

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ November 24, 2017 ★ Montrose, PA ★ No. 34



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CASES REPORTED

Community Bank, N.A., d/b/a First Liberty Bank & Trust, Respondents,
vs.
Christopher Rappolt and Barbara Rappolt, Petitioners.

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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

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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.

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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Kenneth W. Seamans, *Senior Judge*

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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

Community Bank, N.A., d/b/a	:	
First Liberty Bank & Trust,	:	
Respondents,	:	
	:	
vs.	:	No. 2016 - 191 C.P.
	:	
Christopher Rappolt and	:	
Barbara Rappolt,	:	
Petitioners.	:	

OPINION

I. Statement of Facts

Petitioners Christopher Rappolt and Barbara Rappolt have a series of delinquent loans owed to Respondent Community Bank, N.A. d/b/a First Liberty Bank & Trust, totaling over \$1.5 million in outstanding debt obligations. These debts were incurred in connection with Petitioners' veterinary business, which had been located in Luzerne County, Pennsylvania. The commercial real property in Luzerne County has already been sold and the net proceeds (\$411,000) were applied against the outstanding debt obligation.

Petitioners also own approximately 167 acres of real property in Susquehanna County, which includes within it an unimproved parcel of consisting of 124 acres. In 2010, Petitioners entered into a gas lease for their Susquehanna County real property wherein they received a signing bonus of \$986,000. This gas lease was signed near the time that Petitioners were closing the veterinary business. Petitioner Christopher Rappolt testified that the proceeds from the gas lease were utilized to pay off business debt, satisfy the payroll obligations, and \$276,000 was placed into a savings account to pay the federal and state income taxes associated with the gas lease. Prior to being able to make those tax payments, Respondent seized those monies in connection with its collection efforts.

Petitioners' real property is currently part of a natural gas pool from a well that is located on a neighboring property and that is currently producing natural gas. In December 2013, the parties entered into a forbearance and settlement agreement whereby Petitioners agreed that 50% of the gas royalties from that pool would go directly to Respondent. (Resp. Ans., Ex. A, § 7(1).) The parties agreed that 40% of the gas royalties would go into a savings account to pay for Petitioners' income tax obligations and real estate taxes, but after the payment of these expenses, the remaining

amount would be applied against the outstanding debt obligation. (*Id.* § 7(2).) Petitioners were allowed to keep 10% of the natural gas royalties for their personal use to a maximum amount of \$50,400. (*Id.* § 7(3).)

The parties' forbearance and settlement agreement further provided that if Respondent was not receiving a minimum monthly payment from the gas royalties, it would constitute an event of default. (*Id.* § 9(1)-(2).) There is no dispute that the natural gas royalties failed to generate the monthly revenue that the parties anticipated and this failure constituted an event of default under the parties' forbearance and settlement agreement. Since that time, Respondents have been receiving 100% of the natural gas royalties. The monthly natural gas royalties are insufficient to satisfy the monthly interest due on the indebtedness and the amount due continues to escalate.

In 2016, Petitioners filed a federal bankruptcy action. In October 2016, Respondent filed a motion seeking relief from the automatic stay in order to proceed with collection through a mortgage foreclosure action on Petitioners' 124 acres of unimproved real property located in Susquehanna County. (*Id.*, Ex. B.) The parties then consented to an order granting relief from the automatic stay. (*Id.*, Ex. C.) The stipulated order required Respondent to refrain from seeking a Sheriff's Sale of the real property until after May 31, 2017. (*Id.* ¶ 2.) If the natural gas company began to construct a gas well or a well pad upon Petitioners' real property by May 31, 2017, then the parties' agreed to continue the stay of any Sheriff Sale until Respondent received permission from the bankruptcy court to continue its execution efforts.

There is no dispute that no construction of a gas well or gas pad occurred on Petitioners' real property prior to May 31, 2017. Respondent now seeks to sell the unimproved 124 acres of real property in order to attempt to get the funds necessary to satisfy the outstanding debt obligation. A Sheriff Sale was scheduled for July 11, 2017 at 11:00 a.m. On July 6, 2017, Petitioners filed the present motion seeking to stay the Sheriff Sale contending that it would be inequitable to allow the sale of the unimproved real property given the prospect of future natural gas revenue. The court stayed the July 7, 2017 Sheriff Sale and scheduled a hearing on Petitioners' motion to stay the Sheriff Sale. On September 7, 2017, a hearing was conducted.

At that hearing, Petitioner Christopher Rappolt testified that a pipeline agreement was recently signed in connection with the real property and that Respondent received all the monies (\$38,000) tendered for the easement agreement. Petitioner Christopher Rappolt also testified that the pipeline is being constructed with a "cut-out" on his property for purposes of installing a new well pad and natural gas wells at some later date. Petitioners believe that an additional natural gas well upon their real property, if it occurs, will then generate sufficient income to satisfy the outstanding indebtedness owed to Respondent.

The adjourned Sheriff Sale is currently scheduled for October 10, 2017.

II. Discussion

Pennsylvania Rule of Civil Procedure 3183 allows a trial court to stay execution upon application of a party in interest that demonstrates "any other legal or equitable

ground” to support a stay. Pa.R.C.P. No. 3183(b)(2). Moreover, Rule 3183 provides that a trial court “may impose such terms and conditions or limit the stay to such reasonable time as it may deem appropriate.” Pa.R.C.P. No. 3183(c). Rule 3183 provides a trial court with broad discretion to grant a stay of execution and likewise provides the trial court with further authority to attach conditions to any such stay to assure that the reasons for the stay itself are accomplished in an appropriate manner. One treatise has explained the power to stay an execution as follows:

The Rules of Civil Procedure confer broad powers upon the courts to grant stays of execution upon either equitable or legal grounds. Therefore, execution may be stayed by the court as to all or any part of the property of the defendant upon its own motion or application of any party in interest showing (1) a defect in the writ, levy or service, or (2) any other legal or equitable ground. Also, the courts have inherent authority to stay execution in the interests of justice and to prevent injustice although this authority should not be exercised unless the case is plain and the equity of the party seeking relief is free from doubt or difficulty. In this respect, a distinction must be drawn between jurisdiction of a court to stay execution and the proper exercise of such jurisdiction upon the facts of the particular case. A court, in exercising its discretion to grant a stay of execution, should not stay an execution unless the facts warrant, as demonstrated by a balancing of the rights of the creditor and debtor, an exercise of judicial discretion.

13 Standard Pennsylvania Practice 2d § 76:22; see City of Easton v. Marra, 862 A.2d 170, 174 (Pa. Commw. Ct. 2004) (“It is an equally accepted principal that a court in which an execution proceeding is pending has the inherent power to stay the proceeding upon legal or equitable grounds, when it is necessary to protect the rights of a party.”); Wilner v. Croyle, 252 A.2d 387, 389 (Pa. Super. Ct. 1969) (“There can be no doubt as to the power of the court to stay the execution. Executions have traditionally been within the equitable control of the court from which issued.”).

Prior to granting any stay of execution, the court must weigh the respective rights of both the creditor and the debtor. See City of Easton, 862 A.2d at 175. A stay of execution should not be entered which wholly defeats the ability of the creditor to collect on an owed debt. See Kronz v. Kronz, 574 A.2d 91 (Pa. Super. Ct. 1990). In weighing the rights of both the debtors and the creditors, it is clear that even with the current natural gas royalties being received by the bank, the outstanding indebtedness continues to grow at a substantial and seemingly unabated rate. It is apparent that Respondents have attempted to work with Petitioners to utilize the prospect of further natural gas exploration to create a stream of income sufficient to satisfy the growing indebtedness, but that these efforts have been largely unsuccessful.

The parties’ forbearance and settlement agreement plainly contemplated the hope that the natural gas royalties would not only be sufficient to pay off the outstanding indebtedness, but also provide an additional stream of income to Petitioners. This hope

was not justified. In the bankruptcy court, the parties again agreed to avoid any Sheriff Sale until May 31, 2017 to allow for the opportunity that further natural gas production would occur on Petitioners' real property. No such activities ever occurred.

At this point, there may be the potential for further natural gas exploration on Petitioners' unimproved real property. The record fails to explain in any manner what the anticipated revenue that such further natural gas activities would generate. Petitioners concede that a portion of their real property is already in an existing natural gas pool through which they (and now Respondent) obtain royalties. There was no evidence presented as to how much of their current real property is contained within the existing natural gas pool and how much remaining acreage they own that may be subject to future natural gas exploration and pooling.

Petitioners presented no testimony from the natural gas company as to any production plans that include Petitioners' unimproved real property. No expert testimony was presented as to the amount of revenue that would be generated from a natural gas well on Petitioners' remaining acreage that is not already included in the pool associated with the neighbor's well. In short, no evidence was presented that Petitioners have any reasonable prospect of any substantial stream of income in the foreseeable future that would be capable of satisfying the substantial debt obligation owed to Respondent.¹

Conversely, since December 2013, Respondent has worked with Petitioners to seek an alternative resolution that would not involve a foreclosure sale of their unimproved Susquehanna County real property. Respondent entered into a forbearance and settlement agreement with Petitioners that was aimed at not only paying off the outstanding debt, but provided a small stream of income to Petitioners to assist in supporting themselves. The economic realities of the small level of natural gas royalty payments that Petitioners were entitled to receive made this agreement untenable. Respondents then worked with Petitioners by agreeing to refrain from any Sheriff Sale until May 31, 2017 to allow for the construction of a natural well pad and the drilling of a natural gas well on Petitioners' real property. The May 31, 2017 date came and went without any such construction opportunities occurring.

Petitioners contend that Respondent's actions have been "overbearing and inequitable." (Pet. Br., at 5.) Petitioners have failed to demonstrate any collection efforts by Respondent that have been improper or inequitable. Petitioners owe Respondent a substantial sum of money – and the amount due and owing simply continues to grow even with the influx of the natural gas royalties being paid directly to Respondent. The record fails to disclose any reasonable prospect that Petitioners have any plan in place to pay back the outstanding indebtedness. Even with the prospect of further natural gas development, Petitioners have failed to provide any evidence whatsoever as to what kind of income such natural gas exploration might yield. For nearly 4 years, Respondent has been working with Petitioners to find a resolution that allows for Petitioners to repay the

¹ Petitioners failed to present any evidence as to the actual value of the 124 acres of real property and whether there was an equity whatsoever in said real property that required protection through a stay of these proceedings.

outstanding debt obligation without the sale of their real property. Petitioners' attack upon Respondent is unjustified.

Petitioners now request a further stay of any Sheriff Sale "for a reasonable period of time to permit the fracking to proceed and the natural resources development." (Pet. Br., at 5.) Petitioners suggest that fracking is the only thing that needs to occur prior to their real property generating additional income, but the record evidences that there is not even a well pad on Petitioners' real property, let alone a natural gas well to be fracked. Petitioners request this additional continuance based upon their speculation that the construction of a well pad and the drilling and fracking of a natural gas well are imminent. Such speculation likewise includes the conclusion that substantial natural gas resources will be located that exceed those already being extracted that will generate a sufficient stream of income to not only pay the accruing interest on Petitioners' debt obligation, but to also begin to pay down the principal itself.

Petitioners have offered no evidence that any natural gas production activities are planned in the near future. Petitioners have failed to present any evidence as to the anticipated revenue that such activities may create so as to know if there is a reasonable prospect that the outstanding debt obligation can be satisfied. Petitioners have failed to meet their burden of proof to demonstrate "equitable grounds" to support any continued stay of the Sheriff Sale. In weighing the interests of both parties, a stay should not be granted where it is a futile gesture that simply prolongs the debt collection proceedings for both parties.

For these reasons, Petitioners' motion will be denied.



LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Lynn Ronald Colwell
AKA Lynn R. Colwell
Late of Franklin Township
EXECUTOR
Arnold James Colwell
16131 SR 92
Jackson, PA 18825
ATTORNEY
Myron B. DeWitt, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

11/24/2017 • 12/1/2017 • 12/8/2017

ESTATE ADVERTISEMENT

In Re: Estate of James A. Griffiths

Estate of James A. Griffiths aka
James Arthur Griffiths aka James Griffiths
Late of Rush Township,
Susquehanna County, PA
EXECUTOR
David A. Griffiths
298 Doougherty Road

Meshoppen PA 18630
ATTORNEY
Beardsley Law Office PLLC
192 Maple Street
Montrose, PA 18801

11/17/2017 • 11/24/2017 • 12/1/2017

ADMINISTRATRIX NOTICE

Estate of Keith W. Wilcox
Late of Forest City Borough
ADMINISTRATRIX
Brittany Wilcox
624 Lackawanna Street
Forest City, PA 18421
ATTORNEY
Marissa McAndrew, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

11/17/2017 • 11/24/2017 • 12/1/2017

EXECUTOR NOTICE

Estate of Arthur C. Marvin, Sr.
AKA Arthur C. Marvin
Late of Jackson Township
EXECUTOR
Gary Marvin
723 Lomar Drive
Susquehanna, PA 18847
ATTORNEY
Marissa McAndrew, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

11/17/2017 • 11/24/2017 • 12/1/2017

EXECUTRIX NOTICE

Estate of William R. Stewart
Late of Township of Choconut
EXECUTRIX
Shirley Stewart
55 Quinn Road
Friendsville, PA 18818
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

11/10/2017 • 11/17/2017 • 11/24/2017

EXECUTRIX NOTICE

Estate of Scott J. Hadaway
Late of Silver Lake
Township/Brackney
EXECUTRIX
Karen M. Hadaway-Patton
2416 Stanley Lake Rd.
Friendsville, PA 18818

11/10/2017 • 11/17/2017 • 11/24/2017

ADMINISTRATOR NOTICE

Estate of Helen M. Bond
Late of Township of Harford
ADMINISTRATOR
Lance Tabaka
201 School Street
Harford, PA 18823
ATTORNEY
Brianna Strobe Vaughan, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

11/10/2017 • 11/17/2017 • 11/24/2017

ESTATE NOTICE

NOTICE is hereby given that Letters of Administration have been granted in the Estate of David A. Stone, late of Montrose, Susquehanna County, Pennsylvania, who died April 30, 2017. All persons indebted to said Estate are required to make payment, and those having claims or demands, to present the same without delay to the Administratrix, Gail M. Stone, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

11/10/2017 • 11/17/2017 • 11/24/2017

OTHER NOTICES

NOTICE

MARTHA E. VON ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq / No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610)328-2887
Attorneys for Plaintiff

COURT OF COMMON PLEAS
SUSQUEHANNA COUNTY

Case No: 2017-1017

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF
LONG BEACH MORTGAGE
LOAN TRUST 2005-2, ASSET-
BACKED CERTIFICATES,
SERIES 2005-2

3217 S. Decker Lake Drive
Salt Lake City, UT 84119
Plaintiff

vs.

ROSEMARY COSTIGAN OR
OCCUPANTS
Defendant(s)

.....

Defendant(s): Rosemary Costigan
or Occupants

Type of Action : CIVIL ACTION -
EJECTMENT

Premises Subject to Foreclosure:
18 Main Street n/k/a 65 Main
Street, Hop Bottom, PA 18824

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER GO TO OR
TELEPHONE THE OFFICE**

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

Susquehanna County Prothonotary
Office
Courthouse
Montrose, PA 18801
(570) 278-4600, Ext. 6641

PENNSYLVANIA LAWYER
REFERRAL SERVICE
PENNSYLVANIA BAR
ASSOCIATION
P. O. BOX 186
HARRISBURG, PA 17108
800-692-7375

11/24/2017

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

COURT OF COMMON PLEAS
CIVIL DIVISION
SUSQUEHANNA COUNTY

No. 2017-01106

NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE

COMPANY
Plaintiff

vs.

DAVID BEAN, in his capacity as
Heir of MARIAN A. BEAN,
Deceased
PATTI MEGIVERN, in her
capacity as Heir of MARIAN A.
BEAN, Deceased
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MARIAN A.
BEAN, DECEASED
Defendants

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MARIAN A.
BEAN, DECEASED

You are hereby notified that on
October 2, 2017, Plaintiff,
NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY, filed a Mortgage
Foreclosure Complaint endorsed
with a Notice to Defend, against
you in the Court of Common Pleas
of SUSQUEHANNA County
Pennsylvania, docketed to No.
2017-01106. Wherein Plaintiff
seeks to foreclose on the mortgage
secured on your property located at
RR 1 BOX 38, A/K/A 294
HALSTEAD ROAD, UNION
DALE, PA 18470 whereupon your
property would be sold by the

Sheriff of SUSQUEHANNA
County.

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

NOTICE

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

**YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET
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**IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

Notice to Defend:
SUSQUEHANNA COUNTY
SUSQUEHANNA COUNTY
PROTHONOTARY OFFICE
SUSQUEHANNA COUNTY
COURTHOUSE

Montrose, PA 18801
Telephone (570) 278-4600 x120

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

11/24/2017

NOTICE

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY

Mortgage Foreclosure

NO. 2017-912 CP

PEOPLES SECURITY BANK &
TRUST, successor in interest to
PEOPLES NEIGHBORHOOD
BANK,
Plaintiff

vs.

GEORGE M. WOOD and
ARETHA E. WOOD,
Defendants

**To: George Wood
Aretha E. Wood**

A complaint in mortgage
foreclosure has been filed against
you in the above captioned action
regarding your property located at
**114 Prospect Street, Hallstead,
PA 18822.**

NOTICE

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

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A LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW TO FIND
OUT WHERE YOU CAN GET
LEGAL HELP.**

SUSQUEHANNA COUNTY

The Trehab Center of Northeastern
PA
10 Public Avenue
PO Box 366
Montrose, PA 18801
570.278.3338
800.982.4045

PENNSYLVANIA LAWYER
REFERRAL SERVICE
P.O. Box 1086, 100 South St.
Harrisburg, PA 17108
(Pennsylvania residents phone:
1-800-692-7375; out-of-state
residents phone: 1-717-238-6715)

HOURIGAN, KLUGER &
QUINN, P.C.

11/24/2017

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 9, 2017 TO NOVEMBER 15, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$176,000.00
Mortgagor: GARLIPP, MARY ALICE (NBM) 2 - LAPLANTE, MARY ALICE 3 - LAPLANTE, DAVID A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 025.03-1,008.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: ROZELLE, DORA L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 083.00-1,043.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$40,000.00
Mortgagor: JACKSON, FREDERICK A 2 - JACKSON, CAROL A	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 076.00-1,018.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$155,000.00
Mortgagor: HARMER, TIMOTHY 2 - HARMER, STEPHANIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CHOU TEAM REALTY INC (DBA) 3 - MONSTER LOANS
Locations: Parcel # 1 - 240.00-1,024.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: STALKER, RYAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 050.00-3,005.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: BUTLER, GLENN THOMAS 2 - BUTLER, JENNIFER MARIE	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 171.00-1,004.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$2,500,000,000.00
Mortgagor: ALTA MARCELLUS DEVELOPMENT LLC 2 - WARD, DAVID R 3 - WARD, VALERIE A	Mortgagee: JPMORGAN CHASE BANK
Locations: Parcel # 1 - 231.00-1,011.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$500,000,000.00
Mortgagor: ALTA MARCELLUS DEVELOPMENT LLC 2 - WARD, DAVID R 3 - WARD, VALERIE A	Mortgagee: WILMINGTON TRUST
Locations: Parcel # 1 - 231.00-1,011.00,000.	Municipality AUBURN TOWNSHIP

Information:	Consideration: \$125,000.00	
Mortgagor: HAMILTON, STEVEN G	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
2 - HAMILTON, HEATHER M	2 - BANK OF AMERICA	
Locations: Parcel #	Municipality	
1 - 031.00-3,043.03,000.	GREAT BEND TOWNSHIP	
Information:	Consideration: \$32,600.00	
Mortgagor: SCHELL, ALLEN C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
2 - SCHELL, SARAH E	2 - LOANDEPOT.COM LLC	
Locations: Parcel #	Municipality	
1 - 049.00-1,024.00,000.	LIBERTY TOWNSHIP	
Information:	Consideration: \$51,850.00	
Mortgagor: ROBINSON, MITCHELL A	Mortgagee: WELLS FARGO BANK	
Locations: Parcel #	Municipality	
1 - 020.00-1,004.00,000.	LITTLE MEADOWS BOROUGH	
Notations:	Instrument # Inst Type	Date Rec.
Book / Page	Verified	
1 -	201709007 DEED	11/13/2017
N		
Information:	Consideration: \$75,000.00	
Mortgagor: BISNER, ALAN J	Mortgagee: VISIONS FEDERAL CREDIT UNION	
2 - BISNER, FAITH A		
Locations: Parcel #	Municipality	
1 - 050.00-3,044.00,000.	GREAT BEND TOWNSHIP	
2 - 050.08-1,011.00,000.	HALLSTEAD BOROUGH	
Information:	Consideration: \$84,151.00	
Mortgagor: SCOGGINS, REBECCA	Mortgagee: HONESDALE NATIONAL BANK	
Locations: Parcel #	Municipality	
1 - 268.06-2,028.00,000.	FOREST CITY	
Information:	Consideration: \$275,000.00	
Mortgagor: HYDE, CRAIG L	Mortgagee: VISIONS FEDERAL CREDIT UNION	
2 - HYDE, RITA J		
Locations: Parcel #	Municipality	
1 - 091.00-2,058.00,000.	NEW MILFORD TOWNSHIP	
Information:	Consideration: \$208,000.00	
Mortgagor: PENAMBERE, LAURA	Mortgagee: HONESDALE NATIONAL BANK	
Locations: Parcel #	Municipality	
1 - 268.06-2,040.00,000.	FOREST CITY	
Information:	Consideration: \$175,000.00	
Mortgagor: ROSS, TIMOTHY W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY	
2 - ROSS, CRYSTLE A		
Locations: Parcel #	Municipality	
1 - 034.00-2,011.00,000.	OAKLAND TOWNSHIP	
Information:	Consideration: \$54,000.00	
Mortgagor: WARD, JOHN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
2 - GEJEWSKI, DAKOTA J	2 - STEARNS LENDING LLC	
Locations: Parcel #	Municipality	
1 - 111.13-1,026.00,000.	NEW MILFORD TOWNSHIP	
Information:	Consideration: \$50,000.00	
Mortgagor: DENNY, DANIEL E JR	Mortgagee: NBT BANK	
2 - DENNY, JANE M		
Locations: Parcel #	Municipality	
1 - 110.00-1,042.00,000.	NEW MILFORD TOWNSHIP	

Information:	Consideration: \$43,500.00
Mortgagor: HAWLEY, JAMES B JR 2 - HAWLEY, PENNY S	Mortgagee: NBT BANK
Locations: Parcel # 1 - 103.00-1,036.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: FERENCIK, DANIEL J 2 - FERENCIK, BRIDGET M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 062.01-1,009.00,000.	Municipality APOLACON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$210,000.00
Mortgagor: GRIFFITHS, LLOYD 2 - GRIFFITHS, MARYANN	Mortgagee: NBT BANK
Locations: Parcel # 1 - 045.17-1,008.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: EMPET, TIMOTHY	Mortgagee: NBT BANK
Locations: Parcel # 1 - 185.00-1,007.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: WELLS, JERRY 2 - WELLS, CANDY	Mortgagee: NBT BANK
Locations: Parcel # 1 - 180.00-1,023.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: NARAMORE, ROBERT	Mortgagee: NBT BANK
Locations: Parcel # 1 - 084.00-1,004.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: SILVIA, MICHAEL 2 - SILVIA, PAULA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 169.00-1,017.00,000.	Municipality GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$150,000.00
Mortgagor: LAGERMASINI, ROBERT J 2 - LAGERMASINI, WANDA F	Mortgagee: NBT BANK
Locations: Parcel # 1 - 108.00-2,038.01,000.	Municipality NEW MILFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$70,000.00
Mortgagor: CAMPBELL, M WAYNE	Mortgagee: NBT BANK
Locations: Parcel # 1 - 209.00-1,052.06,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: BRIGHT, RONALD R 2 - BRIGHT, KAREN L 3 - BRIGHT, BRIAN	Mortgagee: NBT BANK
Locations: Parcel # 1 - 131.00-1,022.00,000.	Municipality JACKSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$40,000.00
Mortgagor: JAGET, DAWN 2 - JAGET, DARRYL	Mortgagee: NBT BANK
Locations: Parcel # 1 - 191.00-1,061.00,000.	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$100,000.00
Mortgagor: BETTE L BROWN (TRUST) 2 - B L BROWN FAMILY LIMITED PARTNERSHIP	Mortgagee: NBT BANK
Locations: Parcel # 1 - 064.00-1,011.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$256,000.00
Mortgagor: PARKER, ANDREW R 2 - PARKER, PATRICIA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PRIMELENDING
Locations: Parcel # 1 - 244.00-1,007.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$92,150.00
Mortgagor: TIFFANY, DUSTIN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 266.01-1,015.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$124,345.00
Mortgagor: SCEPANIAK, CIERA N	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP

DEEDS

Information:	Consideration: \$142,000.00
Grantor: EARL, MARK	Grantee: EARL, DAVID 2 - EARL, ANN MARIE
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: MCMAHON, TIMOTHY 2 - MCMAHON, SHEILA	Grantee: GARLIPP, MARY ALICE (NBM) 2 - LAPLANTE, MARY ALICE 3 - LAPLANTE, DAVID A
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SOMMERSVILLE LAND DEVELOPMENT	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 071.00-1,011.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$112,000.00
Grantor: WELLS FARGO BANK	Grantee: HERRICK MOUNTAIN SPORTSMAN ASSOCIATION INC
Locations: Parcel # 1 - 191.00-1,019.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MALINOWSKI, AUDREY	Grantee: MALINOWSKI, AUDREY 2 - MADRID, TERESA
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH

Information:	Consideration: \$101,000.00
Grantor: RUSSELL, JOHN CHARLES	Grantee: STALKER, RYAN
2 - RUSSELL, DIXIE L	
Locations: Parcel #	Municipality
1 - 050.00-3,005.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$215,000.00
Grantor: GALLOWAY, STEVEN J	Grantee: HAMILTON, STEVEN G
2 - GALLOWAY, CAROL G	2 - HAMILTON, HEATHER M
Information:	Consideration: \$1.00
Grantor: QUICKEN LOANS INC	Grantee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 082.00-1,029.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$29,000.00
Grantor: DAVIS, RAYMOND C	Grantee: SCHERMAYER, STEPHEN
2 - DAVIS, ALICE M	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$61,000.00
Grantor: PARK, JAMES D	Grantee: ROBINSON, MITCHELL A
Locations: Parcel #	Municipality
1 - 020.00-1,004.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$7,500.00
Grantor: HOWELL, GEORGE DALE	Grantee: DOCS HOME SERVICE INC
Locations: Parcel #	Municipality
1 - 054.16-2,007.00,000.	SUSQUEHANNA
Information:	Consideration: \$88,580.00
Grantor: MAYERS, JOSEPH F	Grantee: SCOGGINS, REBECCA
Locations: Parcel #	Municipality
1 - 268.06-2,028.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: HUNTER, RAYMOND R	Grantee: HUNTER, AUSTIN R
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: HALL, BRADLEY R	Grantee: MOTZ, JOYCE SCOTT
2 - HALL, KIMBERLY	
Locations: Parcel #	Municipality
1 - 013.00-1,003.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$26,000.00
Grantor: FANNIE MAE (BY ATTY AKA)	Grantee: PENAMBERE, LAURA
2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	
Locations: Parcel #	Municipality
1 - 268.06-2,040.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: MCDONALD, CHRISTOPHER V JR (AKA)	Grantee: OCONNOR, DAYLE C (AKA)
2 - MCDONALD, CHRISTOPHER JR (AKA)	2 - OCONNOR, DALE C
3 - MCDONALD, CHRISTOPHER VINCENT JR	
Locations: Parcel #	Municipality
1 - 083.20-1,001.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
Locations: Parcel #	Municipality
1 - 035.00-1,047.01,000.	OAKLAND TOWNSHIP

Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
Locations: Parcel #	Municipality
1 - 035.00-1,058.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
2 - COLWELL, JESSE	
Locations: Parcel #	Municipality
1 - 035.00-1,003.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
2 - COLWELL, JESSE	
Locations: Parcel #	Municipality
1 - 035.00-1,004.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
2 - COLWELL, JESSE	
Locations: Parcel #	Municipality
1 - 035.00-1,005.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
2 - COLWELL, JESSE	
Locations: Parcel #	Municipality
1 - 035.00-1,017.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
2 - COLWELL, JESSE	
Locations: Parcel #	Municipality
1 - 035.00-1,019.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, JESSE A (AKA)	Grantee: DAVIS, RAYMOND C ESQUIRE (AGENT)
2 - COLWELL, JESSE	
Locations: Parcel #	Municipality
1 - 035.00-1,084.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$2,906.31
Grantor: RAPPOLT, CHRISTOPHER (BY SHERIFF)	Grantee: COMMUNITY BANK (DBA)
2 - RAPPOLT, BARBARA (BY SHERIFF)	2 - FIRST LIBERTY BANK & TRUST
Locations: Parcel #	Municipality
1 - 189.00-1,069.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARRAR, LEON H JR (ESTATE)	Grantee: CARRAR, LEON H III
	2 - CARRAR, TANYA
Locations: Parcel #	Municipality
1 - 047.00-1,051.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARRAR, LEON H JR (ESTATE)	Grantee: DEGROAT, BEVERLY G
Locations: Parcel #	Municipality
1 - 047.00-1,051.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEGROAT, BEVERLY G	Grantee: CARRAR, LEON H III
Locations: Parcel #	Municipality
1 - 047.00-1,051.00,000.	LIBERTY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: CARRAR, LEON H JR (ESTATE)	Grantee: CARRAR, LEON H III 2 - CARRAR, TANYA
Locations: Parcel # 1 - 047.00-1,051.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$320,000.00
Grantor: JURBALA, ROBERT M 2 - JURBALA, DELORES	Grantee: PARKER, ANDREW R 2 - PARKER, PATRICIA M
Locations: Parcel # 1 - 244.00-1,007.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$3,663.34
Grantor: KASPERITIS, LISA VALORIE (BY SHERIFF AKA) 2 - KASPERITIS, LISA V (BY SHERIFF AKA) 3 - KASPERITIS, LISA (BY SHERIFF) 4 - KASPERITIS, RICHARD MICHAEL (BY SHERIFF AKA) 5 - KASPERITIS, RICHARD M (BY SHERIFF AKA) 6 - KASPERITIS, RICHARD (BY SHERIFF)	Grantee: US BANK NATIONAL ASSOCIATION
Locations: Parcel # 1 - 124.13-2,004.00,000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: BALL, CARLTON D 2 - BALL, ENID C	Grantee: VODA, MATTHEW R 2 - BALL-VODA, JOANN L (AKA) 3 - VODA, JOANN L BALL
Locations: Parcel # 1 - 237.00-1,056.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOD, DARLEEN A	Grantee: WOOD, DARLEEN A
Locations: Parcel # 1 - 125.04-1,013.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KING, PAUL 2 - KING, ANDREW (ESTATE) 3 - KING FAMILY TRUST	Grantee: KING FAMILY TRUST
Locations: Parcel # 1 - 021.05-1,067.00,000.	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$24,700.00
Grantor: ROCKEFELLER, BRIAN T 2 - ROCKEFELLER, MONICA S	Grantee: HARVEY, DELRAINE 2 - HARVEY, ANNE
Locations: Parcel # 1 - 080.00-1,044.03,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KOTOWSKI, JOSEPH G 2 - KOTOWSKI, CAROL	Grantee: KOTOWSKI, CAROL
Locations: Parcel # 1 - 266.12-1,029.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OGOZALY, MARK J 2 - JACKSON, MARY ANN	Grantee: OGOZALY, MARK J
Locations: Parcel # 1 - 268.00-1,017.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: OPEIL, MARK F	Grantee: TIFFANY, DUSTIN
Locations: Parcel # 1 - 266.01-1,015.00,000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JEESE A
Locations: Parcel #	Municipality
1 - 035.00-1,047.01,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JEESE A
Locations: Parcel #	Municipality
1 - 035.00-1,004.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JEESE A
Locations: Parcel #	Municipality
1 - 035.00-1,084.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JEESE A
Locations: Parcel #	Municipality
1 - 035.00-1,003.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JEESE A
Locations: Parcel #	Municipality
1 - 035.00-1,019.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JESSE A
Locations: Parcel #	Municipality
1 - 035.00-1,005.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JESSE A
Locations: Parcel #	Municipality
1 - 035.00-1,017.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, RAYMOND C	Grantee: COLWELL, JESSE A
Locations: Parcel #	Municipality
1 - 035.00-1,058.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$127,659.00
Grantor: FREY, AMANDA J	Grantee: SCEPANIAK, CIERA N
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP





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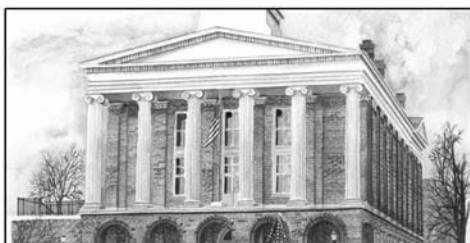
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