

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ August 25, 2017 ★ Montrose, PA ★ No. 21

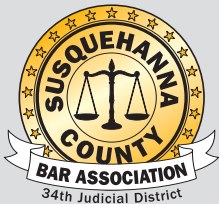


IN THIS ISSUE

LEGAL NOTICES	4
JUDICIAL SALE OF REAL ESTATE	6
SHERIFF'S SALES.....	8
MORTGAGES & DEEDS.....	10



© 2017 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
Marion O'Malley, 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

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.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Margaret Ann Stine
Late of Lathrop Township Hop Bottom
EXECUTRIX
Karen Taylor
P.O. Box 91
Hop Bottom, PA 18824
EXECUTOR
Kevin Robinson
P.O. Box 142
Hop Bottom, PA 18824

8/25/2017 • 9/1/2017 • 9/8/2017

EXECUTRIX NOTICE

Estate of Clara R. Rosa
Late of Montrose Borough
EXECUTRIX
Mary Ellen Goldfarb
200 W. Washington Square, Apt. 3404
Philadelphia, PA 19106
ATTORNEY
Michael Briechle, Esq.

4 Chestnut Street
Montrose, PA 18801

8/25/2017 • 9/1/2017 • 9/8/2017

ADMINISTRATOR NOTICE

Estate of Geraldine Rae Darrow
AKA Geraldine R. Darrow
Late of Little Meadows Borough
ADMINISTRATOR
Jerry R. Darrow Sr.
911 Caldwell Hill Rd.
Lisle, NY 13797

8/18/2017 • 8/25/2017 • 9/1/2017

EXECUTRIX NOTICE

Estate of Thomas G. Griffiths
Late of Forest Lake Township
EXECUTRIX
Claudia A. Griffiths
4532 North Road
Montrose, PA 18801
ATTORNEY
Wilbur D. Dahlgren
21-23 Public Avenue
Montrose, PA 18801

8/18/2017 • 8/25/2017 • 9/1/2017

NOTICE

IN THE ESTATE OF **BOYD D. BENSCOTER**, late of the Township of Bridgewater, 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:

Lena Stewart, Administratrix
2024 Cataldo Drive
Boise, ID 83705

OR

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

8/18/2017 • 8/25/2017 • 9/1/2017

EXECUTRIX NOTICE

Estate of William R. Machell
Late of Clifford Township
EXECUTRIX
Jennifer Sims

4313 Louis Place
Alexandria, VA 22304
ATTORNEY
Sam W. Lewis
212 Church Street
Montrose, PA 18801

8/18/2017 • 8/25/2017 • 9/1/2017

ESTATE NOTICE

ESTATE OF JAMES C.
BURKAVAGE, DECEASED (died
on 6/8/2017). Late of Hawley,
Wayne County, PA. Letters
Testamentary have been granted
and all creditors shall make
demand and all debts shall make
payment without delay to ROBERT
BURKAVAGE C/O HARRY T.
COLEMAN, ESQUIRE, 41 N.
Main Street, Carbondale, PA 18407

Harry T. Coleman, Esquire
Attorney for the Estate

8/11/2017 • 8/18/2017 • 8/25/2017



NOTICE

JUDICIAL SALE OF REAL ESTATE IN SUSQUEHANNA COUNTY PREVIOUSLY EXPOSED TO PUBLIC SALE BY THE SUSQUEHANNA COUNTY TAX CLAIM BUREAU AND NOT SOLD BECAUSE THE UPSET PRICE WAS NOT BID.

NOTICE is hereby given that the Susquehanna County Tax Claim bureau will expose to public sale the following described real estate on which the upset price was not bid at a previous sale. By Court Order No. 2017- 732 C.P. dated August 14, 2017, the sale of the said property will be held **Tuesday, October 10, 2017**, at the hour of 10:00 A.M., on the first floor hallway of the Courthouse, Montrose, Pennsylvania.

The United States asserts all rights reserved under United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of the property to be sold within 120 days of the sale.

The purchaser shall also be required to provide the Bureau with a certification prior to the day of the sale that, within the municipal jurisdiction, the person is NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same to be executed before a Notary Public. Verification to be provided the Bureau by each purchaser prior to the day of the sale stating he or she is not a Susquehanna County elected official or appointed officer, nor the owner of the property purchased, nor a partner or shareholder of the owner, nor in a business relationship with the owner, nor any other business association that has any individual as part of the business association who had any ownership interest or rights in the property. A blank verification is available from the Bureau or at www.susqco.com. Prospective purchasers must file their verification and deed form with the Bureau by the Friday before the Sale to obtain a bidder number to be allowed to bid at the sale.

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

TERMS OF SALE: Cash, Cashier's check or Money Order payable at the Bureau immediately after Sale.

The County reserves the right to reject any and all bids.

Jason D Miller, Director
Susquehanna County Tax Claim Bureau
www.susqco.com

2017 JUDICIAL SALE PROPERTIES

BRIDGEWATER TOWNSHIP

1. 143.06-2,001.02,404. BICKFORD, Sharon Ruthac. 0.0 ac/Trailer.
2. 143.06-2,001.02,011. BODIE, Bryanac. 0.0 ac/Trailer.
3. 143.06-2,001.02,010. BOWOLES, Harryac. 0.0 ac/Trailer.
4. 161.08-1,042.00,007. HOLLISTER, Galenac. 0.0 ac/Trailer.
5. 143.06-2,001.02,408. PENNY, Paulac. 0.0 ac/Trailer.
6. 143.06-2,001.02,018. THOMPSON, Rogerac. 0.0 ac/Trailer.

BROOKLYN TOWNSHIP

7. 183.03-1,061.00,000, ODELL, James & Hazelac. 0.5 ac.

CLIFFORD TOWNSHIP

8. 264.00-2,022.00,000, CLIFFORD PLAZA GROUP LLC &ac. 6.73 ac. Sequoia Property Group LLC
9. 264.00-2,021.00,000, CLIFFORD PLAZA LLC &ac. 10.74 ac. Sequoia Property Group LLC
11. 245.00-3,063.00,000, REYNOLDS, Charles & Maryac. 0.07ac.
12. 245.00-3,074.00,000. ROWLANDS, James & Maryac. 0.07 ac.
13. 245.00-3,071.00,000, WILLIAMS, Leo & Gisela Jac. 0.07 ac.

FOREST CITY BOROUGH #1

14. 268.11-1,020.00,000. BLOOMER, Alan Cac. 0.17 ac.

FOREST CITY BOROUGH #2

15. 249.19-2,039.00,000, BRUSSELL, Josephac. 0.14 ac.
17. 268.07-2,028.00,000. RETTBERG, Karl H Jr & Tabatha Aac. 0.06 ac.
19. 268.07-2,042.00,000, TWILLEY, Robert Jac. 0.17 ac.

FRANKLIN TOWNSHIP

20. 067.00-2,057.00,000, HADLICK, Tammyac. 2.17 ac.

GIBSON TOWNSHIP

21. 207.01-1,016.00,000, PEREZ, Kelly & HANCOCK, Susanac. 0.31 ac.

GREAT BEND TOWNSHIP

22. 033.00-1,041.00,000, TRAINOR, Frankac. 0.23 ac.

HARFORD TOWNSHIP

23. 167.13-1,004.00,000, FBO, LLCac. 0.31 ac.

HERRICK TOWNSHIP

24. 191.09-2,048.00,000, SPANO, Mickalina Evelynac. 0.13 ac. c/o Rose Lalley

LENOX TOWNSHIP

25. 262.00-1,015.00,025, COSGROVE, Tiffanyac. 0.0 ac/Trailer.
26. 225.00-1,066.00,000, LANGHAM, Thomas & Linda Joanac. 1.0 ac.

NEW MILFORD BOROUGH

27. 109.06-1,078.00,001, BROAD, Renee Lac. 0.0 ac/Trailer.

NEW MILFORD TOWNSHIP

28. 091.00-2,010.00,001, ARSENAULT, Clarence & Velmaac. 0.0 ac/Trailer.

OAKLAND BOROUGH

29. 054.00-5,008.00,001, GRAVES, Tinaac. 0.0 ac/Trailer.

SPRINGVILLE TOWNSHIP

30. 257.00-1,017.00,000, BUDZINSKI, Richard & Lisaac. 0.48 ac.

SUSQUEHANNA BOROUGH #1

31. 054.14-2,005.01,000, ACE, Shawn & Collen J Callahanac. 0.17 ac.

SUSQUEHANNA BOROUGH #2

32. 054.11-2,038.00,000, SESTO, Michael & Paulaac. 0.15 ac.

THOMPSON BOROUGH

33. 115.09-1,027.00,000, ODELL, Rebecca & CORDNER, Rebeccaac. 0.93 ac.

8/25/2017

**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
SEPTEMBER 12, 2017**

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

SALE DATE AND TIME

9-12-2017 9:30 AM

Writ of Execution No.:

2017-642 CP

PROPERTY ADDRESS: 3622

West Nicholson Road f/k/a 1783

West Nicholson Road

Factoryville, PA 18419

LOCATION: Springville Township

Tax ID #: 257.00-1,017.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE - 8 X 8 WOOD FRAMED

CLOSED SHED

ONE - 8 X 12 WOOD FRAMED

CLOSED SHED

DEFENDANTS: Lisa Budzinski

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

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

8/18/2017 • 8/25/2017 • 9/1/2017

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 10, 2017 TO AUGUST 16, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$140,000.00
Mortgagor: HENDRICKSON, RONALD A	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
2 - HENDRICKSON, TAMMY L	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$110,400.00
Mortgagor: POTTER, STEFAN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 054.14-3,092.00,000.	SUSQUEHANNA
Information:	Consideration: \$78,059.00
Mortgagor: MEHELTZ, STANLEY A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MEHELTZ, KIMBERLY J	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 172.00-1,005.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$155,252.00
Mortgagor: WALTMAN, CAROL	Mortgagee: STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 064.00-1,036.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$87,777.00
Mortgagor: BIXBY, ADAM J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BIXBY, MAREENA	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 054.11-4,027.00,000.	SUSQUEHANNA
2 - 054.11-4,027.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$98,816.00
Mortgagor: FISSLER, MICHAEL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 156.00-1,001.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$119,887.00
Mortgagor: GRIMM, JESSE M	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 133.00-2,045.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: SISSON, SARAH RAE E	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE
	2 - UNITED STATES RURAL HOUSING SERVICE
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$60,125.00
Mortgagor: EPISALE, CHARLES J	Mortgagee: KEYBANK
2 - EPISALE, BONNIE L	
Locations: Parcel #	Municipality
1 - 029.00-2,019.00,000.	LIBERTY TOWNSHIP

Information:	Consideration: \$73,000.00
Mortgagor: HAWKINS, KELLY J	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 124.00-1,009.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$127,645.00
Mortgagor: CRIPPEN, NICHOLAS M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 222.10-2,001.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$161,500.00
Mortgagor: KAVKA, FRANCIS (AKA)	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
2 - KAVKA, FRANK	
3 - KAVKA, JEAN	
Locations: Parcel #	Municipality
1 - 252.00-1,026.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$51,058.00
Mortgagor: GREGORY, JOHN DARYL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 046.09-1,025.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$69,750.00
Mortgagor: HMA GROUP LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 109.06-1,032.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$216,000.00
Mortgagor: BOUGHTON, BRIAN SCOTT	Mortgagee: PS BANK
2 - BOUGHTON, NANCY E	
Locations: Parcel #	Municipality
1 - 113.00-1,009.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$115,000.00
Mortgagor: SYMULESKI, GREGORY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SYMULESKI, CATHY	
Locations: Parcel #	Municipality
1 - 242.00-1,028.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$23,700.00
Mortgagor: MILLARD, DOLORES	Mortgagee: TIOGA STATE BANK
Locations: Parcel #	Municipality
1 - 124.14-2,039.00,000.	MONTROSE
Information:	Consideration: \$100,912.00
Mortgagor: DIAZ, BENEDICT F JR	Mortgagee: TIOGA STATE BANK
Locations: Parcel #	Municipality
1 - 143.07-1,005.07,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$77,000.00
Mortgagor: KELLEY, PAUL (AKA)	Mortgagee: COMMUNITY BANK
2 - KELLEY, PAUL M	
Locations: Parcel #	Municipality
1 - 140.00-1,046.00,000.	JESSUP TOWNSHIP

Information:	Consideration: \$63,200.00
Mortgagor: KOLENDA, BERNARD	Mortgagee: WAYNE BANK
Locations: Parcel #	Municipality
1 - 115.09-1,032.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$59,700.00
Mortgagor: SPADINE, RYAN PAUL	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 238.00-1,043.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,790.00
Mortgagor: SPERING, CARLA R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 111.00-1,018.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$145,000.00
Mortgagor: HERBERT, KYLE L	Mortgagee: PS BANK
2 - HERBERT, COURTNEY A	
Locations: Parcel #	Municipality
1 - 110.00-2,043.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$278,100.00
Mortgagor: LANDSIEDEL, JUSTIN	Mortgagee: PS BANK
2 - LANDSIEDEL, AMANDA	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$102,116.00
Mortgagor: LEWIS, ROGER L	Mortgagee: NBT BANK
2 - LEWIS, JENNIFER A	
Locations: Parcel #	Municipality
1 - 054.07-1,004.00,000.	OAKLAND BOROUGH
2 - 054.07-1,011.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$66,700.00
Mortgagor: SMITH, MARK E	Mortgagee: BANK OF AMERICA
2 - SMITH, PATRICIA	
Locations: Parcel #	Municipality
1 - 126.06-1,053.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$125,000.00
Mortgagor: ROWE, SUSAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 035.00-1,011.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$42,500.00
Mortgagor: TALBERT, DAWNNEY	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 196.00-2,055.00,000.	AUBURN TOWNSHIP

DEEDS

Information:	Consideration: \$113,900.00
Grantor: FRENCH, STANLEY	Grantee: POTTER, STEFAN
2 - FRENCH, SARAH L	
Locations: Parcel #	Municipality
1 - 054.14-3,092.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: SHIMER, JAMES LEO	Grantee: SHIMER, JAMES LEO
	2 - SHIMER, DOREEN ALICE
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$176,500.00
Grantor: VEETY, SEAN D (BY ATTY)	Grantee: CARTUS FINANCIAL CORPORATION
2 - VEETY, REBECCA (BY ATTY)	
Locations: Parcel #	Municipality
1 - 251.00-1,030.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$79,500.00
Grantor: CASSIDY, RUTH R	Grantee: MEHELTZ, STANLEY A
2 - CASSIDY, WILLIAM	2 - MEHELTZ, KIMBERLY J
Locations: Parcel #	Municipality
1 - 172.00-1,005.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, GARY R JR	Grantee: COLWELL, GARY R JR
2 - COLWELL, PAMELA A	2 - COLWELL, PAMELA A
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$16,500.00
Grantor: DAVENPORT, HAROLD S	Grantee: OLIVO, JOSHUA
Locations: Parcel #	Municipality
1 - 167.13-1,023.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$153,700.00
Grantor: CHAMBERLAIN, ALBERTA (ESTATE)	Grantee: WALTMAN, CAROL
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$85,500.00
Grantor: AYRES, VIRGINIA D	Grantee: BIXBY, ADAM J
	2 - BIXBY, MAREENA
Locations: Parcel #	Municipality
1 - 054.11-4,027.00,000.	SUSQUEHANNA
2 - 054.11-4,027.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, ROBERT W
Locations: Parcel #	Municipality
1 - 265.00-1,044.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, SCOTT
Locations: Parcel #	Municipality
1 - 208.00-1,013.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: OWENS, WILLIAM
	2 - OWENS, MACHELLE I
Locations: Parcel #	Municipality
1 - 265.00-1,044.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, JOSEPH PAUL JR 2 - KOCHMER, DIANE
Locations: Parcel # 1 - 265.00-1,044.00,000.	Municipality CLIFFORD TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 265.01-1,044.00,000.	Municipality CLIFFORD TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 265.00-1,044.00,000.	Municipality CLIFFORD TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 265.00-1,044.00,000.	Municipality CLIFFORD TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 208.00-1,013.00,000.	Municipality GIBSON TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 263.00-1,016.00,000.	Municipality LENOX TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 263.00-1,019.00,000.	Municipality LENOX TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 265.01-1,001.00,000.	Municipality CLIFFORD TOWNSHIP
Information: GAS,OIL & MINERAL DEED	Consideration: \$1.00
Grantor: KOCHMER, RACHEL (ESTATE)	Grantee: KOCHMER, RACHEL (ESTATE)
Locations: Parcel # 1 - 208.00-3,001.01,000. 2 - N/A	Municipality CLIFFORD TOWNSHIP GIBSON TOWNSHIP
Information:	Consideration: \$123,520.00
Grantor: CABOT, CAROLINE D 2 - VANRENSELAER, ANNE	Grantee: FISSLER, MICHAEL
Locations: Parcel # 1 - 156.00-1,001.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$48,000.00
Grantor: MOUNTAINVIEW TRUST (BY TRUSTEE)	Grantee: CONKLIN, JEFFREY C 2 - CONKLIN, SARA J
Locations: Parcel # 1 - 092.00-2,033.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$118,700.00
Grantor: DEVANEY, ROBERT 2 - DEVANEY, LISA	Grantee: GRIMM, JESSE M
Locations: Parcel # 1 - 133.00-2,045.00,000.	Municipality ARARAT TOWNSHIP

Information:	Consideration: \$138,000.00
Grantor: WHEATON, DEVON R	Grantee: SISSON, SARAH RAE E
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: LONGACRE, DAVID	Grantee: LONGACRE, JAN
2 - LONGACRE, GLADYS	2 - LONGACRE, PAULA
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: CRONAUER, ROBERT J	Grantee: KEVINS KID LLC
Locations: Parcel #	Municipality
1 - 121.00-2,003.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$108,000.00
Grantor: REYNOLDS, LORRAINE M	Grantee: HAWKINS, KELLY J
Locations: Parcel #	Municipality
1 - 124.00-1,009.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: LYNN, CHRISTY	Grantee: CRIPPEN, NICHOLAS M
Locations: Parcel #	Municipality
1 - 222.10-2,001.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$52,000.00
Grantor: CONNING, DONALD R	Grantee: GREGORY, JOHN DARYL
2 - CONNING, ROSEMARY T	
Locations: Parcel #	Municipality
1 - 046.09-1,025.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$92,500.00
Grantor: ARK PROPERTY GROUP LLC	Grantee: HMA GROUP LLC
Locations: Parcel #	Municipality
1 - 109.06-1,032.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$270,000.00
Grantor: HERBERT, KYLE L	Grantee: BOUGHTON, BRIAN SCOTT
2 - HERBERT, COURTNEY A	2 - BOUGHTON, NANCY E
Locations: Parcel #	Municipality
1 - 113.00-1,009.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: PETROSKI LLC	Grantee: PETROSKI, APRIL LYNN
Locations: Parcel #	Municipality
1 - 167.09-1,037.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VANDENBURGH, ROY N (TRUST BY TRUSTEE)	Grantee: VANDENBURGH, TERRY R
2 - VANDENBURGH, DAVID	2 - VANDENBURGH, ARTHUR S
Locations: Parcel #	Municipality
1 - 084.00-1,028.01,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$126,140.00
Grantor: GIBBONS, CHARLES P (ESTATE)	Grantee: DIAZ, BENEDICT F JR
2 - GIBBONS, BRIAN	
3 - GIBBONS, CHRISTINE	
4 - WOOD, JOANN P	
5 - WOOD, ROBERT	
Locations: Parcel #	Municipality
1 - 143.07-1,005.07,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: NEBIYDOSKI, ANN MARIE	Grantee: NEBIYDOSKI, ANN MARIE 2 - MIKULAK, CHRISTOPHER J
Locations: Parcel # 1 - 191.04-1,005.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RUSSICK, MAX H III 2 - RUSSICK, MATTHEW 3 - WILLIAMS, MAKAYA	Grantee: RUSSICK, KAREN SUE
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$102,650.00
Grantor: BISHOP, JAMES B JR	Grantee: SPERING, CARLA R
Locations: Parcel # 1 - 111.00-1,018.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$205,000.00
Grantor: MILLARD, KEVIN M	Grantee: HERBERT, KYLE L 2 - HERBERT, COURTNEY A
Locations: Parcel # 1 - 110.00-2,043.02,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$347,625.00
Grantor: TRAYER, NEIL D 2 - TRAYER, KATHY A	Grantee: LANDSIEDEL, JUSTIN 2 - LANDSIEDEL, AMANDA
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STRAWN, ALLEN	Grantee: STRAWN, PHILIP S
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$105,000.00
Grantor: SPARKS, LEWIS L 2 - SPARKS, BRENDA	Grantee: LEWIS, ROGER L 2 - LEWIS, JENNIFER A
Locations: Parcel # 1 - 054.07-1,004.00,000. 2 - 054.07-1,011.00,000.	Municipality OAKLAND BOROUGH OAKLAND BOROUGH
Information:	Consideration: \$32,500.00
Grantor: LANESBORO COMMUNITY CHURCH (FKA) 2 - FIRST PRESBYTERIAN CONGREGATION OF SUSQUEHANNA	Grantee: ROMAN CATHOLIC DIOCESE OF SCRANTON PENNSYLVANIA
Locations: Parcel # 1 - 054.11-4,031.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: SPROUT, REBECCA E	Grantee: SPROUT, JOHN L
Locations: Parcel # 1 - 104.00-1,040.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FUCHS, WILLIAM O (ESTATE)	Grantee: FUCHS, ROBERT
Locations: Parcel # 1 - 054.14-3,075.00,000.	Municipality SUSQUEHANNA

Information:	Consideration: \$1,131.31
Grantor: MCKINNON, MICHAEL A (BY SHERIFF)	Grantee: WELLS FARGO BANK
2 - BRANCH, LOYAL T (ESTATE BY SHERIFF)	
3 - BRANCH, CHARLES (ESTATE BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 191.00-1,019.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$4,435.11
Grantor: ARNOLD, DANIEL A (BY SHERIFF AKA)	Grantee: US BANK NATIONAL ASSOCIATION
2 - ARNOLD, DANIEL (BY SHERIFF)	2 - PENNSYLVANIA HOUSING FINANCE AGENCY
3 - DALY, KYLA M (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 124.14-3,027.00,000.	MONTROSE
Information:	Consideration: \$3,734.89
Grantor: CARTER, BRIAN (BY SHERIFF)	Grantee: JPMORGAN CHASE BANK
Locations: Parcel #	Municipality
1 - 090.17-1,002.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: APPLEMAN, HERMAN R (TRUST BY TRUSTEE)	Grantee: APPLEMAN, HERMAN R (TRUST)
2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)	2 - APPLEMAN, SANDRA F (TRUST)
Locations: Parcel #	Municipality
1 - 184.11-1,038.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: APPLEMAN, HERMAN R (TRUST BY TRUSTEE)	Grantee: APPLEMAN, HERMAN R (TRUST)
2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)	2 - APPLEMAN, SANDRA F (TRUST)
Locations: Parcel #	Municipality
1 - 184.11-1,017.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: APPLEMAN, HERMAN R (TRUST BY TRUSTEE)	Grantee: APPLEMAN, HERMAN R (TRUST)
2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)	2 - APPLEMAN, SANDRA F (TRUST)
Locations: Parcel #	Municipality
1 - 184.11-1,038.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: APPLEMAN, HERMAN R (TRUST BY TRUSTEE)	Grantee: APPLEMAN, HERMAN R (TRUST)
2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)	2 - APPLEMAN, SANDRA F (TRUST)
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: APPLEMAN, HERMAN R (TRUST BY TRUSTEE)	Grantee: APPLEMAN, HERMAN R (TRUST)
2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)	2 - APPLEMAN, SANDRA F (TRUST)
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ERNST, LINDA R (TRUST BY TRUSTEE)	Grantee: ERNST, JOHN A (TRUST)
Locations: Parcel #	Municipality
1 - 170.00-1,008.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROSS, JOHN C	Grantee: ROSS, JOHN C
2 - ROSS, AMANDA J	2 - ROSS, AMANDA J
Locations: Parcel #	Municipality
1 - 094.00-1,002.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOMER C ROSS FAMILY LIMITED PARTNERSHIP	Grantee: HOMER C ROSS FAMILY LIMITED PARTNERSHIP
Locations: Parcel #	Municipality
1 - 094.00-1,072.00,000.	JACKSON TOWNSHIP



Susquehanna Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email baileyadv@ptd.net

Susquehanna County LEGAL JOURNAL

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

2017 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

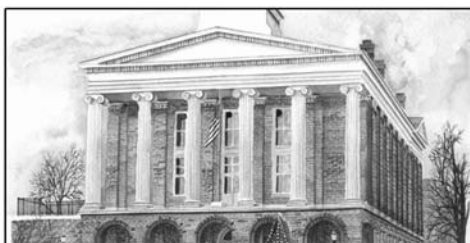
Email: baileyd@ptd.net

	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

Ad Changes subject to artwork adjustment 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