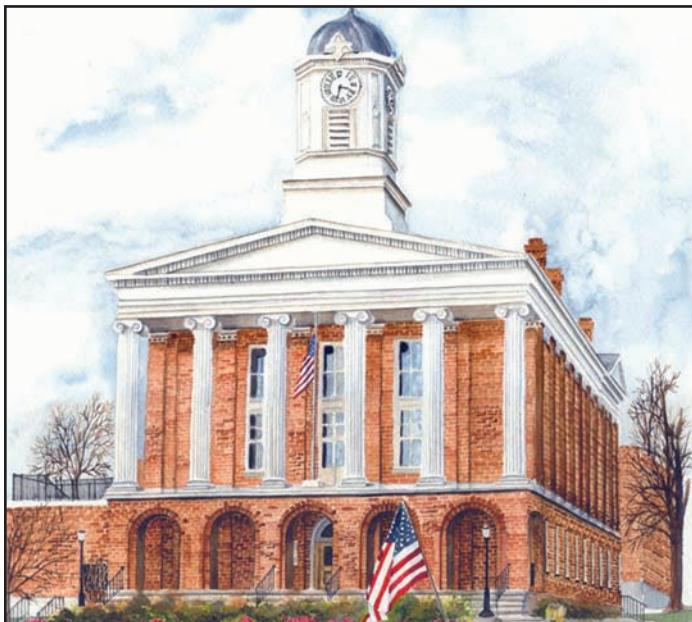


**OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 2 ★ December 15, 2017 ★ Montrose, PA ★ No. 37



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CASES REPORTED

In re:
Estate of Ronald E. Kocak

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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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Legal Journal of Susquehanna County

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

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

COURT OPINION

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

In re: :
ESTATE OF RONALD E. KOCAK :
: :
: **No. 2017 - 39 O.C.**

OPINION

I. Background

a. Procedural Background

Ronald Kocak (“Decedent”), a resident of Susquehanna County, died on May 9, 2017. On June 13, 2017, Decedent’s daughter, Lisa A. Kocak (“Petitioner”), filed a Petition to Probate a Copy of a Will & Codicil with the Susquehanna County Register and Recorder based upon her inability to locate Decedent’s original will.

On July 11, 2017, Kim Kocak, another one of Decedent’s daughters, filed an objection to the Petition to Probate the copy of Decedent’s will. In her *pro se* petition, Kim Kocak argued that Decedent’s will was presumed to be destroyed and that the copy could not be probated. A hearing on the objections was held on September 22, 2017. The matter is now ripe for disposition.

b. Factual Background

In 2010, Ronald Kocak retained attorney Robert Hollister, Esquire (“Hollister”) to draft his will. Hollister subsequently drafted Decedent’s Last Will and Testament (“the Will”), which was executed on December 7, 2010.¹ Hollister’s firm provided storage of the Will as part of their services and Decedent utilized these services for a period of time. On April 14, 2011, Decedent retrieved the Will (along with other documents) from Hollister’s law firm.² There is no further record relating to the whereabouts of the original Will between April 2011 and Decedent’s death in 2017. Decedent’s daughter, Elena Kocak Groover, testified that she cleaned Decedent’s home after his death and did

1 The Will was signed by two witnesses, Hollister and Spencer Stoud, an employer of Hollister’s law firm. At the September 2017 hearing on the objections, both men testified as to the veracity of their signatures on the copy of the Will and that they witnessed the execution of the original Will.

2 Petitioner’s Exhibit 2 is a signed statement by Decedent indicating that he retrieved the Will from the law office and took personal possession of the Will. Hollister testified that Decedent was upset over the need to obtain separate counsel for a dispute involving a provision in a marital separation agreement. Hollister could not represent Decedent in connection with that dispute as Hollister had been Decedent’s ex-wife’s counsel in the prior divorce proceeding. Decedent was angry over having to spend money to secure another legal counsel to resolve an issue he believed had previously been resolved. In anger or protest, Decedent took his the Will from Hollister and the Will has not been seen again.

not find the Will in the Decedent's home. There is no dispute that the Will cannot be located. Petitioner supplied a copy of the Will in her petition and the copy was admitted as an exhibit.³

The Will names Petitioner as executrix of Decedent's estate, as well as being named a beneficiary of the Will. The Will explicitly states that Kim Kocak is not a beneficiary.⁴

II. Discussion

When a testator retains the custody and possession of his will and the will cannot be found after the testator's death, a rebuttable presumption arises that the will was revoked or destroyed by the testator. See Re: Estate of Maddi, 167 A.3d 818, 822 (Pa. Super. Ct. 2017); In re Estate of Janosky, 827 A.2d 512, 519 (Pa. Super. Ct. 2003)(citing In re Murray's Estate, 171 A.2d 171, 176 (Pa. 1961); In re McCaffrey's Estate, 309 A.2d 539, 540 n.3 (Pa. 1974)). In order to establish that a will is lost, the proponent of the will must overcome the presumption that the testator destroyed or revoked the will with evidence to the contrary. See In re Estate of Brumbaugh, 2017 Pa. Super. 287 (Sept. 6, 2017)(citing Burns v. Kabboul, 595 A.2d 1153, 1167 (Pa. Super. Ct. 1991); In re Estate of Janosky, 827 A.2d at 519; In re Estate of Keiser, 560 A.2d 148, 151 (Pa. Super. Ct. 1989)). Evidence necessary to overcome this presumption must be positive, clear and satisfactory. See In re Estate of Janosky, 827 A.2d at 519. In order to permit a copy of a will to be probated, the following elements must be demonstrated: (1) the testator duly and properly executed the will; (2) the contents of the will were substantially as appears on the copy of the will presented for probate; and (3) the testator did not destroy or revoke the will prior to death. See Re Estate of Maddi, 167 A.3d at 822; In re Estate of Janosky, 827 A.2d at 519-20 (citing Burns, 595 A.2d at 1167-68); Del Rossi's Estate, 23 Pa. D. & C.4th 218, 224 (Com. Pl. 1995).⁵

First, the court must determine whether Decedent had actual possession of the Will. If Decedent had possession of the Will prior to his death, the presumption of destruction or revocation applies. See In re Estate of Janosky, 827 A.2d at 520; Re Estate of Maddi, 167 A.3d at 824. The record demonstrates that Decedent had possession of the Will prior to his death. (Pet. Ex. 2.) The Will was presumably destroyed by Decedent.

The court must then consider whether there was positive, clear and satisfactory evidence presented that the Will was lost, rebutting the presumption that the Decedent destroyed (and therefore revoked) the Will pursuant to 20 Pa.C.S.A. § 2505(3)). See In re Estate of Janosky, 827 A.2d at 519-20. Evidence that Decedent lacked a relationship with his daughter, Kim Kocak, is relevant, but such evidence is insufficient when

³ There is no dispute that the copy is an exact replica of the Will executed on December 7, 2010 at Attorney Hollister's office.

⁴ "I leave nothing to my daughter, Kim Kocak, having otherwise provided for her during my lifetime." (Pet. Ex. 1, ¶ 7.)

⁵ The first two factors have been established in this proceeding. The Will was executed and signed by two witnesses, Hollister and Spencer Stoud, on December 7, 2010 in accordance with 20 Pa.C.S.A. § 2502. Both witnesses verified their signatures at the time of the hearing. Hollister testified that the copy of the Will provided by Petitioner and admitted as exhibits by the parties was a copy of the Will he drafted in 2010.

standing alone to rebut the presumption of destruction. See Re Estate of Maddi, 167 A.3d at 822-23. “Declarations of intent, condition, and circumstances of family are insufficient to establish whether a will remains undestroyed or unrevoked by a decedent and thus rebut the existent legal presumption.” Id. at 822. A court “will not weigh the probability” as to what a decedent was thinking, nor will a court “speculate as to the motives” that a decedent may have had to destroy or keep a will. Id.

In this case, the only evidence proffered to overcome the presumption that Decedent had destroyed the Will consists of several individuals who have expressed a belief that they had no knowledge that Decedent had destroyed the Will. In addition to this evidence, Petitioner relies upon the absence of any relationship between Decedent and Kim Kocak.⁶

The case of In re Estate of Janosky is analogous to the case at hand. In Janosky, the appellant found two photocopies of the decedent’s will in decedent’s home in the original will’s envelope, but never located the original will itself. 827 A.2d at 514. The decedent’s attorney, the scrivener of the will, testified that based upon his office procedure and records, the will was delivered to the decedent. See Id. The proponent of the will testified that he had a close relationship with his brother, the decedent, while his other brothers had little to no relationship with their brother, the decedent. Id. at 517. Several family friends testified in support of the proponent, citing the proponent’s good relationship with his deceased brother, while being unaware or unsure of the relationship between the decedent and his two other brothers. Id. Nevertheless, the Pennsylvania Supreme Court ruled that there was insufficient evidence to rebut the presumption that the original will has been destroyed. Id. at 522 (finding that evidence of a decedent’s relationship with proponent of the will was “not the type of evidence that serves to rebut the presumption of destruction.”).

In this instant case, Petitioner supplied a copy of the Will to probate after unsuccessfully searching for the Will. Hollister testified that Decedent had retrieved the Will from Hollister’s possession shortly after its execution. Petitioner testified that she had a close relationship with her father/Decedent, while simultaneously testifying that Kim Kocak’s relationship with their father/Decedent was nonexistent. Furthermore, Petitioner offered three witnesses to support her position regarding the relationship between Decedent and Petitioner and between Decedent and Kim Kocak. Petitioner offered no positive or clear evidence that even suggests that Decedent intended to keep the Will in place.

The record lacks any testimony as to Decedent’s intent around the time of his death with respect to the Will. Instead, Petitioner asks the court to “speculate” as to the motives of Decedent – and that Decedent intended on preserving the Will even where the original cannot be found. Similar evidence was found insufficient in Janosky. See Id. at 522; see also In re Estate of Keiser, 560 A.2d at 150 (finding that even where a hostile heir had access to the original will after the death of the decedent, such evidence was

⁶ Petitioner offered testimony of Elena Kocak Groover, Decedent’s daughter, and two of Decedent’s close, personal friends.

insufficient to overcome the presumption of destruction); In re Weber's Estate, 110 A. 785, 787 (Pa. 1920)(finding that where decedent orally reaffirmed will a few months prior to death, the presumption of destruction could not be overcome when the original will could not be found); but see In re Estate of Maddi, 167 A.3d at 825-26 (finding testamentary plan effectuated by pre-death transfers that confirmed the testamentary intent contained in the lost will); In re Wasco's Estate, 281 A.2d 877 (Pa. 1971)(finding presumption of destruction overcome where evidence revealed that decedent retained all paperwork, including a prior destroyed will that had been retained in pieces in an envelope); Glockner v. Glockner, 106 A. 731 (Pa. 1919)(finding the presumption overcome where the decedent gave specific instruction as to where his original will was located just prior to his hospitalization and death).⁷

In reviewing the record, Petitioner has failed to meet her burden of demonstrating “positive, clear and satisfactory evidence” necessary to overcome the presumption that Decedent destroyed the Will prior to his death. For this reason, the Petition to Probate a Copy of a Will and Codicil will be denied.



⁷ Estate of Maddi demonstrates the type of evidence necessary to overcome the presumption of destruction. In that case, the decedent told his attorney he had adequately provided for a daughter and that was the reason she was not included in his will. Id. at 826. The evidence demonstrated that that the decedent transferred numerous properties to his daughter prior to his will being executed. Id. Prior to his death, the daughter actually referred the decedent to another attorney in the hope of changing his will, but the decedent never contacted that attorney. Id. There was no other evidence that the decedent had contacted any other attorney to change his will. Id. Based upon this evidence, the Superior Court noted that it was reasonable to “infer that [the decedent's] testamentary plan was finalized with the will and transfer of property to [his daughter], that he was not dissatisfied with his current will, and that [the decedent's] will was overlooked by family members when [the decedent's] home was cleaned out after his death.” Id. No such evidence exists in this case to demonstrate that Decedent's “testamentary plan” was ever permanently finalized, i.e., there is no evidence of pre-date transfers that confirmed Decedent's commitment to the provisions provided in his will. While the decedent in Maddi had a “convoluted filing system” that explained the inability to locate the original will, there is no evidence in this case that Decedent's filing habits were abnormal and/or difficult to decipher. Finally, there is no testimony of any efforts to encourage Decedent to change his will – and that Decedent spurned these efforts. Indeed, it appears that the family did not discuss the Will – nor did Decedent – and there is simply no “positive, clear and satisfactory evidence” to overcome the presumption that Decedent destroyed the Will in order to revoke it.

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 Walter D. Zerco,
Deceased
Late of Springville Township, PA
EXECUTOR
Karl Zerco
3037 Geiger Ct.
Clearwater, FL 33761

12/8/2017 • 12/15/2017 • 12/22/2017

ESTATE NOTICE

RE: ESTATE OF CHARLOTTE T. JORDAN

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **CHARLOTTE T. JORDAN**, late of the Township of Liberty, Susquehanna County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those

having claims shall present them for settlement to:

MARGARET A. GLEZEN,
EXECUTRIX
KEVIN R. GREBAS, Esquire
COLBERT & GREVAS, P.C.
210 Montage Mountain Road
Moosic, PA 18705

12/8/2017 • 12/15/2017 • 12/22/2017

ESTATE NOTICE

In the Estate of Alexander J. Novack, a/k/a Aleck Novack, late of the Township of Silver Lake, Susquehanna County, Pennsylvania,

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

Debra S. Novack
49 West Lake Shore Drive
Tunkhannock, PA 18657

or

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

12/8/2017 • 12/15/2017 • 12/22/2017

EXECUTOR NOTICE

Estate of Earl R. Armon
Late of Borough of New Milford
EXECUTOR
Earl S. Armon
142 Harford Road
New Milford, PA 18834
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

12/1/2017 • 12/8/2017 • 12/15/2017

OTHER NOTICES

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
NORMAN J. HOLZMAN, JR.,
deceased
Norma S. Holzman and Maureen
Holzman, Administratrices

Estate of
MAUREEN CROOK, deceased
Alice Heier, Executrix

The above accountings will be presented to the Judge of the Court

of Common Pleas on Tuesday, December 19, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

**MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT**

12/8/2017 • 12/15/2017

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 JANUARY 9, 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

1-9-2018 9:30 AM

Writ of Execution No.: 2017-1031
CP

PROPERTY ADDRESS: RD 2
Box 36B NKA 152 Willow Avenue
Thompson, Pa 18465

LOCATION: Thompson Borough
Tax ID #: 114.12-1,004.00,000.

IMPROVEMENTS: One – One

Two Story Wood Framed Dwelling
One – Wood Framed Garage
DEFENDANTS: Rachael Odell
ATTORNEY FOR PLAINTIFF:
Meredith H. Wooters, Esq
(614) 222-4921

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

12/8/2017 • 12/15/2017 • 12/22/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 9, 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

1-9-2018 9:00 AM

Writ of Execution No.:
2017-1018 CP

PROPERTY ADDRESS: Lot 2
Clifford Twp a/k/a 3945 State
Route 2023

Union Dale, Pa 18470

LOCATION: Clifford Township
Tax ID #: 229.00-2,058.00,000.

IMPROVEMENTS: ONE – One
Story Wood Framed Dwelling
DEFENDANTS: Glenn J. Bay and
Bonnie D. Bay

ATTORNEY FOR PLAINTIFF:
Cristina L Connor, Esq
(614) 222-4921

NOTICE

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

representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must

be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:
[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

12/15/2017 • 12/22/2017 • 12/29/2017

MORTGAGES AND DEEDS

RECORDED FROM NOVEMBER 30, 2017 TO DECEMBER 6, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$68,000.00
Mortgagor: KOWALEWSKI, MARK 2 - KOWALEWSKI, LAURA A	Mortgagee: PS BANK
Locations: Parcel # 1 - 229.00-2,064.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$63,750.00
Mortgagor: PAULIN, RICHARD T	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 268.06-2,024.00,000.	Municipality FOREST CITY
Information:	Consideration: \$88,000.00
Mortgagor: HEILALA, RICHARD G 2 - HEILALA, LESLIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LOANDEPOT.COM LLC
Locations: Parcel # 1 - 156.00-1,040.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$19,985.00
Mortgagor: BRONSON, CHRISTOPHER	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - 109.06-1,028.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$19,985.00
Mortgagor: BRONSON, CHRISTOPHER G	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - 109.06-1,081.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$20,000.00
Mortgagor: AIKEN, ROBERT 2 - AIKEN, PATRICIA	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$20,000.00
Mortgagor: EROMENOK, STEPHEN	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$20,000.00
Mortgagor: LESLIE, FRANK 2 - LESLIE, PHYLLIS	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$20,233.50
Mortgagor: EVOLA, JOHN	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - 268.07-1,052.00,000.	Municipality FOREST CITY 2W

Information:	Consideration: \$40,000.00
Mortgagor: WAGES, KATHERINE	Mortgagee: SUSQUEHANNA COUNTY HOUSING/REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$119,850.00
Mortgagor: CRAMPTON, DEVON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ANKNEY, AMANDA	2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 026.00-1,022.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$219,084.00
Mortgagor: SHELP, STEVEN	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - SHELP, KELLY SVECZ	
Locations: Parcel # 1 - 191.00-1,073.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$45,705.00
Mortgagor: ENANORIA, WILLIAM BATES	Mortgagee: DJ CAPITAL LLC
Locations: Parcel # 1 - 262.00-1,020.00,000.	Municipality LENOX TOWNSHIP 2 - 262.00-1,032.00,000. LENOX TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: HOPPE, DARRYL A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HOPPE, SANDRA K	2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Locations: Parcel # 1 - 106.03-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$73,000.00
Mortgagor: BUNNELL, RALPH	Mortgagee: ADRIANCE, JAMES 2 - ADRIANCE, VESTA
Locations: Parcel # 1 - 217.00-1,008.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$132,300.00
Mortgagor: LATHROP, BRIAN C 2 - LATHROP, SUSAN	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$75,600.00
Mortgagor: METRICK, DONALD J	Mortgagee: NBT BANK
Locations: Parcel # 1 - 109.06-1,058.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$65,000.00
Mortgagor: DEHAVEN, CHRISTOPHER LEE	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 211.00-1,014.01,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$112,000.00
Mortgagor: ZIPPRICH, PAUL E 2 - ZIPPRICH, BONNIE J (AKA) 3 - ZIPPRICH, BONNIE D	Mortgagee: NBT BANK
Locations: Parcel # 1 - 223.00-1,004.04,000.	Municipality LENOX TOWNSHIP

Information:	Consideration: \$80,000.00
Mortgagor: LUTKIEWICZ, GREGORY A 2 - LUTKIEWICZ, AIYANA D	Mortgagee: NBT BANK
Locations: Parcel # 1 - 069.00-2,035.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$256,000.00
Mortgagor: SNYDER, KYLE 2 - SNYDER, MELISSA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - AMERICAN FEDERAL MORTGAGE CORPORATION
Locations: Parcel # 1 - 115.00-2,024.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$45,800.00
Mortgagor: RICHARDS, ERIK S 2 - RICHARDS, JENNIFER	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 112.00-1,081.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: MATHESON, ROBERT E 2 - MATHESON, CAROL L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 239.00-1,003.01.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$169,000.00
Mortgagor: EGITTO, MEGAN E COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST
Locations: Parcel # 1 - 068.00-1,009.01.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$95,959.00
Mortgagor: SPANGLER, HILLARY E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 268.11-1,012.00.000.	Municipality FOREST CITY
Information:	Consideration: \$102,320.00
Mortgagor: MANOS, SUE A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 047.01-1,041.00.000. 2 - 047.01-1,036.00.000. 3 - 047.00-1,015.00.000.	Municipality LIBERTY TOWNSHIP LIBERTY TOWNSHIP LIBERTY TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: GUINANE, MARILYN (TRUST BY TRUSTEES AKA)	Grantee: GUINANE, BRIAN
2 - GUINANE, MARILYN (TRUST BY TRUSTEES)	
3 - GUINANE, GERALD (TRUST BY TRUSTEES AKA)	
4 - GUINANE, JERRY (TRUST BY TRUSTEES)	
5 - GUINANE, BRIAN	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: PALKO, JOHN M	Grantee: PALKO, JOHN M
2 - PALKO, JOSEPH D	2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2.003.00,000.	LATHROP TOWNSHIP
2 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$183,000.00
Grantor: CHRISITIAN, MARY JANE (BY ATTY)	Grantee: TEEL, RONALD J
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$2.00
Grantor: ROUGHT, ARLENE (AKA)	Grantee: ROUGHT, PHYLLIS
2 - ROUGHT, ARLENE D	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$2.00
Grantor: ROUGHT, ARLENE	Grantee: ROUGHT, KEVIN
	2 - ROUGHT, TAMMY
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MURPHY, MARJORIE J	Grantee: MURPHY, MICHAEL F
2 - MURPHY, BRIAN C	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MURPHY, MICHAEL F	Grantee: MURPHY FAMILY TRUST
2 - MURPHY, BRIAN C	
Locations: Parcel #	Municipality
1 - 119.00-1,024.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MANNHAUPT, WILLIAM (AKA)	Grantee: MANNHAUPT LIVING TRUST
2 - MANNHAUPT, WILLIAM J	
3 - MANNHAUPT, KAREN (AKA)	
4 - MANNHAUPT, KAREN A	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$88,473.00
Grantor: STEPNIAK, THOMAS DAVID	Grantee: VAKAY, NICHOLAS A
2 - STEPNIAK, FAYE F	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP

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

Information:	Consideration: \$1.00
Grantor: BOYCE, ROBERT 2 - BOYCE, FERN	Grantee: BOYCE TRUST
Locations: Parcel # 1 - 204.03-1,017.00.000.	Municipality LENOX TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: BAILEY, DAVID 2 - BAILEY, GRACE D (ESTATE) 3 - BEYEA, ROBERT 4 - CAREY, DENNIS F 5 - ENGLE, ANTHONY R 6 - PERKINS, EMILY 7 - MELLON, AMY 8 - ENGLE, NATHAN 9 - EGITO, MEGAN 10 - ENGLE, ELIZABETH (NBM) 11 - HOWES, ELIZABETH	Grantee: ENGLE, ELIZABETH (NBM) 2 - HOWES, ELIZABETH
Locations: Parcel # 1 - 068.00-1,010.00.000.	Municipality LIBERTY TOWNSHIP
Information: INT 4 UNIT 40	Consideration: \$100.00
Grantor: BUCKHOLTZ, ROBERT C 2 - BUCKHOLTZ, JANICE M 3 - BUCKHOLTZ, KENNETH R 4 - BUCKHOLTZ, DAVID R 5 - SHAFFER, KAREN M	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$141,000.00
Grantor: PIKE, LAURA M (NKA) 2 - LITTLE, LAURA M 3 - LITTLE, KEVIN	Grantee: CRAMPTON, DEVON 2 - ANKNEY, AMANDA
Locations: Parcel # 1 - 026.00-1,022.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: BLAKESLEE, LOIS J (ESTATE) 2 - IGLER, SHERRY L 3 - HOMANICH, MARY JO	Grantee: BLUE RIDGE PROPERTY MANAGERS LLC
Locations: Parcel # 1 - 090.18-1,036.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1,095.52
Grantor: ABESS, NORMAN PAUL (BY SHERIFF) 2 - ABESS, NORMAN PAUL (TRUST BY SHERIFF)	Grantee: BANK OF NEW YORK MELLON (FKA) 2 - BANK OF NEW YORK
Locations: Parcel # 1 - 111.14-1,065.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FORBA, ROBERT O JR (ESTATE)	Grantee: FORBA, NANCY L 2 - FORBA, MATTHEW R 3 - FORBA, EMILY L
Locations: Parcel # 1 - N/A	Municipality RUSH 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:
Grantor: ALUNNI, RAYMOND H 2 - ALUNNI, LOUISE M 3 - ALUNNI, RAYMOND A 4 - ALUNNI, CATHERINE A 5 - MAHALIDGE, PATRICIA	\$6,000.00 Grantee: ALUNNI, RAYMOND A 2 - ALUNNI, CATHERINE A
Locations: Parcel # 1 - 019.00-1,014.00.000.	Municipality HARMONY TOWNSHIP
Information:	Consideration:
Grantor: NICE, BRADLEY (ESTATE)	\$1.00 Grantee: NICE, REANA L
Locations: Parcel # 1 - 099.00-1,034.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration:
Grantor: STRACKA, WILLIAM S 2 - STRACKA, DALE P	\$188,000.00 Grantee: HOLLAND, SCOTT
Locations: Parcel # 1 - 074.00-1,050.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration:
Grantor: STOCKHOLM REALTY CO LLC	\$1.00 Grantee: STOCKHOLM REALTY CO LLC
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration:
Grantor: STOCKHOLM REALTY CO LLC 2 - STOCKHOLM, ROGER J 3 - STOCKHOLM, SHARON M (AKA) 4 - STOCKHOLM, SHARON	\$188,000.00 Grantee: ILIN, DMITRIY 2 - ILIN, RAISA
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration:
Grantor: HAMMOND, LINDA M	\$1.00 Grantee: HAMMOND, JOSHUA
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration:
Grantor: SEYMOUR, MARSHALL METCALF (TRUST BY TRUSTEES)	\$1.00 Grantee: SEYMOUR, MARSHALL METCALF (TRUST BY TRUSTEES)
Locations: Parcel # 1 - 051.00-1,001.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration:
Grantor: MASSARO, GARY J	\$320,000.00 Grantee: SNYDER, KYLE 2 - SNYDER, MELISSA
Locations: Parcel # 1 - 115.00-2,024.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration:
Grantor: ROWE, DEBORAH L	\$1.00 Grantee: ROWE, DEBORAH L
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration:
Grantor: GRANGER, LARRY W 2 - TAYLOR, ROBERT 3 - TAYLOR, YVONNE M 4 - GRANGER, SHIRLEY A	\$1.00 Grantee: GRANGER, LARRY W 2 - GRANGER, CYNTHIA A
Locations: Parcel # 1 - 205.03-1,080.00.000.	Municipality LENOX 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: CAPOZZI, BRIAN J 2 - CAPOZZI, KARA	Grantee: SPANGLER, HILLARY E
Locations: Parcel # 1 - 268.11-1,012.00.000.	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: BOLEN, TRACEY 2 - BLUME, SUSAN	Grantee: BLUME, SUSAN
Locations: Parcel # 1 - 111.00-1,048.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENDOCK, EDWARD T JR	Grantee: ROTH, DAVID L 2 - ROTH, VICKY A
Locations: Parcel # 1 - 212.00-1,020.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$127,900.00
Grantor: LEAHY, MICHAEL F (AKA) 2 - LEAHY, MICHAEL 3 - LEAHY, MARIA (AKA) 4 - LEAHY, MARIE	Grantee: MANOS, SUE A
Locations: Parcel # 1 - 047.01-1,041.00.000. 2 - 047.01-1,036.00.000. 3 - 047.00-1,015.00.000.	Municipality LIBERTY TOWNSHIP LIBERTY TOWNSHIP LIBERTY TOWNSHIP

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