

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ December 8, 2017 ★ Montrose, PA ★ No. 36



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## CASES REPORTED

Harold Lewis and Jennifer Lewis  
vs.  
Susquehanna County Board of Assessment Appeals

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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

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

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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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.*

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

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**

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Kenneth W. Seamans, *Senior Judge*

#### **Magisterial District Judges**

Jeffrey Hollister

Jodi L. Corder, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **District Attorney**

Robert Klein, Esq.

#### **Prothonotary, Clerk of The Court**

Susan F. Eddleston

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

Jason D. Miller

#### **Register of Wills/Recorder of Deeds/**

#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

**COURT OPINION**

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**No. 2008 - 1807 C.P.**

**HAROLD LEWIS and JENNIFER LEWIS**

**vs.**

**SUSQUEHANNA COUNTY BOARD OF ASSESSMENT APPEALS**

*Opinion continued from the December 1, 2017 issue*

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**II. Discussion**

“The law of this Commonwealth establishes that an agreement to settle legal disputes between parties is favored.” Mastroni-Mucker v. Allstate Ins. Co., 976 A.2d 510, 518 (Pa. Super. Ct. 2009)(“There is a strong judicial policy in favor of voluntarily settling lawsuits because it reduces the burden on the courts and expedites the transfer of money into the hands of a complainant.”). In this regard, an alleged oral settlement agreement is governed by principles of contract law. Id. (“There is an offer(the settlement figure), acceptance, and consideration (in exchange for the plaintiff terminating his lawsuit, the defendant will pay the plaintiff the agreed upon sum).” (quoting Muhammad v. Strassburger, McKenna, Messer, Shilobod & Gutnick, 587 A.2d 1346, 1349 (Pa.), cert. denied, 502 U.S. 867 (1991)).

In considering a petition to enforce a settlement agreement, the following standard applies:

Where a settlement agreement contains all the requisites for a valid contract, a court must enforce the terms of the agreement. This is true even if the terms of the agreement are not yet formalized in writing. Pursuant to well-established Pennsylvania law, oral agreements to settle are enforceable without a writing. An offeree’s power to accept is terminated by (1) a counter-offer by the offeree; (2) a lapse of time; (3) a revocation by the offeror; or (4) death of incapacity of either party. However, once the offeree has exercised his power to create a contract by accepting the offer a purported revocation is ineffective as such.

Id. (internal quotations omitted)(ciations omitted); see also Woodbridge v. Hall, 76 A.2d 205 (Pa. 1950)(holding oral settlement agreement enforceable even where parties unable to agree to specific terms of a written settlement agreement); Compu Forms Control, Inc. v. Altus Group, Inc., 574 A.2d 618, 622 (Pa. Super. Ct. 1990) (quoting Johnston v. Johnston, 499 A.2d 1074, 1076-77 (Pa. Super. Ct. 1985)).

Appellants contend that the County agreed to settle this matter by conceding that it “owed” certain monies to them as referenced in Meagher’s July 15, 2014

correspondence. (Pet. Ex. 3.) Any fair reading of the record demonstrates that the July 15, 2014 correspondence was an offer to settle that was made in response to Appellants' demand letter of April 10, 2014. (Pet. Ex. 2.) When Appellants initially contacted the County in April 2014, the correspondence listed a figure of \$262,690.78 that Appellants contended they were owed. The correspondence further sought two things: (1) the County's position as to how much the County believed was owed; and (2) the available liquid assets that the County had to make any settlement payment to Appellants. The April 2014 letter was plainly not an offer to settle as Appellants were still seeking additional information in connection with the settlement negotiations.

In the July 2014 letter, the County made an offer to recognize an obligation to Appellants that was approximately 40% less than the amount that Appellants listed in their April 2014 letter. Moreover, the terms of how this reduced obligation would be paid differed from what Appellants were seeking in that the County would only make a small monetary payment and the remainder of any payment would be made through subsequent tax credits to Appellants as applied to the County's portion of any future real estate taxes on Appellants' real property. As to any rollback tax monies disbursed to any other municipalities or school districts, the County made clear that it would not be responsible for such payments and Appellants would need to seek reimbursement from those entities. (Pet. Ex. 3.)

The record reflects that the County's July 2014 offer was never accepted by Appellants; rather, it was flatly rejected. Appellants rejection of this proposed offer is demonstrated by the substantial lapse of time wherein Appellants did not accept the County's settlement offer, i.e., the offer was made in July 2014 and Appellants never suggested that a settlement had been reached until Appellants filed a petition seeking enforcement of an alleged oral settlement agreement on May 27, 2016 – nearly two years after the July 2014 correspondence containing the County's proposed offer of settlement. More particularly, Appellants rejected the County's July 2014 offer through the December 2015 correspondence. (Pet. Ex. 4.)<sup>5</sup> In that correspondence, Appellants refused the County's proposed payment plan, i.e., the actual cash payment to only three litigants with the remaining litigants to receive tax credits for future years. Appellants stated that such compensation was "unworkable" and the Appellants "expressed amazement" that the County did not have sufficient funds to pay them in full not only as to the County's portion of the "rollback taxes," but for portions attributable to the different municipalities and school districts that would be impacted by any settlement agreement.

There is nothing on this record that the any offer with specific and defined terms was ever accepted by either party. Rather, Appellants provided the County with

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5 Admittedly, Meagher did not consider his July 2014 correspondence to be a final offer to resolve the litigation in its entirety, but an attempt to continue negotiations in the hopes that both the County and appellants could a resolution of the litigation without the need for a full hearing. Even accepting that the July 2014 correspondence was a final offer containing all of the essential terms necessary for a binding settlement agreement, the appellants simply never accepted this offer in a timely manner and outright rejected it through the December 2015 correspondence.

calculations as to what Appellants contended represented their damages. The County then made an offer in July 2014 to settle the litigation, the terms of which were unacceptable to Appellants. No action was taken by either party until December 2015, when Appellants reiterated their rejection of the County's July 2014 settlement offer. Thereafter, Appellants filed the present petition seeking to enforce the settlement agreement – the terms and conditions of which remain unclear despite several different hearings and the testimony of both attorneys involved in the settlement negotiations.<sup>6</sup>

Appellants argue that the County acknowledged that it “owed” Appellants monies and that this acknowledgement resulted in the settlement of the litigation through which the County was then obligated to pay Appellants every penny they were demanding – or \$262,690.78. (Appellant's Br., at 13-14.) In this regard, Appellants wholly ignore the fact that the record fails to disclose what the essential terms of the parties' alleged agreement constituted and that Appellants still do not even accept the County's July 2014 offer: (1) the parties differ as to the amount that the County “owed” to Appellants; (2) the County's position as to what was owed to Appellants was substantially different from Appellants' claim; (3) the parties had not agreed upon an appropriate financial vehicle for compensation of Appellants; (4) the County refused to accept responsibility for any rollback taxes that were disbursed to independent municipalities and/or school districts; (5) the County insisted that Appellants undertake separate collection efforts as to those independent municipalities and/or school districts; (6) the parties took no steps in a reasonable time after the July 2014 correspondence that would have demonstrated that an agreement had been reached; and (7) Appellants specifically rejected the July 2014 proposal by written correspondence in December 2015.

While the record certainly discloses that the parties, through their counsel, engaged in some settlement negotiations, the record is likewise clear that no agreement was ever reached between the Appellants and the County that would have settled this litigation. The record fails to demonstrate any agreement as to any terms of a settlement between the parties – let alone agreement on the essential terms that would allow for enforcement of an oral settlement agreement. In the absence of a agreement to the essential terms of a proposed settlement, there is nothing for the court to enforce.

### III. Conclusion

For the reasons set forth herein, Appellants' petition to enforce settlement agreement will be denied as the record fails to establish the existence of any binding settlement agreement between the parties.



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<sup>6</sup> Breichle contends that the County agreed to “settle” the litigation by paying 100% of the damages claims by Appellants. Meagher contends that no settlement occurred as Appellants rejected the County's proposed resolution that was made in July 2014. Neither attorney was able to articulate the essential and agreed upon terms of the purported settlement agreement.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR NOTICE**

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

**12/8/2017 • 12/15/2017 • 12/22/2017**

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**ESTATE NOTICE**

**RE: ESTATE OF  
CHARLOTTE T. JORDAN**

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

having claims shall present them for settlement to:

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

**12/8/2017 • 12/15/2017 • 12/22/2017**

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**ESTATE NOTICE**

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

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

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

or

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

**12/8/2017 • 12/15/2017 • 12/22/2017**

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### **EXECUTOR NOTICE**

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

**12/1/2017 • 12/8/2017 • 12/15/2017**

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### **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**

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### **OTHER NOTICES**

#### **ORPHANS' COURT DIVISION ESTATE NOTICE**

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the

Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

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

Estate of  
**MAUREEN CROOK**, deceased  
Alice Heier, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, December 19, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

**MICHELLE ESTABROOK**  
**CLERK OF ORPHANS' COURT**

**12/8/2017 • 12/15/2017**

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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 JANUARY 9, 2018**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, upon Judgment entered



therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**1-9-2018 9:30 AM**

Writ of Execution No.: 2017-1031  
CP

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

LOCATION: Thompson Borough

Tax ID #: 114.12-1,004.00,000.

IMPROVEMENTS: One – One  
Two Story Wood Framed Dwelling

One – Wood Framed Garage

DEFENDANTS: Rachael Odell

ATTORNEY FOR PLAINTIFF:

Meredith H. Wooters, Esq  
(614) 222-4921

**NOTICE**

The Sheriff shall not be liable for  
loss or damage to the premises sold

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

[www.susquehannasheriff.com/  
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**12/8/2017 • 12/15/2017 • 12/22/2017**

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**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 23, 2017 TO NOVEMBER 29, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$123,750.00
Mortgagor: MAGUIRE, THOMAS B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MAGUIRE, GINA M	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 169.00-1,031.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: DEMANICOR, JOSEPH J	Mortgagee: PNC BANK
2 - DEMANICOR, CHERIE J	
Locations: Parcel #	Municipality
1 - 248.00-1,020.09,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$10,000.00
Mortgagor: TADLOCK, KATHRYN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 054.11-4,007.00,000.	SUSQUEHANNA
Information:	Consideration: \$72,750.00
Mortgagor: GAYNOR, BRITTANY	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 031.15-1,009.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$111,935.00
Mortgagor: SNYDER, PATRICK R SR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SNYDER, HELEN R	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 031.11-2,083.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$63,000.00
Mortgagor: NORRIS, JARED W	Mortgagee: NBT BANK
2 - LYONS, STEFANI	
Locations: Parcel #	Municipality
1 - 054.12-3,010.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$60,000.00
Mortgagor: POMPEY, JAMES M	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 258.00-1,003.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: PARRISH, GUY	Mortgagee: HONESDALE NATIONAL BANK
2 - PARRISH, KAREN	
Locations: Parcel #	Municipality
1 - 161.12-1,012.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$600,000.00
Mortgagor: LANE, KEITH A	Mortgagee: TIOGA STATE BANK
2 - DODD-LANE, KAREN A (AKA)	
3 - LANE, KAREN A DODD	
Locations: Parcel #	Municipality
1 - 126.00-2,024.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$158,000.00
Mortgagor: STEPHENS, JOHN C 2 - STEPHENS, GEORGIA	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$32,800.00
Mortgagor: STEPHENS, JOHN C 2 - STEPHENS, GEORGIA	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 210.04-1,049.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$2,700,000.00
Mortgagor: FAMILY LAND GROUP LLC	Mortgagee: DIME BANK
Locations: Parcel # 1 - 170.00-2,006.00,000. 2 - 170.00-2,002.00,000. 3 - 170.00-1,020.04,000.	Municipality ARARAT TOWNSHIP ARARAT TOWNSHIP GIBSON TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: FAMILY LAND GROUP LLC	Mortgagee: DIME BANK
Locations: Parcel # 1 - 170.00-2,006.00,000. 2 - 170.00-2,002.00,000. 3 - 170.00-1,020.04,000.	Municipality ARARAT TOWNSHIP ARARAT TOWNSHIP GIBSON TOWNSHIP
Information:	Consideration: \$152,682.00
Mortgagor: KARSCHNER, CHARLES A JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ARK-LA-TEX FINANCIAL SERVICES LLC (DBA) 3 - BENCHMARK MORTGAGE
Locations: Parcel # 1 - 155.00-1,032.00,000.	Municipality RUSH TOWNSHIP

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## DEEDS

Information:	Consideration: \$1.00
Grantor: O'DELL, PATRICIA	Grantee: P&O HOMES LLC
Locations: Parcel # 1 - 268.07-2.016.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$500.00
Grantor: FITCH, DAVID	Grantee: P&O HOMES LLC
Locations: Parcel # 1 - 268.07-2.017.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: MURLTAND, ERICK	Grantee: QUATRINI, SUSAN MAE 2 - QUATRINI, JOSEPH T JR 3 - QUATRINI, JOSEPH D 4 - QUATRINI, MICHELE A 5 - MURLTAND, SARAH Q
Locations: Parcel # 1 - 026.01-1.042.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: PAGE, MARK T 2 - PAGE, CYNTHIA L	Grantee: GAYNOR, BRITTANY
Locations: Parcel # 1 - 031.15-1.009.00,000.	Municipality GREAT BEND BOROUGH

Information:	Consideration: \$15,000.00
Grantor: FANNIE MAE (AKA)	Grantee: DOCS HOME SERVICES INC
2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	
Locations: Parcel #	Municipality
1 - 054.11-4.055.00.000.	SUSQUEHANNA
Information:	Consideration: \$114,000.00
Grantor: MULOWSKI, LOUIS F	Grantee: SNYDER, PATRICK RYAN SR
	2 - SNYDER, HELEN ROSEMARY
Locations: Parcel #	Municipality
1 - 031.11-2,083.00.000.	GREAT BEND BOROUGH
Information:	Consideration: \$25,000.00
Grantor: HUNTER ROAD LLC	Grantee: KENDRA II LLC
Locations: Parcel #	Municipality
1 - 199.00-1,031.00.000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NORRIS, JARED W	Grantee: NORRIS, JARED W
2 - LYONS, STEFANI	2 - LYONS, STEFANI
Locations: Parcel #	Municipality
1 - 054.12-3,010.00.000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: CALIFANO, DOMENICO (ESTATE)	Grantee: CALIFANO, DINA
Locations: Parcel #	Municipality
1 - 153.00-1,106.00.000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CALIFANO, JOSEPH	Grantee: CALIFANO, JOSEPH
	2 - CALIFANO, MICHAEL
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CALIFANO, MICHAEL	Grantee: CALIFANO, JOSEPH
2 - CALIFANO, JOSEPH	2 - CALIFANO, MICHAEL
3 - CALIFANO, DINA	
4 - WILSON, MICHAEL	
Locations: Parcel #	Municipality
1 - 153.00-1,106.00.000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OIL GAS & MINERAL	Grantee: CALIFANO, JOSEPH
Grantor: CALIFANO, MICHAEL	2 - CALIFANO, MICHAEL
2 - CALIFANO, JOSEPH	3 - WILSON, MICHAEL
3 - CALIFANO, DINA	
4 - WILSON, MICHAEL	
Locations: Parcel #	Municipality
1 - 153.00-1,106.00.000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAPWELL, THADDEUS J	Grantee: CAPWELL, GEORGE C
Locations: Parcel #	Municipality
1 - 103.00-1,005.02.000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MENOVICH, DONALD T	Grantee: JONES, EDWARD D (TRUST)
2 - MENOVICH, SHIRLEY ORD	
3 - JONES, RICHARD A	
4 - JONES, ROBERT W JR	
5 - JONES, PAUL D	
Locations: Parcel #	Municipality
1 - 226.08-1.022.00.000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: LANE, KEITH (AKA)	Grantee: LANE, KEITH A
2 - LANE, KEITH A	2 - DODD-LANE, KAREN A (AKA)
	3 - LANE, KAREN A DODD
Locations: Parcel #	Municipality
1 - 126.00-2.024.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EDWARDS, IDRIS (AKA)	Grantee: EDWARDS, IDRIS (TRUST)
2 - EDWARDS, IDRIS D	
Locations: Parcel #	Municipality
1 - 191.09-1.030.00.000.	HERRICK TOWNSHIP
2 - 191.09-1.043.00.000.	HERRICK TOWNSHIP
Information:	Consideration: \$2,240,000.00
Grantor: RONDALE CORP INC	Grantee: FAMILY LAND GROUP LLC
Locations: Parcel #	Municipality
1 - 170.00-2.006.00.000.	ARARAT TOWNSHIP
2 - 170.00-2.002.00.000.	ARARAT TOWNSHIP
3 - 170.00-1.020.04.000.	GIBSON TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: FIRST NATIONAL BANK OF PENNSYLVANIA	Grantee: REEDY, GARY L
	2 - REEDY, BAILEY C
Locations: Parcel #	Municipality
1 - 167.13-1.005.00.000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROSS, FRANCIS J III	Grantee: ROSS, FRANCIS J III
Locations: Parcel #	Municipality
1 - 266.12-1.071.00.000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DARROW, LAUREN A	Grantee: DARROW, LAUREN A JR
	2 - GROVER, ELIZABETH
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LOOMIS, JOSEPH K JR	Grantee: LOOMIS FAMILY FARM TRUST
Locations: Parcel #	Municipality
1 - 168.00-1.004.00.000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$155,500.00
Grantor: BEEMAN, BETTY A,	Grantee: KARSCHNER, CHARLES A JR
2 - STANG, DENNIS F	
3 - BEEMAN, BETTY A	
4 - STANG, CYNTHIA	
5 - BEEMAN, BETTY A	
6 - ZAGARIS, MARJORIE P	
Locations: Parcel #	Municipality
1 - 155.00-1.032.00.000.	RUSH TOWNSHIP



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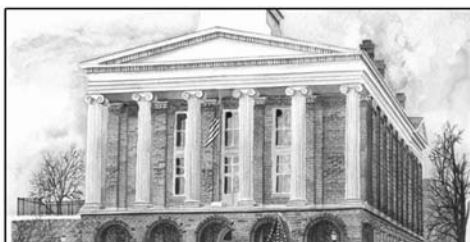
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