2,003.01,000.	HARMONY TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: ADELSBERGER, PAUL V	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 233.00-1,040.02,000.	AUBURN TOWNSHIP
Information:	Consideration: \$246,934.00
Mortgagor: BECKER, CAROL A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - TRIVETT, DANIEL	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 175.00-1,054.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$140,000,000.00
Mortgagor: ROUNDTOP ENERGY LLC	Mortgagee: ARES CAPITAL CORPORATION
Locations: Parcel #	Municipality
1 - 252.00-1,011.00,000.	AUBURN TOWNSHIP
2 - 252.00-1,011.01,000.	AUBURN TOWNSHIP
3 - 252.00-1,012.00,000.	AUBURN TOWNSHIP
4 - 252.00-1,016.00,000.	AUBURN TOWNSHIP
5 - 252.00-1,007.00,000.	AUBURN TOWNSHIP
6 - 252.00-1,008.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$27,000.00
Mortgagor: BUTLER, BECKY LYNN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 249.19-1,030.00,000.	FOREST CITY 2W

Information:	Consideration: \$85,000.00
Mortgagor: FISCHER, STEPHEN P	Mortgagee: PS BANK
2 - GUZIOR, JANE E (AKA)	
3 - GUZIOR, JANE	
Locations: Parcel #	Municipality
1 - 218.03-1,001.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: CONRAD, AUSTIN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 008.00-1,009.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$184,000.00
Mortgagor: BELL, CHADWICK	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 255.08-1,010.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: SMITH, MATTHEW P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - IACOBACCI, MELISSA R	2 - PS BANK
Locations: Parcel #	Municipality
1 - 188.00-1,059.00,000.	GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$88,000.00
Mortgagor: LAKE, DANIEL L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - LAKE, MICHELLE	
Locations: Parcel #	Municipality
1 - 054.14-3,068.00,000.	SUSQUEHANNA
Information:	Consideration: \$145,480.00
Mortgagor: LUNGER, KEESHA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CUMMINGHAM, DONALD M	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 126.05-1,025.00,000.	BRIDGEWATER TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: TEEL, RONALD J	Grantee: TEEL, RONALD J
2 - TEEL, ANNE	
Locations: Parcel #	Municipality
1 - 200.00-1,030.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TITUS, HELEN L	Grantee: CATLIN, PAULA R
	2 - CATLIN, REXFORD O
Locations: Parcel #	Municipality
1 - 143.06-2,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAYDEN, KATHLEEN A	Grantee: HAYDEN, STEPHANY M
Locations: Parcel #	Municipality
1 - 260.00-1,011.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$17,800.00
Grantor: ACKLEY, LAURA M (NBM)	Grantee: CARPENTER, TIMOTHY A
2 - MARTIN, LAURA M	2 - CARPENTER, BRANDY L
3 - MARTIN, DANIEL	
Locations: Parcel #	Municipality
1 - 050.08-1,006.00,000.	HALLSTEAD BOROUGH

Information:	Consideration: \$53,510.00
Grantor: GALL, JULIE A	Grantee: BUDINE, CYRUS R
2 - GALL, STEPHEN (AKA)	
3 - GALL, STEPHEN G	
Locations: Parcel #	Municipality
1 - 016.00-2.003.01.000.	HARMONY TOWNSHIP
Information:	Consideration: \$10.00
Grantor: VIPER ENERGY PARTNERS LLC	Grantee: JRS LAND COMPANY LLC
Locations: Parcel #	Municipality
1 - 206.00-1,004.00.000.	HARFORD TOWNSHIP
2 - N/A	GIBSON TOWNSHIP
3 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$10.00
Grantor: JRS LAND COMPANY LLC	Grantee: CAVALLO MINERAL PARTNERS LLC
Locations: Parcel #	Municipality
1 - 206.00-1,004.00.000.	HARFORD TOWNSHIP
2 - N/A	GIBSON TOWNSHIP
3 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1,106.41
Grantor: CLEVELAND, CYNTHIA A (BY SHERIFF)	Grantee: BANK OF NEW YORK MELLON (FKA)
2 - CLEVELAND, MICHAEL E (ESTATE BY SHERIFF)	2 - BANK OF NEW YORK
Locations: Parcel #	Municipality
1 - 222.10-2.021.01.000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$1.00
Grantor: JANKOWSKI, ARTHUR J (AKA)	Grantee: JANKOWSKI, GLEN ERIC
2 - JANKOWSKI, ARTHUR J JR	
3 - JANKOWSKI, SANDRA F	
Locations: Parcel #	Municipality
1 - 205.00-1,013.00.000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEPEW, AUDREY (BY ATTY)	Grantee: DEPEW, DAVID E
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: MAZZA, MICHAEL JR	Grantee: KARP, MICHAEL
	2 - KARP, LINDA JUNE
Locations: Parcel #	Municipality
1 - 243.00-1,031.01.000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BECKER, CAROL A (TRUST BY TRUSTEE)	Grantee: BECKER, CAROL A
Locations: Parcel #	Municipality
1 - 175.00-1,054.00.000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCARFALLOTO, ANGELO	Grantee: SCARFALLOTO, ESTHER
2 - SCARFALLOTO, JACQUELINE J	
3 - SCARFALLOTO, RODOLFO A	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: LARKIN, EUGENE (ESTATE AKA)	Grantee: SKURNOWICZ, STEPHEN B
2 - LARKIN, EUGENE EBEN (ESTATE)	2 - SKURNOWICZ, ROBERT G
	3 - SKURNOWICZ, SUZANNE E
	4 - SKURNOWICZ, MARY A
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP

Information:	Consideration: \$122,264.38
Grantor: RAPPOLT, CHRISTOPHER (BY SHERIFF)	Grantee: SHINN, JOSEPH
2 - RAPPOLT, BARBARA (BY SHERIFF)	2 - SHINN, JEAN
	3 - SILFEE, MARK
Locations: Parcel #	Municipality
1 - 189.00-1,061.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1,618.32
Grantor: BRUSH, JOAN (BY SHERIFF)	Grantee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel #	Municipality
1 - 054.10-2,050.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: AZEVEDO, LORI	Grantee: AZEVEDO, LORI
	2 - AZEVEDO, LOUIS
Locations: Parcel #	Municipality
1 - 139.00-2,015.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AZEVEDO, LORI	Grantee: AZEVEDO, LORI
	2 - AZEVEDO, LOUIS
Locations: Parcel #	Municipality
1 - 139.00-2,010.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$320,813.00
Grantor: MTGLQ INVESTORS LP (BY ATTY)	Grantee: BEATON, NATALIE D
Locations: Parcel #	Municipality
1 - 107.03-1,003.03,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$59,000.00
Grantor: LUDWIG, DONNA	Grantee: BUTLER, BECKY LYNN
Locations: Parcel #	Municipality
1 - 249.19-1,030.00,000.	FOREST CITY 2W
Information:	Consideration: \$0.00
Grantor: VENUTI, JOSEPH A	Grantee: VENUTI, JOSEPH A
Locations: Parcel #	Municipality
1 - 111.10-1,050.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: WARNER, MICHAEL	Grantee: WARNER, DANIEL S
2 - WARNER, MICHELLE	2 - WARNER, GRETCHEN M
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARNER, MICHAEL	Grantee: WARNER, MICHELLE
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BELL, CHADWICK	Grantee: BELL, CHADWICK
2 - FORYS, KARI A (AKA)	
3 - BELL, KARI A (NKA)	
4 - SMITH, KARI A	
5 - SMITH, TAYLOR	
Locations: Parcel #	Municipality
1 - 255.08-1,010.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$107,000.00
Grantor: ROBINSON, CHARLES	Grantee: CAREY, DAVID D
2 - ROBINSON, MARLENE L	
Locations: Parcel #	Municipality
1 - 236.00-1,003.03,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$310,000.00
Grantor: BENJAMIN, ERNEST III	Grantee: 5GK LLC
2 - BENJAMIN, MARGO	
3 - BASA, PAULA	
4 - BASA, WAYNE	
5 - KASTEN, JAN M	
6 - KASTEN, JAMES	
7 - COOPER, ALICE	
8 - COOPER, JOHN	
Locations: Parcel #	Municipality
1 - 032.00-1,071.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOSMAN, JOSEPH M	Grantee: WOOSMAN, JOSEPH M
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: WOOSMAN, JOSEPH M	Grantee: WOOSMAN, JOSEPH M
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: WOOSMAN, JOSEPH M	Grantee: WOOSMAN, JOSEPH M
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: GROSS, NANCY L	Grantee: GROSS, NANCY L (TRUST)
Locations: Parcel #	Municipality
1 - 201.00-2,012.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: DAHL, JOHN S	Grantee: SMITH, MATTHEW P
2 - DAHL, TRACY A	2 - SMITH, MELISSA R
Locations: Parcel #	Municipality
1 - 188.00-1,059.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: HOLZMAN, ALBERT	Grantee: KEYES, LENORE
2 - HOLZMAN, DEBORAH FAWN	
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAVANAUGH, MARILYN J (ESTATE AKA)	Grantee: VALENTINE, DIANE
2 - CAVANAUGH, MARILYN (ESTATE AKA)	
3 - CAVANAUGH, MARILYN R (ESTATE)	
Locations: Parcel #	Municipality
1 - 110.00-2,021.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$53,000.00
Grantor: CARLINI, JUDE J	Grantee: CUMMINGHAM, DONALD M
	2 - LUNGER, KEESHA M
Locations: Parcel #	Municipality
1 - 126.05-1,025.00,000.	BRIDGEWATER TOWNSHIP

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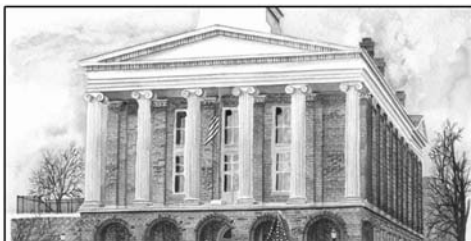
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