

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

34th Judicial District

Vol. 4 ★ June 21, 2019 ★ Montrose, PA ★ No. 12



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	8
MORTGAGES & DEEDS	10

CASES REPORTED

IN RE: Estate of Kenneth R. Ely

© 2019 Legal Journal of Susquehanna County



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

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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



The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Michael Briechle, Esq.

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

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

Individual copies available for \$5 each

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*
Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister
Jodi L. Cordner, Esq.
Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O’Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall
Elizabeth M. Arnold
MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan’s Court
Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec
Susan Jennings
Richard Suraci

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

COURT OPINION

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

**IN RE: ESTATE OF
KENNETH R. ELY,** :
: **No. 2009 - 68 O.C.**
:

ORDER

NOW, this 30th day of May, 2019, upon consideration of petitioner Emmagene Samoy Ely's petition to determine effect of Emmagene Samoy Ely's election against will of Kenneth R. Ely and for enforcement of election,¹ **IT IS HEREBY ORDERED THAT:**

1. Pursuant to 20 Pa. C.S. § 2211(a), the natural gas royalties payable under the lease agreement with Cabot Oil & Gas Company are "property" under 20 Pa.

¹ At the time of his death, decedent was receiving royalty payments under a natural gas lease with Cabot Oil & Gas Company in connection with natural gas production that was occurring on decedent's real property. Petitioner contends that she is entitled to receive one-third of the present value of the natural gas lease while decedent's estate contends that petitioner is only entitled to receive one-third of any royalty income for the remainder of her natural life.

There is no dispute that decedent entered into the oil and gas lease prior to marrying petitioner. There is no dispute that there was no natural gas production on the real property at the time decedent and petitioner were married. There is no dispute that the natural gas production commenced after the marriage but before decedent's death. As such, the natural gas became severed from the real property during the marriage, became the property of Cabot Oil & Gas Company, and decedent thereafter had a right to receive compensation (royalties) for the natural gas extracted from the real property as set forth in the natural gas lease agreement. The parties do not dispute that the right to receive royalty payments from Cabot Oil & Gas Company was personal property that was specifically devised under decedent's will to his children in equal shares.

Decedent's Estate contends that the royalty payments under the natural gas lease are income under 20 Pa. C.S. § 22013(a)(2), which provides that a surviving spouse has the right to the one-third elective share in the following property: "Income or use for the remaining life of the spouse of property conveyed by the decedent during the marriage to the extent that the decedent at the time of his death had use of the property or an interest in or power to withdraw the income thereof." The parties do not dispute that decedent had an "interest in" the natural gas rights to the extent that decedent was receiving royalty payments prior to his death in connection with the natural gas extracted from the real property. Decedent's Estate argues that petitioner is only entitled to one-third of the royalty payments for the remainder of her life. Conversely, petitioner contends that the royalty payments under the natural gas lease are personal property under 20 Pa. C.S. § 2203(a)(1) which was specifically devised under decedent's will. Thus, petitioner contends that she is entitled to one-third of the present-day value of the royalty payments without regard to petitioner's life expectancy.

C.S. § 2203(a)(1) and the valuation of the “property” is not limited in any manner by petitioner’s life expectancy.²

2. As the parties have indicated that settlement negotiations are ongoing and that the parties sought clarification only as to this issue prior to continued settlement negotiations, the court will hold in abeyance the remainder of the petition relating to a specific amount of petitioner’s elective share of the Estate of Kenneth R. Ely, as well as all other pending petitions, motions and/or objections, pending the conclusion, successful or otherwise, of the settlement negotiations between the parties.
3. The parties shall provide the court with a written status report within thirty (30) days of today’s date as to the status of the settlement negotiations.

Jason J. Legg
President Judge



² Petitioner properly argued that the right to receive royalty under the lease agreements do not fall under 20 Pa. C.S. § 2203(a)(2) because: (1) the natural gas lease was executed prior to the marriage; and (2) decedent made no “conveyance” during the marriage related to the natural gas rights. 20 Pa. C.S. § 2201 (defining “conveyance”, in pertinent part, as “an act by which it is intended to create an interest in real or personal property”). There is no dispute that any “conveyance” under § 2203(a)(2) relating to the natural gas rights occurred prior to the marriage. Decedent thereafter specifically devised the natural gas royalties to his children in his will. Thus, the royalty payments constituted personal property which passed “by will or intestacy” and such personal property is statutorily subject to the surviving spouse’s elective share. 20 Pa. C.S. § 2203(a)(1).

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.

EXECUTRIX NOTICE

Estate of Thomas E. Golden AKA Thomas E. Golden, Jr.
Late of Friendsville Borough
EXECUTRIX
Elizabeth M. Brocious
5402 Pennsylvania Ave.
Apalachin, NY 13732
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

6/21/2019 • 6/28/2019 • 7/5/2019

ADMINISTRATOR NOTICE

Estate of Marianne Petrikonas AKA Marianne M. Petrikonas
Late of Larksville Borough
ADMINISTRATOR
Joseph J. Petrikonis
118 Howard St.
Larksville, PA 18704
ATTORNEY
John R. Dean

Attorney at Law
72 Public Avenue
Montrose, PA 18801

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTRIX NOTICE

Estate of Robert G. Whitney AKA Robert Gerald Whitney
Late of Thompson Township
EXECUTRIX
Marjorie A. Whitney
4172 Ararat Road
Thompson, PA 18465
ATTORNEY
Marissa McAndrew, Esquire
707 Main Street, P.O. Box 157
Forest City, PA 18421

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Russell F. May
Late of Ararat Township
EXECUTOR
Russell F. May, Jr.
183 South Washington Street
Binghamton, NY 13903
ATTORNEY
Marissa McAndrew, Esquire
707 Main Street, P.O. Box 157
Forest City, PA 18421

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

Estate of Nathan B. Miller, a/k/a Nathan B. Miller Jr., deceased, of 255 Pine Street, Hallstead, Susquehanna County, Pennsylvania, who died April 30, 2019.

Letters Testamentary have been granted to Kevin Miller Executor, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Kevin Miller
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

In the Estate of Clifton H. Birchard, Jr., late of the Township of Forest Lake, Susquehanna County, Pennsylvania,

Letters of Administration 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:

Marsha S. Birchard
22 Creamery Lane
Montrose, PA 18801

or

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

6/7/2019 • 6/14/2019 • 6/21/2019

ESTATE NOTICE

Estate of Rita M. Lacey, deceased, of 490 Franklin Street, Great Bend, Susquehanna County, Pennsylvania, who died May 22, 2019.

Letters Testamentary have been granted to Barbara Ingraham and Mary Davies, Co-Executrixes, who request all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Barbara Ingraham and
Mary Davies
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

6/7/2019 • 6/14/2019 • 6/21/2019



NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 13, 2019

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

SALE DATE AND TIME August 13, 2019 at 9:00 AM

Writ of Execution No.:

2019-526 CP

PROPERTY ADDRESS: 477 Pine Street FKA RR 2 Box 2651 C Hallstead, Pa 18822

LOCATION: Great Bend Township Tax ID # 050.00-2,019.00,000

IMPROVEMENTS: ONE - 2 STORY WOOD FRAME DWELLING

ONE - 12 X 20 WOOD FRAME MACHINE SHED

ONE - 10 X 12 WOOD FRAME MACHINE SHED

ONE - 12 X 38 WOOD FRAME OPEN POLE SHED

DEFENDANTS: Belinda Rudder
ATTORNEY FOR PLAINTIFF:
Patrick Wesner, Esq
(856) 810-5815

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

6/21/2019 • 6/28/2019 • 7/5/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 13, 2019

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

SALE DATE AND TIME August 13, 2019 at 9:30 AM

Writ of Execution No.:

2019-501 CP

PROPERTY ADDRESS: 505

South Main Street, Montrose, PA
18801

LOCATION: Montrose Borough
Tax ID # 124.13-3,021.00,000

IMPROVEMENTS: ONE – 1,430
Square Foot Commercial Building
with 3 Apartments

DEFENDANTS: Nancy G. Wood

ATTORNEY FOR PLAINTIFF:

James Shoemaker, Esq

(570) 287-3000

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

6/21/2019 • 6/28/2019 • 7/5/2019

MORTGAGES AND DEEDS

RECORDED FROM JUNE 4, 2019 TO JUNE 12, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$50,000.00
Mortgagor: KAVETSKI, KAYLEY	Mortgagee: KAVETSKI, TERENCE F 2 - KAVETSKI, MELANIE S
Locations: Parcel # 1 - 168.00-2,028.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$101,250.00
Mortgagor: DIAZ HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.14-1,005.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$63,000.00
Mortgagor: STEVENS, KENNETH R (AKA) 2 - STEVENS, KENNETH	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 237.00-1,089.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$104,080.00
Mortgagor: JONES, WILLIAM J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 183.00-1,069.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$78,000.00
Mortgagor: MCCAIN, JEFFREY S 2 - JONES, JOANNE M (NKA) 3 - MCCAIN, JOANNE M	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 048.00-1,023.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$103,785.00
Mortgagor: CATALANO, ANGELA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 167.00-2,040.06,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$307,000.00
Mortgagor: SPEICHER, CARL J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
2 - SPEICHER, JACQUELINE L	Municipality SILVER LAKE TOWNSHIP
Locations: Parcel # 1 - 027.09-1,001.00,000.	Consideration: \$435,000.00
Mortgagor: JAGEL, LOUIS J 2 - JAGEL, MAUREEN M	Mortgagee: AMERICAN ADVISORS GROUP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 048.00-1,027.00,000.	Municipality LIBERTY TOWNSHIP

Information:	Consideration: \$435,000.00
Mortgagor: JAGEL, LOUIS J	Mortgagee: COMMISSIONER OF HOUSING & URBAN DEVELOPMENT
2 - JAGEL, MAUREEN M	2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 048.00-1,027.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$163,400.00
Mortgagor: KIMMEL, ALYCIA K	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.19-1,053.00.000.	Municipality HALLSTEAD BOROUGH
Information: OPEN-END MTG	Consideration: \$30,000.00
Mortgagor: SALANSKY, MICHAEL J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 169.00-1,034.00.000.	Municipality GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$280,000.00
Mortgagor: WH SERVICES INC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.00-2,014.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: FURNESS, STEVEN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DOONER, SUSAN C	
Locations: Parcel # 1 - 035.00-1,081.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: FURNESS, STEVEN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DOONER, SUSAN C	
Locations: Parcel # 1 - 054.11-1,040.00.000.	Municipality OAKLAND BOROUGH
<u>BOROUGH 3 - 054.11-1,029.00.000.</u>	2 - 054.11-1,032.00.000. OAKLAND BOROUGH
Information:	Consideration: \$141,426.00
Mortgagor: SMITH, LORRAINE	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 268.07-1,065.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$35,000.00
Mortgagor: MANNINA, CHRISTOPHER V	Mortgagee: HONESDALE NATIONAL BANK
2 - MANNINA, ROBERT A	
Locations: Parcel # 1 - 031.19-2,014.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$228,000.00
Mortgagor: CRAWFORD, BRIAN M	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - CRAWFORD, NICOLE	
Locations: Parcel # 1 - 207.00-1,025.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$235,554.00
Mortgagor: STROHL, TIFFANY E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STROHL, PAUL A	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 124.17-1,083.00.000.	Municipality MONTROSE 2W

Information:	Consideration: \$195,000.00
Mortgagor: SAILOR, JEFFREY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SAILOR, PATRICIA	2 - FEDERATED LENDING CORPORATION
Locations: Parcel #	Municipality
1 - 209.00-1,035.15,000.	HERRICK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BLOW, RONALD J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BLOW, SANDRA S	Municipality
Locations: Parcel #	LIBERTY TOWNSHIP
1 - 049.00-1,022.01,000.	
Information:	Consideration: \$111,550.00
Mortgagor: KRISHAK, ALLISON M	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 218.03-1,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	Municipality
Locations: Parcel #	JESSUP TOWNSHIP
1 - 160.00-1,042.00,000.	
Information:	Consideration: \$96,000.00
Mortgagor: WHITE, JOSEPH	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITE, DEBRA	Municipality
Locations: Parcel #	OAKLAND BOROUGH
1 - 054.11-1,004.00,000.	
Information:	Consideration: \$208,050.00
Mortgagor: DYE, AMANDA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DYE, TRAVIS C	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 105.00-1,009.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$146,952.00
Mortgagor: SYPHER, ROBERT D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SYPHER, MARY B	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 111.13-1,015.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$104,500.00
Mortgagor: WILLIAMSON, SCOTT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	2 - QUICKEN LOANS INC
1 - 249.00-1,015.00,000.	Municipality
	CLIFFORD TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: BARTRON, MARIE (ESTATE)	Grantee: FEUERHERD, REBECCA 2 - BARTRON, BENSON 3 - BARTRON, BRIAN
Locations: Parcel # 1 - 125.04-1,004.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PECKINS, MATTHEW 2 - PECKINS, NADINE KRISA	Grantee: BECAUSE HE TOLD ME NO LLC
Locations: Parcel # 1 - 170.00-1,037.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ATON, RONALD R JR	Grantee: ATON, RONALD R JR 2 - ATON, F MICHELE
Locations: Parcel # 1 - 102.08-1,010.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: KAVETSKI, TERENCE F 2 - KAVETSKI, MELANIE S	Grantee: KAVETSKI, KAYLEY
Locations: Parcel # 1 - 168.00-2,028.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ATON, RONALD R JR 2 - ATON, FRANCES MICHELE	Grantee: ATON, JOSEPH R 2 - ATON, KRISTY L
Locations: Parcel # 1 - 102.08-1,023.00,000.	Municipality FOREST LAKE TOWNSHIP 2 - 102.08-1,012.00,000.
Information:	Consideration: \$1.00
Grantor: ATON, RONALD R JR 2 - ATON, FRANCES MICHELE	Grantee: NABYWANIEC, JOSEPH M 2 - NABYWANIEC, KATIE A
Locations: Parcel # 1 - 102.08-1,013.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$50,500.00
Grantor: SOMERSET REGIONAL WATER RESOURCES LLC (BY TRUSTEE)	Grantee: SHIBLEY, NATASHA ANN
Locations: Parcel # 1 - 142.04-1,026.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: HAVRILIAK, JACQUELINE M	Grantee: ROGERS, JAMES 2 - ROGERS, MARGARET L
Locations: Parcel # 1 - 161.08-2,004.05,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FORTUNATO, RONALD J 2 - FORTUNATO, DIANE	Grantee: FORTUNATO, RONALD J 2 - FORTUNATO, DIANE
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: COLE, ROBERT L 2 - COLE, JOAN SNYDER	Grantee: BECAUSE HE TOLD ME NO LLC
Locations: Parcel # 1 - 167.13-1,012.00,000.	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$132,500.00
Grantor: MARSHMAN, DONALD D 2 - MARSHMAN, SHARON A	Grantee: DIAZ HOLDINGS LLC
Locations: Parcel # 1 - 031.14-1,005.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIRACUSE, MICHAEL	Grantee: SIRACUSE, MICHAEL
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$79,000.00
Grantor: MANLEY, MYRL RAY STEPHEN	Grantee: DELLAVALLE, JAMES 2 - DELLAVALLE, KATHLEEN
Locations: Parcel # 1 - 037.00-1,014.00.000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SALANSKY, MARK 2 - SALANSKY, THERESA	Grantee: SALANSKY, THERESA
Locations: Parcel # 1 - 244.00-1,029.04.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$106,000.00
Grantor: RIVENBURG, LEE 2 - RIVENBURG, DEBORAH	Grantee: JONES, WILLIAM J 2 - JONES, MELANIE
Locations: Parcel # 1 - 183.00-1,069.00.000.	Municipality BROOKLYN TOWNSHIP
Information: OIL GAS MINERAL AND SHALE GAS	Consideration: \$1.00
Grantor: AMBROSE, STEPHEN A SR (ESTATE AKA) 2 - AMBROSE, STEPHEN A (ESTATE)	Grantee: AMBROSE, DEBRA ANN
Locations: Parcel # 1 - 021.00-1,003.01.000.	Municipality APOLACON TOWNSHIP
Information: OIL GAS MINERAL AND SHALE GAS	Consideration: \$1.00
Grantor: AMBROSE, STEPHEN A SR (ESTATE AKA) 2 - AMBROSE, STEPHEN A (ESTATE)	Grantee: AMBROSE, STEPHEN JR
Locations: Parcel # 1 - 021.00-1,003.01.000.	Municipality APOLACON TOWNSHIP
Information: OIL GAS MINERAL AND SHALE GAS	Consideration: \$1.00
Grantor: AMBROSE, STEPHEN A SR (ESTATE AKA) 2 - AMBROSE, STEPHEN A (ESTATE)	Grantee: FIZZANO, DONNA M
Locations: Parcel # 1 - 021.00-1,003.01.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1,850,000.00
Grantor: LATIMER, GARY (TRUST BY TRUSTEE) 2 - LATIMER, GARY	Grantee: ROUND HILL FARM LLC
Locations: Parcel # 1 - 227.00-1,040.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FARLEY, RAYMOND 2 - FARLEY, CATHERINE	Grantee: LPR ENERGY LLC
Locations: Parcel # 1 - 236.00-1,003.04.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$178,000.00
Grantor: MOWRY, STEPHEN H (ESTATE AKA) 2 - MOWRY, STEVE (ESTATE)	Grantee: MIDNITE MINE LP
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BROWN, ROY E 2 - BROWN, KATHLEEN P	Grantee: BROWN, ROY E 2 - BROWN, KATHLEEN P
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BROWN, ROY E 2 - BROWN, KATHLEEN P	Grantee: BROWN, CHRIS 2 - BROWN, SHAWN 3 - BROWN, JENNIFER
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: TENNESSEE GAS PIPELINE COMPANY LLC	Grantee: PRITCHARD, BRETT 2 - PRITCHARD, MICHELE
Locations: Parcel # 1 - 226.08-1,020.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VANCOTT, W COOPER	Grantee: MCHENRY, MARK L
Locations: Parcel # 1 - 090.18-2,054.00,000.	Municipality NEW MILFORD BOROUGH
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: SOKALSKY, KATHY M (ESTATE)	Grantee: SOKALSKY, KATHY M
Locations: Parcel # 1 - 151.00-1,076.00,000.	Municipality GIBSON TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: SOKALSKY, KATHY M (ESTATE)	Grantee: SOKALSKY, KATHY M
Locations: Parcel # 1 - 151.00-1,077.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROOD, CHARLES L 2 - ROOD, NANCY G	Grantee: HALL, LESTER CHARLES JR
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$23,130.00
Grantor: PLACES PROPERTIES LLC	Grantee: MOWRY, RODNEY L 2 - MOWRY, DIANNA G
Locations: Parcel # 1 - 232.00-1,012.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$172,000.00
Grantor: BRIZZOLARA, DANIEL J 2 - BRIZZOLARA, SUSAN D	Grantee: KIMMEL, ALYCIA K
Locations: Parcel # 1 - 031.19-1,053.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: OVERFIELD, DONALD JR	Grantee: HOLLISTER, ASHLEY C
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$32,100.00
Grantor: SPEAKER, DONALD L 2 - ONEILL, BRIANNA C	Grantee: BLUE RIDGE PROPERTY MANAGERS LLC
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$40,000.00
Grantor: DELISA, ALBERT F	Grantee: SALANSKY, MICHAEL J
Locations: Parcel # 1 - 169.00-1,034.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DELISA, ALBERT F	Grantee: DELISA, ALBERT F
Locations: Parcel # 1 - 169.00-1,034.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$212,625.00
Grantor: FANNIE MAE (AKA) 2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	Grantee: KEATING, SARAH STEINDEL 2 - KEATING, ROBERT JOSEPH
Locations: Parcel # 1 - 227.00-1,031.02.000.	Municipality CLIFFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$47,100.00
Grantor: UNITED STATES DEPARTMENT OF AGRICULTURE	Grantee: LOSHBOUGH, BRIAN 2 - LOSHBOUGH, LANI
Locations: Parcel # 1 - 162.00-1,047.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POURATTARIAN, BEHYAR	Grantee: PENNSYLVANIA COMMONWEALTH OF - DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 048.00-1,031.02.000.	Municipality LIBERTY TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: BRUNO, JAMES E 2 - BRUNO, KATHERINE J	Grantee: BRUNO, JAMES E
Locations: Parcel # 1 - 106.03-1,009.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$145,800.00
Grantor: SEBRING, MARK A 2 - SEBRING, DENA J	Grantee: SMITH, LORRAINE
Locations: Parcel # 1 - 268.07-1,065.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: DUFFY, AMY B	Grantee: MEAD, JEFFREY C
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: MOUNTAINVIEW TRUST (BY TRUSTEE)	Grantee: BROOKLYN TOWNSHIP
Locations: Parcel # 1 - 183.00-1,012.01.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAPLES, MARY FRANCES 2 - PLOETTNER, MARY	Grantee: CAPLES, MARY FRANCES 2 - PLOETTNER, MARY
Locations: Parcel # 1 - 083.00-2,026.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$80,441.00
Grantor: ARNEIL, JUNE LEE (ESTATE)	Grantee: ARNEIL, RONALD S
Locations: Parcel # 1 - 154.00-1,016.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$285,000.00
Grantor: TRIESTE, DEBORAH E 2 - TRIESTE, NICOLE L	Grantee: CRAWFORD, BRIAN M 2 - CRAWFORD, NICOLE
Locations: Parcel # 1 - 207.00-1,025.00.000.	Municipality GIBSON 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: SHEA, JULIA	Grantee: SHEA, CASSIDY
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: INT 29 UNIT 42	Consideration: \$100.00
Grantor: DITANO, BERNARD	Grantee: USSELMAN, STEPHEN W
	2 - USSELMAN, CORALEA M
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: RITTER, NATHAN	Grantee: KRITCH, CHARLES
	2 - KRITCH, NANCY L
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$239,900.00
Grantor: ASTON, TINA M	Grantee: STROHL, PAUL A
2 - ASTON, MYRON	2 - STROHL, TIFFANY E
Locations: Parcel #	Municipality
1 - 124.17-1,083.00,000.	MONROSE 2W
Information:	Consideration: \$390,000.00
Grantor: CANONICO, LINDA R	Grantee: SAILOR, JEFFREY
	2 - SAILOR, PATRICIA
Locations: Parcel #	Municipality
1 - 209.00-1,035.15,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1,400.00
Grantor: CIZIKE, REBECCA R (ESTATE AKA)	Grantee: FREITAG, JOHN
2 - CIZIKE, REBECCA JEANNETTE (ESTATE AKA)	
3 - RANDALL-CIZIKE, REBECCA J (ESTATE AKA)	
4 - CIZIKE, REBECCA J RANDALL (ESTATE)	
Locations: Parcel #	Municipality
1 - 054.12-2,067.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BOROWICZ, ANDREW JOSEPH JR (ESTATE)	Grantee: BOROWICZ, RYAN A
Locations: Parcel #	Municipality
1 - 074.00-1,031.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLIN MILLER FAMILY LIMITED PARTNERSHIP	Grantee: MILLER, DAVID F
	2 - MILLER, KELLY A
Locations: Parcel #	Municipality
1 - 166.00-1,001.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PRICE, ORDIE E	Grantee: PRICE, ORDIE E
	2 - PRICE, ARLINE J
Locations: Parcel #	Municipality
1 - 206.00-2,033.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: CAMERON, ELNORA L	Grantee: KRISHAK, ALLISON M
Locations: Parcel #	Municipality
1 - 218.03-1,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$219,000.00
Grantor: STROHL, PAUL A III	Grantee: DYE, AMANDA M
2 - STROHL, TIFFANY	2 - DYE, TRAVIS C
Locations: Parcel #	Municipality
1 - 105.00-1,009.00,000.	FRANKLIN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: AHLBRANDT, MAY	Grantee: AHLBRANDT, MAY
	2 - AHLBRANDT, DAVID EUGENE
Locations: Parcel #	Municipality
1 - 180.00-2,033.00.000.	DIMOCK TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: TENERALLI, GEORGE	Grantee: TENERALLI, FRANK
2 - TENERALLI, CATHERINE	2 - TENERALLI, ANNE
3 - TENERALLI, THOMAS (ESTATE)	
4 - TENERALLI, FRANK	
5 - TENERALLI, ANNE	
Locations: Parcel #	Municipality
1 - 084.00-3,003.00.000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$139,500.00
Grantor: COSKLO, KEVIN	Grantee: WILLIAMSON, SCOTT
2 - COSKLO, TIFFANY	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP

Susquehanna County LEGAL JOURNAL

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

2018 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.



General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

submitted camera-ready or via email in PDF

or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

All charges subject to a minimum advertisement fee, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year

Full Page:

4" W X 7" H

Half Page:

4" W X 3 1/2" H

Quarter Page:

2" W X 3 1/2" H

4" W X 1 3/4" H

Eighth Page:

2" W X 1 3/4" H

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

