

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

34th Judicial District

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**CASES REPORTED**

DAVID JOHNSON and KAREN JOHNSON, Plaintiffs,  
vs.  
RICHARD GREGORY, Defendant.

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

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**Submit advertisements to**  
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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.

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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.

## PRICING & RATES

### *Notice Pricing*

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Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
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## SUSQUEHANNA COUNTY OFFICIALS

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### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings  
Richard Suraci

**COURT OPINION**

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

<b>DAVID JOHNSON and</b>	:
<b>KAREN JOHNSON,</b>	:
<b>Plaintiffs,</b>	:
vs.	
<b>RICHARD GREGORY,</b>	:
<b>Defendant.</b>	:

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**OPINION**

**I. Statement of Facts**

On August 17, 2016, plaintiffs David and Karen Johnson (hereinafter referred to as plaintiffs) filed for the issuance of a writ of summons against defendant Richard Gregory (hereinafter referred to as Gregory) in connection with injuries allegedly sustained as a result of a motor vehicle accident on August 26, 2016. On September 8, 2016, counsel for plaintiffs filed a praecipe to reinstate the writ of summons. Plaintiffs' counsel then provided the reinstated writ of summons to the Susquehanna County Sheriff's Office for service upon Gregory. On September 20, 2016, Susquehanna County Sheriff Lance Benedict deputized the Sheriff of Broome County, New York, to service the reinstated writ of summons upon Gregory. The reinstated writ of summons had been sent to the Sheriff's Department in Broome County, New York. The Sheriff's return indicates that the Broome County Sheriff's Department attempted to serve Gregory on several occasions. On September 22, 2016, Deputy Sheriff Jesse Genter went to 43 Albert Street and was informed that Gregory no longer lived there but was informed by a woman in a nearby residence that she had a prior relationship with Gregory. As a result of learning of this relationship, Deputy Genter went to the former girlfriend's residence located at 48 Albert Street and left a note in the door to contact the Broome County Sheriff's Department. On that same day, Gregory contacted the Broome County Sheriff's Department and stated that he would call back at a later date in order to arrange service of the reinstated writ of summons. Gregory refused to provide a good address. Thereafter, on September 28, 2018, Gregory's counsel entered his appearance in this litigation on behalf of Gregory despite the fact that the writ of summons had not yet been served.<sup>1</sup> Gregory's counsel sent a copy

<sup>1</sup> In reviewing the file, Gregory's counsel's cover letter to the Susquehanna County Prothonotary is dated September 24, 2016 and this cover letter remains attached to the entry of appearance filed in this matter. The entry of appearance is dated by Gregory's counsel as of September 26, 2016.

of his entry of appearance to plaintiffs' counsel.

On October 6, 2016, after Gregory had not called or made any further efforts to provide the Broome County Sheriff with information to allow for service, the reinstated writ of summons was returned to Susquehanna County unserved. On October 14, 2016, Susquehanna County Sheriff Lance Benedict filed a return of service indicating that the reinstated writ of summons had not been served on Gregory.<sup>2</sup>

On October 20, 2016, plaintiffs' counsel again filed a praecipe to reinstate the writ of summons. On October 24, 2016, plaintiffs' counsel requested Gregory's counsel to accept service of the writ of summons. (Plf. Opp. Br., Ex. 2E.) There is no indication on this record that defense counsel ever responded to this request.

On January 13, 2017, February 21, 2017, and March 27, 2017, plaintiffs' counsel again filed for reinstatement of the writ of summons. During this period of time, plaintiffs' counsel hired a private process server in New York to search for Gregory and effectuate service upon him. On April 10, 2017, plaintiffs' counsel filed a return of service indicating that Gregory had been served on March 27, 2017 by personal service at 65 Hawley Street, Binghamton, New York.<sup>3</sup> On May 25, 2017, Gregory filed a praecipe for a rule directing plaintiffs to file their complaint and plaintiffs were directed to file a complaint within twenty (20) days.

On June 26, 2017, plaintiffs filed their complaint in this matter. On July 10, 2017, Gregory filed an answer that contained new matter contending that the statute of limitations had expired prior to effectuation of service upon Gregory and that plaintiffs' counsel had failed to exercise good faith in attempting to serve the reinstated writ of summons. On July 17, 2017, plaintiffs filed a reply to Gregory's New Matter, generally denied the allegations, and alleged that the allegations were conclusions of law for which no response was required.

On September 10, 2018, Gregory filed a motion for summary judgment contending that the two-year statute of limitations had expired. In this regard, the motor vehicle accident between the parties occurred on August 26, 2016 and Gregory was not served with the writ of summons until March 27, 2017. Gregory contends that the record fails to demonstrate that plaintiffs' counsel undertook good faith efforts to serve the writ of summons.

## **II. Standard of Review**

Summary judgment is appropriate "where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law." *Summers v. Certainteed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010) (citing Pa.R.C.P. No. 1035.2(1)). In reviewing a motion for summary judgment,

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<sup>2</sup> The Sheriff's Return actually referred to a "reinstated complaint" but no complaint had been filed and the reference to the "reinstated complaint" was clearly intended to reflect the attempts to serve the reinstated writ of summons.

<sup>3</sup> The return of service indicates that Gregory was served with a "subpoena" but there is no dispute that the reinstated writ of summons was served upon Gregory on March 27, 2017.

the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” Id. Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” Id. This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” Burlington Coat Factory of Pennsylvania, LLC v. Grace Constr. Management Co., LLC, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. Id.

There are no material facts in dispute as to the date that the writ of summons was filed (August 17, 2016), reissued on numerous dates (September 8, 2016, October 20, 2016, January 13, 2017, February 21, 2017, and March 27, 2017), and served (March 27, 2017).<sup>4</sup> The only question that remains is whether the plaintiffs’ counsel engaged in good faith efforts to effectuate service of the writ or whether plaintiffs’ counsel engaged in conduct that was aimed at stalling the litigation.

*The Court Opinion will continue in the next issue.*

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<sup>4</sup> As such, there is a seven-month delay between the filing of the initial writ of summons and its service upon Gregory. Given that Gregory was not within the Commonwealth, the writ had to be served within 90 days of issuance or reissuance. Plaintiffs’ counsel never allowed the writ of summons to expire without being reissued.

## 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.*

#### LEGAL AD EXECUTRIX'S NOTICE

Letters Testamentary on the Estate of Gerald L. Fuller, who died on July 22, 2018, late of Auburn Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Luella Ruhf, Executrix  
855 Marshall Road  
Meshoppen, PA 18630

Date: October 25, 2018

Attorney Leslie Wizelman  
243 Second St., P.O. Box 114  
Wyalusing, PA 18853  
Telephone: 570-746-3844

11/2/2018 • 11/9/2018 • 11/16/2018

#### LEGAL AD EXECUTORS' NOTICE

Letters Testamentary on the Estate of Dolores Arbosheski aka Delores Arbosheski, who died on October 18, 2017, late of Bridgewater Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Debra I. Bell, Co--Executor  
234 Main Street  
Laceystown, PA 18623

Edward D. Bell, Co--Executor  
234 Main Street  
Laceystown, PA 18623

Date: October 25, 2018

Attorney Leslie Wizelman  
243 Second St., P.O. Box 114  
Wyalusing, PA 18853  
Telephone: 570-746-3844

11/2/2018 • 11/9/2018 • 11/16/2018

#### ESTATE NOTICE

In the Estate of Verla G. Wall a/k/a Verla G. Lewis Wall, late of the Township of Jessup, Susquehanna County, Pennsylvania.

Letters Testamentary in the above

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

Watson J. Dayton  
259 Dayton Road  
Montrose PA 18801

**10/26/2018 • 11/2/2018 • 11/9/2018**

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### **NOTICE**

IN THE ESTATE OF BARBARA A. STRILEY, late of the TOWNSHIP OF CHOCOMONUT, County of Susquehanna, 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 having claims against said Estate will present them without delay to:

**Seth A. Striley, Administrator  
3475 Westwoods Road  
Brackney, PA 18812**

**OR**

**Davis Law, P.C.  
Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street  
Montrose, PA 18801

**10/19/2018 • 10/26/2018 • 11/2/2018**

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### **EXECUTRIX NOTICE**

Estate of Keith A. Ross AKA Keith Ross  
Late of Jessup Township  
**EXECUTRIX**  
Josephine Newhart  
14379 State Route 3001  
Montrose, PA 18801  
**ATTORNEY**  
Erin E. Donnelly, Esq.  
50 Public Avenue  
Montrose, PA 18801

**10/19/2018 • 10/26/2018 • 11/2/2018**

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### **ESTATE NOTICE**

In the Estate of MARJORIE A. KINNER deceased, late of Dimock Township, Susquehanna County, Pennsylvania who died testate on August 2, 2018. Letters of Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims against the same are requested to present them without delay to:

Karen A. Henry  
1525 Meshoppen Creek Rd.,  
Montrose PA 18801  
Wayalusing, PA 18853

or

Laurence M. Kelly  
Kelly Law Office  
Attorney for the Estate  
65 Public Avenue  
Montrose, PA 18801  
Telephone: 570-278-3861

**10/19/2018 • 10/26/2018 • 11/2/2018**

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## ESTATE NOTICE

Estate of RITA HILLIS a/k/a RITA M. HILLIS, DECEASED, late of 172 SKINNER HILL ROAD, SUSQUEHANNA, PA 18847, (Died SEPTEMBER 3, 2018) DIANE M. TERPSTRA and NANCY L. BOUGHTON, Co-Executrices. Dante A. Cancelli, 400 Spruce Street, Suite 401, Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

**10/19/2018 • 10/26/2018 • 11/2/2018**

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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 NOVEMBER 27, 2018

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

**SALE DATE AND TIME**  
**11-27-2018 at 9:30 AM**  
Writ of Execution No.:  
2018-1132 CP

PROPERTY ADDRESS: 39 Grant Street, FKA 1136 Grant Street Great Bend, PA 18821

LOCATION: Township of Great Bend

Tax ID #: 031.11-1,031.00,000.

IMPROVEMENTS: ONE- One Story Brick Dwelling

ONE – 15 X 18 Wood Framed Car Port

DEFENDANTS: Michele Decker, known heir of Donna Ball, Deceased and Gregory Scheer, known heir of Donna Ball, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Donna Ball, Deceased and Bob Northrup, Known heir of Donna Ball, Deceased

ATTORNEY FOR PLAINTIFF:  
Daniel Lutz, Esq  
(610) 278-6800

## NOTICE

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

must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: <http://susqco.com/> -Law Enforcement, Sheriff's Office,

Sale listings

Lance M. Benedict,  
Susquehanna County Sheriff

**11/2/2018 • 11/9/2018 • 11/16/2018**

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**SUSQUEHANNA COUNTY BAR ASSOCIATION**

**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 18, 2018 TO OCTOBER 24, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$55,046.00
Mortgagor: ST HILAIRE, EDWARD JOSEPH JR (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ST HILAIRE, EDWARD J 3 - ST HILAIRE, CHRISTINE	2 - DITECH FINANCIAL LLC
Locations: Parcel # 1 - 268.07-1,011.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$80,699.00
Mortgagor: FRISHKO, ZACHARY P	Mortgagee: NBT BANK
Locations: Parcel # 1 - 167.09-1,020.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$247,330.00
Mortgagor: BOLCAVAGE, CHRISTINA MARIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	2 - PS BANK
Information:	Municipality CLIFFORD TOWNSHIP
Mortgagor: SECOR-CHOPLOSKY, AUDRA R	Consideration: \$45,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 109.10-1,003.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$101,850.00 Mortgagee: WELLS FARGO BANK
Mortgagor: CULLEY, WILLIAM 2 - CULLEY, DENISE SUZANNE	
Locations: Parcel # 1 - 157.00-1,031.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$93,500.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Mortgagor: DEROSE, PAMELA	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 124.14-3,031.00,000.	Municipality MONTROSE
Information: OPEN-END MTG	Consideration: \$500,000.00
Mortgagor: MAPLE HIGHLANDS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 210.00-1,029.00,000.	Municipality HERICK TOWNSHIP
Information: OPEN-END MTG	Consideration: \$500,000.00
Mortgagor: MAPLE HIGHLANDS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 228.00-2,009.00,000. 2 - 228.00-2,059.00,000.	Municipality CLIFFORD TOWNSHIP 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: \$90,000.00
Mortgagor: CASSELBURY, JASON 2 - CASSELBURY, MEGHAN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 240.00-1,082.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$112,000.00
Mortgagor: ROBINSON, PETER J  2 - ROBINSON, MICHELE L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 143.05-2,006.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$47,000.00
Mortgagor: KINNEY, PAUL P	Mortgagee: PS BANK
Locations: Parcel # 1 - 221.00-1,044.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$183,612.00
Mortgagor: BARTON, JULIE I  2 - BARTON, DAVID J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$103,500.00
Mortgagor: EARL, CHAD R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 111.14-1,037.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$248,000.00
Mortgagor: MONTEFORTE, ROBERT ALLEN 2 - MONTEFORTE, MARITA L	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 110.00-2,018.02.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$37,520.00
Mortgagor: NICHOLS, CHRISTOPHER  2 - NICHOLS, KAYLYNN 3 - ADKINS, CAROL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-3,027.00.000.	Municipality MONTROSE
Information: OPEN-END MTG	Consideration: \$10,000.00
Mortgagor: UCCI, EDWARD P 2 - UCCI, DEBORAH A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.11-2,098.00.000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$2,490,000.00
Mortgagor: R&D LAND COMPANY OF MONTROSE LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 124.16-1,023.00.000. 2 - 124.16-1,025.00.000. 3 - 124.13-2,036.00.000.	Municipality BRIDGEWATER TOWNSHIP BRIDGEWATER TOWNSHIP MONTROSE
Information:	Consideration: \$50,000.00
Mortgagor: R&D LAND COMPANY OF MONTROSE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information:	Consideration: \$164,126.00
Mortgagor: BLANK, TRESSA 2 - WITIAK, JOHN (BY ATTY)	Mortgagee: AMRES CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 224.00-1,001.02,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$99,085.00
Mortgagor: BORNER, EDWARD	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 268.07-1,004.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$104,500.00
Mortgagor: MARSHALL, DIRK M 2 - MARSHALL, SANDRA K	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 143.05-2,005.00,000. 2 - 143.05-2,004.00,000.	Municipality MONTROSE 2W MONTROSE 2W
Information:	Consideration: \$135,470.00
Mortgagor: TANZINI, MATTHEW S 2 - WHITE, JAMIE N	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 031.20-1,002.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$38,000.00
Mortgagor: MCDONALD, JEFFREY ALAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 268.11-1,030.00,000.	Municipality FOREST CITY

## DEEDS

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Information:	Consideration: \$1.00
Grantor: PETTINATO, ANN M	Grantee: PETTINATO, ANN M 2 - PETTINATO, LAURA KATHRYN
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ST HILAIRE, CHRISTINE	Grantee: ST HILAIRE, EDWARD JOSEPH JR 2 - ST HILAIRE, CHRISTINE
Locations: Parcel # 1 - 268.07-1,011.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$152,000.00
Grantor: GIRL SCOUTS IN THE HEART OF PENNSYLVANIA	Grantee: DESPIRITO, LOUIS E 2 - DESPIRITO, KAREN M
Locations: Parcel # 1 - 182.00-2,044.00,000.	Municipality BROOKLYN TOWNSHIP

Information:	Consideration: \$79,900.00
Grantor: BALDWIN, MELINDA 2 - BALDWIN, PAUL SCOTT	Grantee: FRISHKO, ZACHARY
Locations: Parcel # 1 - 167.09-1,020.00.000.	Municipality HARFORD TOWNSHIP
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: MOCKINGBIRD MINERALS LLC	Grantee: PERSIA, CHRISTY THORP
Locations: Parcel # 1 - 160.00-1,002.00.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$289,000.00
Grantor: SMITH, JAMES P 2 - SMITH, VALERIE K	Grantee: YONKE, ERIKA F
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROOKSTOOL, SUSAN M 2 - BLACK, DALE E 3 - BLACK, SANDRA R	Grantee: ROOKSTOOL, SUSAN M
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROOKSTOOL, SUSAN M 2 - BLACK, DALE E 3 - BLACK, SANDRA R	Grantee: BLACK, DALE E 2 - BLACK, SANDRA R
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FOSTER, THOMAS W 2 - FOSTER, EVELYN F	Grantee: FOSTER, THOMAS (TRUST) 2 - FOSTER, EVELYN (TRUST)
Locations: Parcel # 1 - 106.03-1,001.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALLEN, RICHARD 2 - ALLEN, JANET	Grantee: ALLEN, RICHARD (TRUST) 2 - ALLEN, JANET (TRUST)
Locations: Parcel # 1 - 109.00-1,070.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: MORGAN, FRED L (ESTATE) 2 - MORGAN, JESSIE MARIE	Grantee: OWENS, ROBERT 2 - OWENS, KAREN LYNN
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$0.00
Grantor: VALENTINE, DENNIS J 2 - VALENTINE, ALICE L	Grantee: RIVENBURG, LEE 2 - RIVENBURG, DEBORAH
Locations: Parcel # 1 - 183.00-1,069.00.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$10.00
Grantor: KEITH, BERTRAM G 2 - KEITH, OLIVIA J (AKA) 3 - KEITH, OLIVE J	Grantee: KEITH, BERTRAM G (TRUST) 2 - KEITH, OLIVE J (TRUST)
Locations: Parcel # 1 - 168.00-1,007.02.000.	Municipality HARFORD 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: QUIT CLAIM	Consideration: \$1.00
Grantor: HARVEY, APRIL	Grantee: ORNER, C ROBERT 2 - ORNER, NORMA G
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: MCARTHUR, JAMES	Grantee: ORNER, C ROBERT 2 - ORNER, NORMA G
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$105,000.00
Grantor: BROOKS, CLAYTON D (AKA) 2 - BROOKS, CLAYTON 3 - BROOKS, RACHEL N	Grantee: CULLEY, WILLIAM 2 - CULLEY, DENISE SUZANNE
Locations: Parcel # 1 - 157.00-1,031.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$84,000.00
Grantor: RIFLE, SHIRLEY A (BY GUARDIANS)	Grantee: DEROSE, PAMELA
Locations: Parcel # 1 - 124.14-3,031.00,000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: WRIGLEY, ALBERT B JR	Grantee: WRIGLEY, ALBERT B JR 2 - WRIGLEY, JUDI K
Locations: Parcel # 1 - 111.14-1,050.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOSTBROCK, TERESA 2 - WOSTBROCK, JAMES A	Grantee: KMJ REALTY SMAIN LLC
Locations: Parcel # 1 - 124.13-3,018.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: WOSTBROCK, JAMES A 2 - WOSTBROCK, TERESA	Grantee: JMK REALTY SMAIN LLC
Locations: Parcel # 1 - 124.10-2,015.00,000.	Municipality MONTROSE
Information:	Consideration: \$288,500.00
Grantor: SWANSON, TARYN M (EXECUTRIX) 2 - SWANSON, VICTORIA (ESTATE AKA) 3 - SWANSON, VICTORIA P (AKA) 4 - SWANSON, VICKI	Grantee: MAPLE HIGHLANDS LLC
Locations: Parcel # 1 - 210.00-1,029.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$136,500.00
Grantor: SWANSON, TARYN M (EXECUTRIX) 2 - SWANSON, VICTORIA (ESTATE AKA) 3 - SWANSON, VICTORIA P (AKA) 4 - SWANSON, VICKI	Grantee: MAPLE HIGHLANDS LLC
Locations: Parcel # 1 - 210.00-1,029.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$30,500.00
Grantor: ROCZKOWSKI, DAVID C 2 - ROCZKOWSKI, LAURIE	Grantee: SLAMKA, DANIEL
Locations: Parcel # 1 - N/A	Municipality 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: \$1.00
Grantor: ROCZKOWSKI, DAVID C 2 - ROCZKOWSKI, LAURIE	Grantee: ROCZKOWSKI, DAVID C 2 - ROCZKOWSKI, LAURIE
Locations: Parcel # 1 - 191.09-2,038.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: HARVEY, APRIL L	Grantee: ROBINSON, PETER J 2 - ROBINSON, MICHELE L
Locations: Parcel # 1 - 143.05-2,006.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: HUMBERT, JOHN J III	Grantee: HUMBERT, WILLIAM HOWARD 2 - HUMBERT, JOHN JOSEPH IV
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HUMBERT, JOHN J III	Grantee: HUMBERT, JUDITH ANN
Locations: Parcel # 1 - N/A 2 - N/A	Municipality NEW MILFORD BOROUGH NEW MILFORD TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: SAYRE, WILLIAM H JR 2 - SAYRE, KIMBERLY A	Grantee: LEE, ROBERT 2 - POPE, SHANE
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MASKALY, JOY E (ESTATE)	Grantee: MASKALY, STEPHEN N
Locations: Parcel # 1 - 109.06-2,035.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: MASKALY, STEPHEN N	Grantee: MASKALY, JASON L 2 - MASKALY, JULIE H
Locations: Parcel # 1 - 109.06-2,035.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: MASKALY, STEPHEN N	Grantee: MASKALY, JASON L 2 - MASKALY, JULIE H
Locations: Parcel # 1 - 069.00-2,022.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SUTTON, ELEANOR	Grantee: SUTTON, ELEANOR 2 - SUTTON, BRETT 3 - SUTTON, GERALD
Locations: Parcel # 1 - 194.03-1,009.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$187,000.00
Grantor: STRZELECKI, STEPHEN	Grantee: BARTON, DAVID J 2 - BARTON, JULIE I
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DECKER, RANDY D	Grantee: DECKER, LOU ANN
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DECKER, RANDY	Grantee: DECKER, LOU ANN
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: WHITNEY, SALLY L	Grantee: EARL, CHAD
Locations: Parcel # 1 - 111.14-1,037.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$310,000.00
Grantor: HIGGINS, DOUGLAS V	Grantee: MONTEFORTE, ROBERT ALLEN
2 - HIGGINS, LISA	2 - MONTEFORTE, MARITA LAHOOD
Locations: Parcel # 1 - 110.00-2,018.02,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$46,900.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: ADKINS, CAROL 2 - NICHOLS, CHRISTOPHER 3 - NICHOLS, KAYLYNN
Locations: Parcel # 1 - 124.14-3,027.00,000.	Municipality MONTROSE
Information:	Consideration: \$21,500.00
Grantor: GALLOWAY, STEVEN J	Grantee: LINDQUIST, DAVID
Locations: Parcel # 1 - 031.19-1,007.00,000.	Municipality HALLSTEAD BOROUGH
-	
Information:	Consideration: \$21,500.00
Grantor: LINDQUIST, DAVID	Grantee: EQUITY TRUST COMPANY (CUSTODIAN FBO) 2 - GALLOWAY, CAROL G IRA
Locations: Parcel # 1 - 031.19-1,007.00,000.	Municipality HALLSTEAD BOROUGH
Information: CORRECTIVE/CONFIRMATORY	Consideration: \$1.00
Grantor: WILLIAMS, BRIAN C	Grantee: WILLIAMS, BRIAN C
Locations: Parcel # 1 - 220.00-2,005.00,000.	Municipality LATHROP TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY (AKA) 2 - R&D LAND ASSOCIATES	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel # 1 - 123.00-2,001.00,000.	Municipality MONTROSE
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel # 1 - 124.16-1,023.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel # 1 - 124.16-1,025.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel # 1 - 124.13-2,036.00,000.	Municipality MONTROSE
Information:	Consideration: \$28,500.00
Grantor: BANK OF NEW YORK MELLON (FKA) 2 - BANK OF NEW YORK	Grantee: KING, JASON
Locations: Parcel # 1 - 222.10-2,021.01,000.	Municipality HOP BOTTOM BOROUGH

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information:	Consideration: \$32,500.00
Grantor: HAGAN, NORA C	Grantee: OSBORNE, MARK T 2 - OSBORNE, TAMMY L
Locations: Parcel # 1 - 080.00-1,048.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$23,000.00
Grantor: DIME BANK	Grantee: PETERSON, NAKINE A
2 - DOLPH, KATLYN K	
Locations: Parcel # 1 - 249.19-2,002.00,000.	Municipality FOREST CITY 2W
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: SZAKAL, STEVEN	Grantee: CONSULTING CONCEPTS LLC 2 - SZAKAL, JEANNETTE
Locations: Parcel # 1 - 240.00-1,021.00,000. 2 - 240.00-1,021.01,000.	Municipality LATHROP TOWNSHIP LATHROP TOWNSHIP
Information:	Consideration: \$97,000.00
Grantor: PAULIN, WILLIAM 2 - PAULIN, CARRIE	Grantee: BORNER, EDWARD
Locations: Parcel # 1 - 268.07-1,004.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$105,000.00
Grantor: MCARTHUR, JAMES	Grantee: MARSHALL, DIRK M 2 - MARSHALL, SANDRA K
Locations: Parcel # 1 - 143.05-2,005.00,000. 2 - 143.05-2,004.00,000.	Municipality MONTROSE 2W MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: COLLINS, FREDERICK E	Grantee: COLLINS, FREDERICK E 2 - COLLINS, CLARK E
Locations: Parcel # 1 - N/A	Municipality OAKLAND BOROUGH
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: BUXBAUM, NANCY (TRUST BY TRUSTEE)	Grantee: BUXBAUM, NANCY (TRUST)
Locations: Parcel # 1 - 086.00-1,009.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$121,000.00
Grantor: LESJACK, CAROL J	Grantee: TANZINI, MATTHEW 2 - WHITE, JAMIE N
Locations: Parcel # 1 - 031.20-1,002.00,000.	Municipality HALLSTEAD BOROUGH
Information: CORRECTIVE QUITCLAIM	Consideration: \$0.00
Grantor: OVED, PENINA	Grantee: OVED, ELAN
Locations: Parcel # 1 - 054.00-4,001.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$38,000.00
Grantor: KORTY, ROBERT F 2 - KORTY, TAMMY A	Grantee: MCDONALD, JEFFREY ALAN
Locations: Parcel # 1 - 268.11-1,030.00,000.	Municipality FOREST CITY

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
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