

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ December 1, 2017 ★ Montrose, PA ★ No. 35



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CASES REPORTED

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

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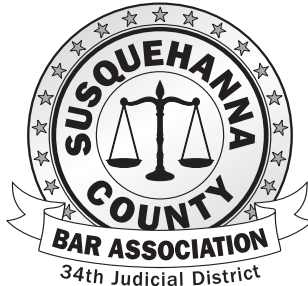
Court of Common Pleas 34th Judicial District:

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.

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

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

COURT OPINION

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

HAROLD LEWIS and	:	
JENNIFER LEWIS	:	
vs.	:	
SUSQUEHANNA COUNTY	:	
BOARD OF ASSESSMENT	:	No. 2008 - 1807 C.P.
APPEALS	:	

OPINION

I. Findings of Fact

1. This particular litigation involves a collection of assessment appeals involving a revocation of Clean and Green Status in connection with various landowners allowing, through natural gas leases, the exploration and extraction of natural gas from their real property, which resulted in the imposition and payment of certain rollback taxes.
2. In December 2012, Michael Briechle, Esquire (hereinafter referred to as Briechle) became involved as counsel for the collective appellants. (N.T., Jan. 6, 2017, at 12.)
3. At that time, Thomas Meagher III, Esquire (hereinafter referred to as Meagher) was the Susquehanna County Solicitor and represented appellee Susquehanna County Board of Assessment Appeals (hereinafter referred to as “the County”). (N.T., Jan. 6, 2017, at 13-14.)¹
4. Briechle and Meagher began to have settlement discussions. (N.T., Jan. 6, 2017, at 13.)
5. In July 2013, after the conclusion of depositions, Meagher indicated that the County was interested in resolving the case without the need to proceed to an upcoming appeal hearing. (N.T., Jan. 6, 2017, at 13-15.)
6. Based upon representations from Meagher, Briechle believed that Meagher had the authority to negotiate a settlement of this litigation. (N.T., Jan. 6, 2017, at 18.)
7. Based upon these discussions, a continuance of the July 2013 hearing was sought and obtained from the court with a new hearing date being scheduled for September 2013. (N.T., Jan. 6, 2017, at 18.)
8. As the September 2013 hearing date was approaching, Meagher suggested that Briechle obtain information with respect to each appellant as to the amount of

1 The use of the term “County” to refer to appellee is consistent with the language utilized by the parties in their correspondences with each other and shall be utilized for consistency and ease of reference.

monies paid in rollback taxes as a result of the alleged violation of the Clean and Green program. (N.T., Jan. 6, 2017, at 19.)

9. Briechle worked on getting the amounts from each client as well as seeking to confirm those amounts through the different municipalities and school districts to which the collected funds were eventually distributed. (N.T., Jan. 6, 2017, at 19-20.)
10. On September 11, 2013, Meagher wrote a letter to the Court Administrator of the Susquehanna County Court of Common Pleas stating that parties were “continuing their settlement negotiations” and all of the parties were requesting a continuance of the September 2013 hearing date. (Pet. Ex. 1.)
11. The September hearing date was continued generally.²
12. Meagher testified that he was instructed by Susquehanna County Commissioner Alan Hall (hereinafter referred to as Hall) to gather information relative the County’s potential liability and to attempt to settle this litigation. (N.T., Mar. 13, 2017, at 18.)
13. Briechle provided these numbers to Meagher, who indicated that he needed to confirm the numbers with the County. (N.T., Jan. 6, 2017, at 20.)
14. Briechle testified that confirmation of these numbers “was the key to this whole thing, we had to ensure that both sides of the equation understood exactly the amounts of money that we were dealing with. . . .” (N.T., Jan. 6, 2017, at 21.)
15. On April 10, 2014, Briechle sent a letter to Meagher outlining the amounts of monies owed to each of the Appellants in connection with what the Appellants contend was improperly applied “rollback taxes” associated with the alleged violation of the Clean and Green program. (Pet. Ex. 2.)
16. Based upon these calculations, Appellants represented that \$262,690.78 was paid to the County in connection with the improperly imposed “rollback taxes.” (Pet. Ex. 2.)
17. Briechle requested that Meagher provide Appellants “with two figures: (1) the total amount that the County believes it is responsible to pay pursuant to the settlement; and (2) the amount of liquid assets available for payment of the amount that the County believes it owes.” (Pet. Ex. 2.)³
18. Briechle indicated that Meagher had agreed that the county owed the Appellants monies and the parties were simply attempting to work out the specific amount that was owed. (N.T., Jan. 6, 2017, at 25.)
19. On July 15, 2014, Meagher responded to Briechle through written correspondence where Meagher reproduced the names of the Appellants together with “the amount the County has determined it owes them. . . .” (Pet. Ex. 3.)

2 There was no formal order continuing the hearing, but the parties agree that it was continued. Indeed, the docket contains no entries from July 12, 2013 until December 18, 2015, when a status conference was scheduled for February 19, 2016.

3 Appellants point to the use of the word “settlement” as demonstrating that a settlement had been reached prior to this correspondence even being sent out. Given that the parties had not yet even agreed upon a number that the County “owed” to Appellants, it cannot be said that there was any settlement consummated prior to the April 2014 correspondence.

20. Meagher indicated that the County's calculations were lower than Appellant's calculations as it did not include monies "disbursed by the County to township(s) / school district(s) by the County, which it is the County's position that your client must seek directly from those entities." (Pet. Ex. 3.)
21. As such, while Appellant's initial letter demanded \$262,690.78 from the County for the allegedly imposed roll back taxes, Meagher's letter indicated that the County's calculated its obligation to be \$157,472.25. (Pet. Ex. 3.)⁴
22. Meagher indicated that the County was only willing to pay actual cash in the amount of \$18,881.21, which would represent the amounts owed to the first three Appellants listed in the letter, namely (1) Costello / Hill, (2) Baker and (3) Lewis. (Pet. Ex. 3.)
23. As to the remaining Appellants, the County offered "credits against future sums owed to the County." (Pet. Ex. 3.)
24. Meagher reiterated that as to "those monies disbursed to township(s) and/or school district(s), [Appellants] shall need to seek redress from those entities." (Pet. Ex. 3.)
25. Meagher believed that he had the authority to make the settlement offer represented in his July 15, 2014 correspondence. (N.T., Mar. 13, 2017, at 20.)
26. Meagher viewed the exchange of letters between counsel for the parties as offers and counter-offers, but that the parties never reached any kind of agreement as to settlement of the litigation. (N.T., Mar. 13, 2017, at 36.)
27. Meagher indicated that the July 15, 2014 correspondence was a proposed settlement offer, which if accepted by appellants, would have been taken back to his client for approval. (N.T., Mar. 13, 2017, at 48.) Meagher indicated that this correspondence only included "initial settlement terms" and that the parties were "far from concluding" any formal settlement. (N.T., Mar. 13, 2017, at 50.)
28. Briechele then indicated that he had discussions with Meagher regarding the ability to collect the remaining sums from the non-party litigants, i.e., the municipalities and school districts that were not involved in this assessment appeal. (N.T., Jan. 6, 2017, at 28.)
29. In response to the July 15, 2014 correspondence, Meagher stated that Briechele made clear that there was no settlement. (N.T., Mar. 13, 2017, at 48-49.)
30. By correspondence dated December 23, 2015, Briechele then informed Meagher that the County's proposal was "unworkable." (N.T., Jan. 6, 2017, at 28; Pet. Ex. 4.)
31. In the December 23, 2015 correspondence, Briechele "expressed amazement that the County did not have sufficient reserves to pay the total amounts outright." (N.T., Jan. 6, 2017, at 34; Pet. Ex. 4.) Then, after noting recent courthouse

⁴ This figure is obtained by adding the figures provided by the County in its July 15, 2014 correspondence. Obviously, the County's proposal provided for an amount that was substantially less than the amount sought by appellants from the County in the April 10, 2014 correspondence. The difference between the parties' respective positions was \$105,218.53. Effectively, the County was offering appellants only 60% of the monies that the appellants contended that they were owed and appellants would then have to initiate separate collection efforts as to each individual municipality and/or school district which had received any of the allegedly improperly imposed "rollback taxes."

- renovation projects initiated by the County, Briechele stated that “there can be no argument that the County lacks the funds to reimburse taxpayers who were wronged by the rollbacks.” (Pet. Ex. 4.)
32. Because Appellants had rejected the terms of the July 15, 2014 correspondence, Meagher never approached the County to seek its approval of the terms. (N.T., Mar. 13, 2017, at 50-51.)
 33. The parties never reached any agreement as to how reimbursement would occur with reference to the monies disbursed by the County to the municipalities and school districts. (N.T., Jan. 6, 2017, at 44.)
 34. After the December 2015 letter, Meagher resigned as the Susquehanna County Solicitor and Michael Giangrieco, Esquire (hereinafter referred to as Giangrieco) became the Susquehanna County Solicitor. (N.T., Jan. 6, 2017, at 35; N.T., Mar. 13, 2017, at 12.)
 35. Giangrieco took the position that the parties had never reached any settlement agreement to resolve this appeal. (N.T., Jan. 6, 2017, at 35, 37.)
 36. Hall never authorized Meagher to engage in any settlement negotiations nor did he ever have any settlement discussions with Meagher. (N.T., Jan. 6, 2017, at 72, 76.)
 37. Hall never saw, read or reviewed Briechele’s April 10, 2014 correspondence. (N.T., Jan. 6, 2017, at 84.)
 38. Hall testified that he never saw or authorized Meagher’s July 15, 2014 correspondence. (N.T., Jan. 6, 2017, at 80.)
 39. Hall testified that he instructed Meagher to litigate the case to determine if the County owed appellants any reimbursement. (N.T., Jan. 6, 2017, at 81.)
 40. Maryann Warren, a Susquehanna County Commissioner (hereinafter referred to as Warren), never authorized Meagher to settle this litigation. (N.T., Jan. 6, 2017, at 88-89.)
 41. Warren never saw, read or reviewed Briechele’s April 10, 2014 correspondence. (N.T., Jan. 6, 2017, at 89-90.)
 42. Warren testified that she never saw or authorized Meagher’s July 15, 2014 correspondence. (N.T., Jan. 6, 2017, at 90.)
 43. Meagher indicated that the parties never reached an agreed upon settlement to this litigation. (N.T., Mar. 13, 2017, at 35.)
 44. Meagher opined that if the negotiations between the attorneys culminated in a proposed settlement agreement, that agreement would then have to be taken to their clients for approval, and as to Meagher’s client, he opined that two County Commissioners would have to agree to it. (N.T., Mar. 13, 2017, at 36.)
 45. Meagher knew that he lacked the authority to settle the case on his own accord. (N.T., Mar. 13, 2017, at 45.)

The Court Opinion will continue in the next issue.

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 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

EXECUTOR NOTICE

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

11/24/2017 • 12/1/2017 • 12/8/2017

ESTATE ADVERTISEMENT

In Re: Estate of James A. Griffiths

Estate of James A. Griffiths akla
James Arthur Griffiths ak/a James
Griffiths
Late of Rush Township,
Susquehanna County, PA
EXECUTOR
David A. Griffiths
298 Doougherty Road
Meshoppen PA 18630
ATTORNEY
Beardsley Law Office PLLC
192 Maple Street
Montrose, PA 18801

11/17/2017 • 11/24/2017 • 12/1/2017

ADMINISTRATRIX NOTICE

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

11/17/2017 • 11/24/2017 • 12/1/2017

EXECUTOR NOTICE

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

11/17/2017 • 11/24/2017 • 12/1/2017



MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 16, 2017 TO NOVEMBER 22, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$56,625.00
Mortgagor: HOLDREDGE, ELLEN B	Mortgagee: W-BEE FEDERAL CREDIT UNION
2 - HOLDREDGE, JUDSON	
Locations: Parcel #	Municipality
1 - 184.00-1,017.01,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: STONE, LAWRENCE E (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - STONE, LAURENCE E	
3 - STONE, BARBARA	
Locations: Parcel #	Municipality
1 - 255.00-1,005.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: WHITEHEAD, MARK J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITEHEAD, JULIE A	
Locations: Parcel #	Municipality
1 - 185.00-1,045.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$71,135.00
Mortgagor: SCOTT, EUGENE C	Mortgagee: COMMUNITY BANK
2 - SCOTT, SANDRA L (AKA)	
3 - MUSKAVITCH, SANDRA L	
Locations: Parcel #	Municipality
1 - 066.00-1,007.02,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$108,000.00
Mortgagor: BANKER, RICHARD SOMERTON SR	Mortgagee: PRYCE, DAVID H
2 - ELLIS, ANNA DOROTHY	2 - PRYCE, VERONICA A
Locations: Parcel #	Municipality
1 - 153.00-1,108.00,000.	ARARAT TOWNSHIP 2 - 153.00-1,001.00,000. ARARAT TOWNSHIP
Information:	Consideration: \$225,000.00
Mortgagor: SCHMIDT, BRIAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SCHMIDT, MARLANA	2 - PROVIDENT FUNDING ASSOCIATES LP
Locations: Parcel #	Municipality
1 - 126.10-1,036.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$212,087.00
Mortgagor: LEWIS, ROBERT M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, KIMBERLY M	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 013.00-1,002.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: CEBULAR, RAYMOND E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CEBULAR, LINDA A	
Locations: Parcel #	Municipality
1 - 236.00-1,002.00,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$210,000.00
Mortgagor: MAYERS, JAMES C	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 062.01-1,014.00,000.	APOLACON TOWNSHIP
2 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$220,924.00
Mortgagor: ANDERSON, SCOTT A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ANDERSON, TERRI	2 - CITYWORTH MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 040.00-1,007.02,000.	APOLACON TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: KUBUS, EVA MARIE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 268.07-5,039.00,000.	FOREST CITY
Information:	Consideration: \$240,000.00
Mortgagor: CHERUNDOLO, JOHN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - QUICKEN LOANS INC	
Locations: Parcel #	Municipality
1 - 125.03-1,024.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$21,000.00
Mortgagor: SODEN, RONALD J	Mortgagee: PETROSKI, MARTIN T
2 - PETROSKI, THOMAS M	
Locations: Parcel #	Municipality
1 - 151.00-1,019.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: GIFT, LEONARD	Mortgagee: COMMUNITY BANK
2 - GIFT, LEANN	
Locations: Parcel #	Municipality
1 - 178.00-1,046.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$414,400.00
Mortgagor: FITZGERALD, DOROTHEA M	Mortgagee: ORRSTOWN BANK
Locations: Parcel #	Municipality
1 - 258.00-1,004.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$64,000.00
Mortgagor: PECKINS, MATTHEW S	Mortgagee: DIME BANK
2 - KRISA-PECKINS, NADINE (AKA)	
3 - PECKINS, NADINE KRISA	
Locations: Parcel #	Municipality
1 - 165.00-2,004.06,000.	HARFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: PECKINS, MATTHEW S	Mortgagee: DIME BANK
2 - KRISA-PECKINS, NADINE (AKA)	
3 - PECKINS, NADINE KRISA	
Locations: Parcel #	Municipality
1 - 165.00-2,004.06,000.	HARFORD TOWNSHIP
Information:	Consideration: \$82,000.00
Mortgagor: SANAUSKAS, GARY J (AKA)	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - SANAUSKAS, GARY	
3 - SANAUSKAS, PHYLLIS J (AKA)	
4 - SANAUSKAS, PHYLLIS	
Locations: Parcel #	Municipality
1 - 263.00-1,071.01,000.	LENOX TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: WILCOX, KEITH (ESTATE)	Grantee: WILCOX, BRITTANY
2 - WILCOX, BRITTANY	
Locations: Parcel #	Municipality
1 - 268.06-1,035.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: MASTERS RMC INC	Grantee: ZUKOSKI, MICHAEL
	2 - ZUKOSKI, SUSAN ANN
Locations: Parcel #	Municipality
1 - 054.10-2.013.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: BINIEWICZ, STANLEY J	Grantee: PENNSYLVANIA COMMONWEALTH OF -
	DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 149.00-3.068.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$128,000.00
Grantor: PRYCE, DAVID H	Grantee: BANKER, RICHARD SOMERTON SR
2 - PRYCE, VERONICA A	2 - ELLIS, ANNA DOROTHY
Locations: Parcel #	Municipality
1 - 153.00-1,108.00,000.	ARARAT TOWNSHIP
2 - 153.00-1,001.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: FOX, DIANE M	Grantee: 5GK LLC
2 - LUPO, ROBERTA (AKA ESTATE)	
3 - LUPO, ROBERTA ANN (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAGNOTTI, SAMUEL J	Grantee: MAGNOTTI, MARK
2 - MAGNOTTI, SUE P	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: PETROSKI, APRIL	Grantee: WARNER, MICHELE
2 - PETROSKI, THOMAS	
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$17,000.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: WARNER, MICHELE
2 - PENNSYLVANIA HOUSING FINANCE AGENCY	
Locations: Parcel #	Municipality
1 - 054.14-2.050.00,000.	SUSQUEHANNA
Information:	Consideration: \$216,000.00
Grantor: RICKARD, RICHARD C	Grantee: LEWIS, ROBERT M
2 - RICKARD, THERESA M	2 - LEWIS, KIMBERLY M
Locations: Parcel #	Municipality
1 - 013.00-1,002.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$9,000.00
Grantor: ODELL, JAMES (BY TAX CLAIM BUREAU)	Grantee: SILVAFOX PROPERTIES LLC
2 - ODELL, HAZEL (BY TAX CLAIM BUREAU)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 183.03-1,061.00,000.	BROOKLYN TOWNSHIP

Information:	Consideration: \$915.20
Grantor: BLOOMER, ALAN C (BY TAX CLAIM BUREAU)	Grantee: MELLOW, PATRICIA
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 268.11-1,020.00,000.	FOREST CITY
Information:	Consideration: \$4,000.00
Grantor: HADLICK, TAMMY (BY TAX CLAIM BUREAU)	Grantee: SILVAFOX PROPERTIES LLC
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 067.00-2,057.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$3,600.00
Grantor: PEREZ, KELLY (BY TAX CLAIM BUREAU)	Grantee: PETROSKI LLC
2 - HANCOCK, SUSAN (BY TAX CLAIM BUREAU)	2 - PETROSKI, THOMAS
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 207.01-1,016.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$7,200.00
Grantor: TRAINOR, FRANK (BY TAX CLAIM BUREAU)	Grantee: PARKS, WESLEY J
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 033.00-1,041.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$2,600.00
Grantor: LANGHAM, THOMAS (BY TAX CLAIM BUREAU)	Grantee: PETROSKI LLC
2 - LANGHAM, LINDA JOAN	
(BY TAX CLAIM BUREAU)	2 - PETROSKI, THOMAS
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 225.00-1,066.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$12,100.00
Grantor: BUDZINSKI, RICHARD (BY TAX CLAIM BUREAU)	Grantee: SILVAFOX PROPERTIES LLC
2 - BUDZINSKI, LISA (BY TAX CLAIM BUREAU)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 257.00-1,017.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$829.65
Grantor: SESTO, MICHAEL (BY TAX CLAIM BUREAU)	Grantee: KELSEY, HAROLD
2 - SESTO, PAULA (BY TAX CLAIM BUREAU)	2 - BLISS, CHERYL
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.11-2,038.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$4,000.00
Grantor: ODELL, REBECCA (BY TAX CLAIM BUREAU)	Grantee: VANTEGER, LISA
2 - ODELL, REBECCA CORDNER	
(BY TAX CLAIM BUREAU)	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 115.09-1,027.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$225,000.00
Grantor: FEHER, MARY R	Grantee: ANDERSON, SCOTT A
	2 - ANDERSON, TERRI
Locations: Parcel #	Municipality
1 - 040.00-1,007.02,000.	APOLACON TOWNSHIP

Information: MINERAL, OIL & GAS DEED	Consideration: \$1.00
Grantor: GRIFFITHS, BRANDON D	Grantee: GRIFFITHS, SHAYLA A
Locations: Parcel #	Municipality
1 - 178.00-1,021.00,000.	RUSH TOWNSHIP
2 - 178.00-1,021.01,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KORUTZ, WILLIAM	Grantee: KORUTZ, CAROL
2 - KORUTZ, CAROL J (ATTY IN FACT)	
3 - KORUTZ, CAROL	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$9,000.00
Grantor: LYNADY, ERIN M (NBD)	Grantee: LESJACK, KEVIN M
2 - DEBISH, ERIN M	2 - LESJACK, MELISSA F
Locations: Parcel #	Municipality
1 - 268.07-5.009.00,000.	FOREST CITY
Information:	Consideration: \$7,500.00
Grantor: IAFFALDANO, NICOLA	Grantee: LESJACK, KEVIN M
	2 - LESJACK, MELISSA F
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: KANE, JOSEPH (ESTATE)	Grantee: KUBUS, EVA MARIE
Locations: Parcel #	Municipality
1 - 268.07-5.039.00,000.	FOREST CITY
Information:	Consideration: \$27,000.00
Grantor: PETROSKI, MARTIN T	Grantee: SODEN, RONALD
2 - PETROSKI, THOMAS M	
Locations: Parcel #	Municipality
1 - 151.00-1,019.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$63,000.00
Grantor: PRIOR, MICHAEL	Grantee: SARGESON, JOSEPH D
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: RICCARDI, MARK	Grantee: GIFT, LEONARD
2 - RICCARDI, ROBBIN M	2 - GIFT, LEANN
Locations: Parcel #	Municipality
1 - 178.00-1,046.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HANCE, BETH	Grantee: MANN, MILDRED
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GATELY, THOMAS JR (ESTATE)	Grantee: GATELY, THOMAS JR
Locations: Parcel #	Municipality
1 - 172.00-1,010.00,000.	ARARAT TOWNSHIP

Susquehanna County LEGAL JOURNAL

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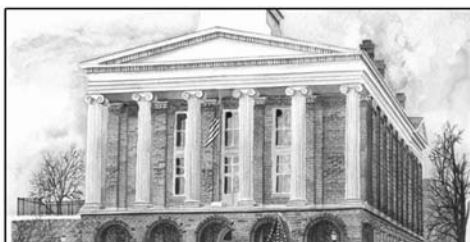
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