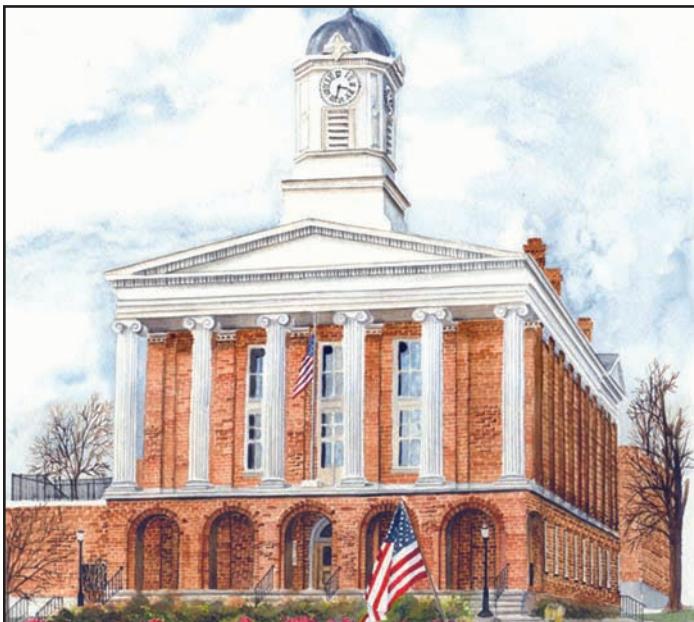


OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 2 ★ September 22, 2017 ★ Montrose, PA ★ No. 25



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**CASES REPORTED**

Hand Break Holdings, LLC, Appellant  
v.

Zoning Hearing Board of the Borough of Tunkhannock, Appellee  
Borough of Tunkhannock, Intervenor

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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  
P: 570-251-1512  
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susqco.com

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

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By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

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*

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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*

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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*

Robert Klein, Esq.

### *Prothonotary, Clerk of The Court*

Susan F. Eddleston

### *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

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**

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

<b>HAND BREAK HOLDINGS, LLC</b>	:	
<b>Appellant</b>	:	
	:	
<b>v.</b>	:	
	:	
<b>ZONING HEARING BOARD OF THE</b>	:	
<b>BOROUGH OF TUNKHANNOCK</b>	:	
<b>Appellee</b>	:	
	:	
<b>BOROUGH OF TUNKHANNOCK</b>	:	
<b>Intervenor</b>	:	<b>No. 2016-Civil-1195</b>

---

**Opinion**

Hand Break Holdings, LLC (hereinafter referred to as “Appellant”) has appealed the decision of the Zoning Hearing Board of the Borough of Tunkhannock (hereinafter referred to individually as “the Board”), which affirmed the Zoning Hearing Officer’s (hereinafter referred to as “the Officer”) denial of Appellant’s permit application.. The Borough of Tunkhannock (hereinafter referred to as “the Borough”) intervened in this matter on the side of the Board (hereinafter the Board and the Borough will be collectively referred to as “Appellees”).

**I. History**

Appellant is a limited liability company from Tunkhannock, Pennsylvania. Appellant owns a parcel of real property that is the subject of this appeal (hereinafter referred to as “the Property”). The Property is located at 21 West Tioga Street, Tunkhannock, Pennsylvania. The Property contains a large Victorian-era home that has been vacant for many years and is in state of disrepair. (H.T. 88.)

In August 2015, Appellant purchased the Property from Vivienne Cashin. Prior to August 2015, the Property had been in the Cashin family since 1945. John P. Cashin (hereinafter referred to as “Dr. Cashin”), a veterinarian, purchased the Property on August 24, 1945, and owned the Property until his death on December 16, 1974. Upon Dr. Cashin’s death, the Property passed to his wife, Jane Cashin (hereinafter referred to as “Mrs. Cashin”), via Dr. Cashin’s will. Mrs. Cashin owned the Property until her death on September 20, 2002. Upon Mrs. Cashin’s death, the Property passed to the Cashins’ son, Peter and his wife, Vivienne. Peter Cashin died

on September 20, 2010, leaving Vivienne Cashin as the sole owner of the Property until Vivienne sold the Property to Appellant in 2015.<sup>1</sup>

When Dr. Cashin purchased the Property in 1945, it was listed as a business property by the Wyoming County Assessor's Office.<sup>2</sup> During Dr. Cashin's life, the Property was used primarily as the Cashin family home, but Dr. Cashin did use a portion of the home as part of his larger veterinary practice.<sup>3</sup> While most of Dr. Cashin's practice was conducted outside of the Property, Dr. Cashin used one room on the first floor as an office and a portion of the basement as a small animal veterinary clinic (hereinafter referred to as the "Clinic").<sup>4</sup> Dr. Cashin operated the Clinic on the Property until his death in 1974.

Mrs. Cashin lived at the Property for an indeterminate amount of time after Dr. Cashin's death. Mrs. Cashin died in 2002. There is nothing on the record concerning Peter or Vivienne Cashin's use of the Property for any purpose. The Property has been vacant for a significant period of time and has fallen into a state of disrepair. The Property is currently located in an R-1 Residential Zoning District under the Borough's zoning ordinance adopted in 2011 (hereinafter referred to as the "Current Ordinance").<sup>5</sup> Only residential buildings are allowed in the R-1 Residential Zoning District.

After purchasing the Property, Appellant submitted an application to the Officer requesting a permit for the purpose of using the Property for professional offices.<sup>6</sup> Appellant based its application on the theory of nonconforming use, i.e. Dr. Cashin's commercial use of a portion of a residential property from 1945 through 1974.<sup>7</sup>

On May 5, 2016, the Officer denied the permit application because he found insufficient evidence of a nonconforming use of the Property. The Officer determined that Dr. Cashin's Clinic was a "home based business," which was a use permitted by the zoning ordinance enacted in 1964 (hereinafter referred to as "the

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1 See Appellant Exhibit A, page 2.

2 See Appellant Exhibit C.

3 Dr. Cashin's practice was primarily devoted to large animals, and he conducted the business outside his residence. (H.T. 27.)

4 Dr. Cashin treated dogs and cats in the Clinic. (H.T. 27.)

5 "To provide areas adequate to accommodate single family housing needs. To limit unnecessary intrusions of incompatible uses which might pose a threat to the health, safety or welfare of families and individuals occupying said housing." Current Ordinance, Article 5 § 501. When Dr. Cashin purchased the Property in 1945, the Borough did not have a zoning ordinance. In 1964, the Borough enacted its first zoning ordinance, and the Property has been zoned for residential use since that time.

6 Appellant did not submit a plan for the proposed use of the Property, but Appellant has communicated that it intends to use the entirety of the Property for professional office space.

7 Appellant relies on Section 1201(4) of the Current Ordinance, "Continuation and Change," that reads: "A lawful nonconforming lot, structure or use as defined by this Ordinance may be continued and may be sold and be continued by new owners subject to the other provisions of this Ordinance. Any expansion, alteration, extension, or changes in a non-conformity shall only proceed in compliance with this Article." Current Ordinance, Article 12 § 1201, ¶4.

1964 Ordinance").<sup>8</sup> Because Dr. Cashin's use of a portion of his residence for a home-based veterinary clinic was a permitted use under the 1964 Ordinance as a "home based business," the Officer concluded no legal nonconforming use of the Property ever existed. In other words, the Officer determined that Dr. Cashin had utilized his residential property in a permissible manner under the 1964 Ordinance by using a portion of it for a small professional office/veterinary clinic. When Dr. Cashin died in 1974, the Clinic was still a permitted use under the 1964 Ordinance. At that point, no further commercial use of the Property occurred. When subsequent zoning ordinances were passed in 1990 and 2011, the Property was not being used for a commercial purpose. For these reasons, the Officer denied Appellant's application.

On May 11, 2016, Appellant filed an appeal of the decision of the Officer with the Board. On August 15, 2016, the Board conducted a hearing on the matter. The Board orally affirmed the decision of the Officer. On September 28, 2016 the Board provided a written decision revealing the reasons for its decision to affirm the Officer's denial of Appellant's application. On October 27, 2016, Appellant filed an appeal of the Board's decision. On January 11, 2017, the Borough was granted leave to intervene. On January 20, 2017, President Judge Russell Shurtleff of the Court of Common Pleas of Wyoming County recused himself and, on January 24, 2017, this jurist was assigned. The parties have stipulated to the record, submitted briefs, and provided oral argument. The matter is now ripe for disposition.

*The Court Opinion will be continued in the next issue.*

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<sup>8</sup> The 1964 Ordinance contained a provision entitled "Accessory structures and uses," which allowed certain uses incidental to the primary residential use of a property. 1964 Ordinance § 14-50003(b)(A single home occupation per dwelling unit is permitted as an accessory use to a residential structure provided that such home occupation shall be conducted only by residents of the dwelling unit who may not employ more than 2 additional non-resident persons and provided further that the only external evidence of the home occupation shall be a sign not exceeding one and one-half square feet in area. Such home occupations shall be restricted to professional offices, the training of children in small classes, custom dress making, millinery or tailoring, women's beauty salons, and the rooming or boarding of not more than two (2) persons.)

## LEGAL NOTICES

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

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#### **ESTATE NOTICES**

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

---

#### **EXECUTOR NOTICE**

Estate of David D. Raub AKA  
David Raub  
Late of Kingsley Borough  
EXECUTRIX  
Cathy S. Pryor  
9774 Route 106  
Kingsley, PA 18826  
EXECUTOR  
William S. Raub  
13755 Sugarbowl Road  
Myakka City, FL 34251  
ATTORNEY  
Joseph S. Toczydlowski, Jr.  
392 North Main Street  
Archbald, PA 18403

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**9/22/2017 • 9/29/2017 • 10/6/2017**

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#### **EXECUTRIX NOTICE**

Estate of Richard Carroll Lewis  
AKA Richard C. Lewis  
Late of Silver Lake Township  
EXECUTRIX  
Penny Lewis  
8863 Laurel Lake Road

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Montrose, PA 18801  
ATTORNEY  
Sam W. Lewis  
212 Church Street  
Montrose, PA 18801

**9/22/2017 • 9/29/2017 • 10/6/2017**

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#### **EXECUTRIX NOTICE**

Estate of Francis William  
Guirastante Jr.  
Late of New Milford Township  
EXECUTRIX  
Bonnie Lynn Guirastante  
642 Gamelands Road  
Hallstead, PA 18822

**9/15/2017 • 9/22/2017 • 9/29/2017**

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#### **EXECUTRIX NOTICE**

Estate of James G. Decker, Sr.  
Late of Oakland Township  
EXECUTRIX  
Shirley Decker  
297 Columbus Avenue  
Susquehanna, PA 18847  
ATTORNEY  
Charles J. Aliano  
37 Jackson Avenue  
Susquehanna, PA 18847

**9/8/2017 • 9/15/2017 • 9/22/2017**

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#### **ESTATE NOTICE**

In the Estate of Arthur Weymar  
a/k/a Arthur A. Weymar a/k/a A.  
Adrian Weymar a/k/a Arthur Adolf  
Weymar, late of Susquehanna

County, Pennsylvania:

Letters of Administration have been granted in the above captioned estate to Nancy L. Gross. All persons indebted to said estate are to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire  
Briegle Law Offices, PC  
707 Main Street PO Box 157  
Forest City, PA 18421  
(570) 785-3232  
Attorney for the Estate

---

**9/8/2017 • 9/15/2017 • 9/22/2017**

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### **ESTATE NOTICE**

In the Estate of JOAN D. MROZ, of Preston Township, Wayne County, Pennsylvania.

Letters Testamentary in the above estate have been granted to Thomas E. Mroz. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire  
Briegle Law Offices, P.C.  
707 Main Street PO Box 157  
Montrose, PA 18801  
Attorney for the Estate

---

**9/8/2017 • 9/15/2017 • 9/22/2017**

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### **EXECUTRIX NOTICE**

Estate of Anne Mizerak  
Late of Bridgewater Township  
**EXECUTRIX**  
Darleen Annette Wood  
18500 SR 706  
Montrose, PA 18801  
**ATTORNEY**  
Michael Briegle, Esq.  
4 Chestnut Street  
Montrose, PA 18801

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**9/8/2017 • 9/15/2017 • 9/22/2017**

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

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

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 10, 2017**

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

**SALE DATE AND TIME  
10-10-2017 9:00 AM**  
Writ of Execution No.:  
2017-779 CP  
PROPERTY ADDRESS: 336

Chenango St aka 35 Chenango St  
aka 366 Chenango St  
Montrose, Pa 18801

LOCATION: Montrose Borough  
Tax ID #: 124.13-2,004.00,000.

IMPROVEMENTS: ONE - ONE  
STORY WOOD FRAME  
DWELLING

DEFENDANTS: Lisa V. Kasperitis  
aka Lisa Kasperitis and Richard M.  
Kasperitis aka Richard Kasperitis  
ATTORNEY FOR PLAINTIFF:  
Edward McKee, 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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**9/15/2017 • 9/22/2017 • 9/29/2017**

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**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 7, 2017 TO SEPTEMBER 13, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$99,900.00
Mortgagor: HEINZ, DANIEL 2 - HEINZ, ANNE	Mortgagee: BEAR CREEK PROPERTIES INC
Locations: Parcel # 1 - 110.00-2,030.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: NOVAK, PAUL	Mortgagee: NOVAK, NANCY
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$117,171.00
Mortgagor: SHAVE, JAMIE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 124.14-1,010.00,000.	Municipality 2 - SUMMIT MORTGAGE CORPORATION
Information:	Consideration: \$30,000.00
Mortgagor: CRUZ, ROBERT P	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-3,024.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$95,600.00
Mortgagor: LAKE, ELIZABETH	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$98,875.00
Mortgagor: NAGEL, MICHAEL E JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 132.00-1,056.00,000.	Municipality 2 - SUMMIT MORTGAGE CORPORATION
Information:	Consideration: \$20,000.00
Mortgagor: ZILLA, MARTIN G	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 227.00-1,072.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$107,000.00
Mortgagor: SHADDUCK, DAVID A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 045.15-1,006.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$82,500.00
Mortgagor: GOVER, PAUL W 2 - MILEWSKI, SHARON A	Mortgagee: PNC BANK
Locations: Parcel # 1 - 115.09-1,049.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$29,500.00
Mortgagor: BIRTCHE, ROBERT L 2 - BIRTCHE, SUSAN M	Mortgagee: PS BANK
Locations: Parcel # 1 - 178.00-2,028.00,000.	Municipality DIMOCK TOWNSHIP

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

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Information:	Consideration: \$77,626.00
Mortgagor: LYNCH, EMILY R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: KRASAVAGE, MARK C 2 - KRASAVAGE, JOYCE A	Mortgagee: FIRST CITIZENS COMMUNITY BANK
Locations: Parcel # 1 - 079.04-1,020.01,000.	Municipality MIDDLETON TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: SEAMANS, FREDERICK 2 - SEAMANS, SANDRA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LOANDEPOT.COM LLC
Locations: Parcel # 1 - 108.00-2,014.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$104,000.00
Mortgagor: GRIMM, MELISSA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - GUARANTEED RATE INC
Locations: Parcel # 1 - 209.10-1,030.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$111,500.00
Mortgagor: MICALIZZI, LISA A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 026.00-2,018.02,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: STROKA, DANIEL G 2 - STROKA, REBECCA A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.16-1,067.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$164,000.00
Mortgagor: SPARKS, LEWIS L 2 - SPARKS, BRANDEA R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 034.00-1,018.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$106,400.00
Mortgagor: COMSTOCK, AMY E 2 - COMSTOCK, MIKE V	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 239.00-2,011.00,000.	Municipality LATROPE TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: COSKLO, SCOTT 2 - COSKLO, CHRISTINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - R M K FINANCIAL CORP (DBA) 3 - MAJESTIC HOME LOAN
Locations: Parcel # 1 - 248.00-1,020.14,000.	Municipality CLIFFORD TOWNSHIP

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

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Information:	Consideration: \$15,000.00
Mortgagor: LAKE, ELIZABETH	Mortgagee: OLIVER, FRANK H 2 - OLIVER, MERRIEL S
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$160,765.00
Mortgagor: SNYDER, SCOTT C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel # 1 - 236.00-1,010.01,000.	Municipality SPRINGVILLE TOWNSHIP 2 - 236.00-1,010.02,000.
<b>SPRINGVILLE TOWNSHIP</b>	
Information:	Consideration: \$128,000.00
Mortgagor: FOX, PETER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FOX, KELLY	Municipality SPRINGVILLE TOWNSHIP
Locations: Parcel # 1 - 255.07-1,001.07,000.	Consideration: \$195,000.00
Information: OPEN-END MTG	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Mortgagor: WEAVER, DALE E	2 - AMERICAN ADVISORS GROUP
Locations: Parcel # 1 - 054.06-1,023.00,000.	Municipality OAKLAND BOROUGH
Information: OPEN-END SECOND MTG	Consideration: \$195,000.00
Mortgagor: WEAVER, DALE E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - AMERICAN ADVISORS GROUP	
Locations: Parcel # 1 - 054.06-1,023.00,000.	Municipality OAKLAND BOROUGH

---

## DEEDS

---

Information:	Consideration: \$119,900.00
Grantor: BEAR CREEK PROPERTIES INC	Grantee: HEINZ, DANIEL 2 - HEINZ, ANNE
Locations: Parcel # 1 - 110.00-2,030.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: POCHAS, LYNN MARIE	Grantee: KEYASKO, MICHAEL 2 - KEYASKO DECICCO, MICHELLE 3 - DECICCO, TIMOTHY
Locations: Parcel # 1 - 191.09-2,012.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILBUR, GRANT C	Grantee: WILBUR, GRANT C
Locations: Parcel # 1 - N/A	Municipality JESSUP 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: SUBSURFACE DEED	Consideration: \$1.00
Grantor: POULSEN, RAYMOND W	Grantee: POULSEN, RAYMOND W
2 - POULSEN, CHRISTINE	2 - POULSEN, CHRISTINE
3 - POULSEN, CARL P	3 - POULSEN, CARL P
4 - PFARR, BLANCHE C	4 - PFARR, BLANCY C
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: NOVAK, NANCY	Grantee: NOVAK, PAUL
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$116,000.00
Grantor: SCHIMSKY, MATTHEW D	Grantee: SHAVE, JAMIE M
2 - STUTZBACH, LAUREN	
Locations: Parcel #	Municipality
1 - 124.14-1,010.00,000.	MONTROSE
Information:	Consideration: \$53,670.00
Grantor: HARMON, PAUL L	Grantee: BLYE FAMILY TRUST
2 - HARMON, DEBORAH E	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$149,000.00
Grantor: SEAMAN, ROBERT	Grantee: DEANGELO, DOUGLAS R
2 - SEAMAN, CAROL	2 - DEANGELO, KATHLEEN A
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$2,354.69
Grantor: MASLAR, DARLENE ANN (ESTATE BY SHERIFF)	Grantee: US BANK NATIONAL ASSOCIATION
	2 - PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel #	Municipality
1 - 172.00-1,045.01,000.	ARARAT TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: BULLOCK, CHARLES R	Grantee: OLIVER, FRANK H
	2 - OLIVER, MERRIEL S
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$119,500.00
Grantor: OLIVER, FRANK H	Grantee: LAKE, ELIZABETH
2 - OLIVER, MERRIEL S	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$100,700.00
Grantor: PALMER, RANDY M (ESTATE AKA)	Grantee: NAGEL, MICHAEL E JR
2 - PALMER, RANDY (ESTATE)	2 - NAGEL, CLARISSA A
Locations: Parcel #	Municipality
1 - 132.00-1,056.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HARDENFELDER, WILLIAM H	Grantee: POMPEO, PAMELA
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOKES, SPENCER	Grantee: STOKES, SPENCER
	2 - WESLEY, CLYDE
Locations: Parcel #	Municipality
1 - 191.00-1,002.00,000.	HERRICK TOWNSHIP

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

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Information:	Consideration: \$55,000.00
Grantor: HAIRE, JUDY L	Grantee: HAIRE, DAVIS C
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: SWEGEL, JAMES T	Grantee: SAAM, KEVIN J
2 - SWEGEL, ROSEANN	2 - SAAM, EILEEN T
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: NICK, ANDREW JR	Grantee: NICK, ANDREW III
2 - NICK, ELAINE K	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$25,000.00
Grantor: JERAULD, EVELYN G (ESTATE)	Grantee: KROMKO, MICHAEL
	2 - KROMKO, LULA KATHRYN
Locations: Parcel #	Municipality
1 - 241.00-2,034.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$230,000.00
Grantor: MACK, THOMAS F	Grantee: MULHERN, JAMES
2 - MACK, EILEEN	
Locations: Parcel #	Municipality
1 - 222.00-3,038.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$62,000.00
Grantor: JENNINGS, RAYMOND C	Grantee: FULLER, RANDY V
2 - JENNINGS, BETTY J	2 - FULLER, MICHELLE D
Locations: Parcel #	Municipality
1 - 031.00-2,070.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$54,000.00
Grantor: SIEBEN, TINA CRYSTAL JESSE (ESTATE AKA)	Grantee: MCCAIN, BARBARA R
2 - SIEBEN, TINA C (ESTATE)	2 - MCCAIN, TODD C
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$76,850.00
Grantor: LUPO, ROBERTA (ESTATE AKA)	Grantee: LYNCH, EMILY R
2 - LUPO, ROBERTA ANN (ESTATE)	
3 - FOX, DIANE M	
4 - TERBOSS, RICHARD	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEAMANS, FREDERICK	Grantee: SEAMANS, FREDERICK
2 - SEAMANS, SANDRA (FKA)	2 - SEAMANS, SANDRA
3 - JOHNSON, SANDRA	
Locations: Parcel #	Municipality
1 - 108.00-2,014.00,000.	NEW MILFORD TOWNSHIP

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

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Information: OIL GAS & MINERAL DEED	Consideration: \$10.00
Grantor: MICHAELS, SARA	Grantee: JCB O&G LLC
2 - MICHAELS, PHILIP G	2 - HARRIGAN ROALTIES LLC
3 - MICHAELS, LUCILLE A	3 - RISEDEN INTERESTS LLC
4 - MICHAELS, PAUL	
5 - MICHAELS, PHILIP J	
6 - MICHAELS, LORI A	
7 - MICHAELS, MARK D	
8 - MICHAELS, ANDREA	
Locations: Parcel #	Municipality
1 - 160.00-1,002.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEGG, GEORGE JR	Grantee: LEGG, GEORGE JR
2 - LEGG, DALE	2 - LEGG, DALE
Locations: Parcel #	Municipality
1 - 025.00-1,002.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$1,000.00
Grantor: KAJA HOLDINGS 2 LLC	Grantee: DSV SPV3 LLC
Locations: Parcel #	Municipality
1 - 054.14-2,019.00,000.	SUSQUEHANNA
Information: QUIT CLAIM	Consideration: \$1,000.00
Grantor: KAJA HOLDINGS 2 LLC	Grantee: DSV SPV2 LLC
Locations: Parcel #	Municipality
1 - 055.05-1,054.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$75,000.00
Grantor: SECHRIST, ARLETTA (ESTATE)	Grantee: MCCOLLUM, CHERYL
2 - MCCOLLUM, CHERYL	2 - WHITEHEAD, ROBERT O
3 - WHITEHEAD, ROBERT O	
4 - WRIGHT, PATTY	
5 - WRIGHT, EUGENE F	
6 - SECHRIST, DONALD	
7 - SECHRIST, DONNA	
Locations: Parcel #	Municipality
1 - 082.00-1,038.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$10.00
Grantor: LYNN, JOHN CHUNAN (ESTATE)	Grantee: LYNN, CHIN FONG
Locations: Parcel #	Municipality
1 - 236.00-1,047.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: HONESDALE NATIONAL BANK	Grantee: GRIMM, MELISSA
Locations: Parcel #	Municipality
1 - 209.10-1,030.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: SULLIVAN, DEAN J	Grantee: MICALIZZI, LISA A
Locations: Parcel #	Municipality
1 - 026.00-2,018.02,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$205,000.00
Grantor: FRYE, JOSEPH G	Grantee: SPARKS, LEWIS L
2 - FRYE, JAYNE M	2 - SPARKS, BRANDEA R
Locations: Parcel #	Municipality
1 - 034.00-1,018.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DECKER, RANDY D	Grantee: DECKER, LOU ANN
2 - DECKER, LOU ANN	
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP

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

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Information:	
Grantor:	OLIVER, FRANK H 2 - OLIVER, MERRIEL S
Locations:	Parcel # 1 - N/A
Information:	
Grantor:	CHESNIK, JOSEPH J 2 - CHESNIK, MARGARET M
Locations:	Parcel # 1 - 255.07-1,001.07.000.
Information:	
Grantor:	WEAVER, DALE E 2 - WEAVER, MARY A
Locations:	Parcel # 1 - 054.06-1,023.00.000.
Information:	
Grantor:	LEE, ROBERT E JR
Locations:	Parcel # 1 - N/A
	Consideration: \$15,000.00
	Grantee: LAKE, ELIZABETH
	Municipality AUBURN TOWNSHIP
	Consideration: \$159,000.00
	Grantee: FOX, PETER 2 - FOX, KELLY
	Municipality SPRINGVILLE TOWNSHIP
	Consideration: \$0.00
	Grantee: WEAVER, DALE E
	Municipality OAKLAND BOROUGH
	Consideration: \$15,000.00
	Grantee: COY, ALLEN R 2 - COY, AMY J
	Municipality FRANKLIN TOWNSHIP

# Susquehanna County LEGAL JOURNAL

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

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*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

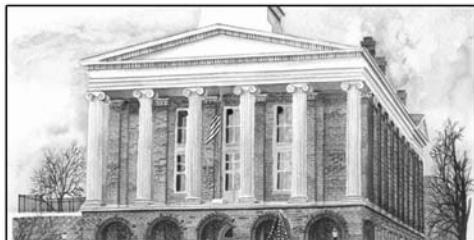
**Petition for Change of Name** \$45

*One (1) time insertion*

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**The deadline for all advertising is 10 AM on**

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Address: \_\_\_\_\_

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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