

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ September 29, 2017 ★ Montrose, PA ★ No. 26



IN THIS ISSUE

COURT OPINION, PT. 2	4
LEGAL NOTICES	8
SHERIFF'S SALES	10
MORTGAGES & DEEDS	15

CASES REPORTED

Hand Break Holdings, LLC, Appellant
v.
Zoning Hearing Board of the Borough of Tunkhannock, Appellee
Borough of Tunkhannock, Intervenor

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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

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

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Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
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P: 570-251-1512
F: 570-647-0086
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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.

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Kenneth W. Seamans, *Senior Judge*

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Court Administrator

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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

No. 2016-Civil-1195

HAND BREAK HOLDINGS, LLC, Appellant

v.

**ZONING HEARING BOARD OF THE BOROUGH OF TUNKHANNOCK,
Appellee**

BOROUGH OF TUNKHANNOCK, Intervenor

Opinion continued from the September 22, 2017 issue

II. Discussion

In order for Appellant to prevail in its appeal, the Court must determine that: (1) Dr. Cashin's Clinic was a legal nonconforming use of the Property; (2) the nonconforming use has not been abandoned; and (3) the use of the Property as professional offices is a legitimate expansion of the nonconforming use as a home veterinary clinic under the doctrine of natural expansion. If the Court fails to make any one of these determinations, Appellant cannot prevail and the Board's decision must be affirmed.

In reviewing a decision of a zoning hearing board, if no additional evidence is taken, the court of common pleas is limited to determining whether the Board committed a manifest abuse of discretion or an error of law. See Demko v. City of Pittsburgh Zoning Bd. of Adjustment, 155 A.3d 1163, 1167 (Pa. Commw. Ct. 2017); In re Chestnut Hill Cmty. Ass'n, 155 A.3d 658, 660 (Pa. Commw. Ct. 2017); Swemley v. Zoning Hearing Bd. of Windsor Twp., 698 A.2d 160, 162 (Pa. Commw. Ct. 1997)(citing Township of Middletown v. Zoning Hearing Bd. of Middletown Twp., 682 A.2d 900, 901 (Pa. Commw. Ct. 1996)). The Board abuses its discretion only if its findings are not supported by substantial evidence. See Demko, 155 A.3d at 1167; In re Chestnut Hill Community Association, 155 A.3d at 660. Substantial evidence is defined as relevant evidence which a reasonable mind would accept as adequate to support the conclusion reached. See Twp. of Exeter v. Zoning Hearing Bd. of Exeter Twp., 962 A.2d 653, 659 (Pa. 2009)(citing Borough of Fleetwood v. Zoning Hearing Bd. of Borough of Fleetwood, 649 A.2d 651, 653 (Pa. 1994)).

A. Legal Nonconforming Use

A legal nonconforming use of a property is a use that predates the enactment of a prohibitory zoning restriction. See St. John the Baptist Ukrainian Greek Catholic Church v. City of Pittsburgh Zoning Bd. of Adjustment, 88 A.3d 1046, 1051 (Pa. Commw. Ct. 2014); DoMiJo, LLC v. McLain, 41 A.3d 967, 972 (Pa. Commw. Ct. 2012). The right to maintain a nonconforming use is only available for uses that were lawful when they came

into existence and which existed when the prohibitory ordinance took effect. Pietropaolo v. Zoning Hearing Bd. of Lower Merion Twp., 979 A.2d 969, 976 (Pa. Commw. Ct. 2009). A legal nonconforming use establishes a vested property right that runs with the land; such a right cannot be abrogated or destroyed unless it is a nuisance, abandoned or extinguished by eminent domain. See St. John The Baptist Ukrainian Greek Catholic Church, 88 A.3d at 1051; Action Audio Serv., Inc. v. Zoning Hearing Bd. of Upper Darby Twp., 699 A.2d 1375, 1377 (Pa. Commw. Ct. 1997).⁹ The right to continue a legal nonconforming use is entitled to constitutional protection. See Hunterstown Ruritan Club v. Straban Twp. Zoning Hearing Bd., 143 A.3d 538, 545 (Pa. Commw. Ct. 2016).

It is the burden of the party proposing the existence of such a use to establish its existence which requires conclusive proof by way of objective evidence of the precise extent, nature, time of creation and continuation of the alleged nonconforming use.¹⁰ See Barnabei v. Chadds Ford Twp. Zoning Hearing Bd., 118 A.3d 17, 23 (Pa. Commw. Ct. 2015); Pietropaolo, 979 A.2d at 976 (citing Jones v. Twp. of N. Huntingdon Zoning Hearing Bd., 467 A.2d 1206, 1207 (Pa. Commw. Ct. 1983)).

The following facts are not in dispute. When Dr. Cashin purchased the Property in 1945, the Wyoming County Assessor's Office listed it as a business property. Prior to the 1964 Ordinance, Dr. Cashin used the Property as his family residence and maintained an office in one room on the first floor and the Clinic in a small portion of the basement.¹¹ Appellant asserts that Dr. Cashin's use of a portion of his residence to operate the Clinic created a legal nonconforming use at the time the 1964 Ordinance was enacted, which now runs with the land.¹² Conversely, Appellees argue that Dr. Cashin's use of the Property was in accordance with the 1964 Ordinance provision that allowed a "home based business" in a residential district.¹³

The 1964 Ordinance was in effect when Dr. Cashin died in 1974. Thereafter, the Clinic ceased its operation and no further commercial activity occurred on the Property, which remains in an R-1 Residential zone. Under the Current Ordinance, an office building is not allowed in an R-1 zone.¹⁴

The parties differ as to the proper interpretation of the "home based business"

⁹ Because this right runs with the land, it is not confined to any one landowner. See Marchese v. Norristown Borough Zoning Bd. of Adjustment, 277 A.2d 176, 185 (Pa. Commw. Ct. 1971).

¹⁰ The manner of use and dates of use are questions of fact; the legality of a nonconforming use is a question of law. See Hafner v. Zoning Hearing Bd. of Allen Twp., 974 A.2d 1204, 1211 (Pa. Commw. Ct. 2009); Pietropaolo, 979 A.2d at 976.

¹¹ Based upon the record provided, the 1964 Ordinance appears to be the first zoning ordinance in the Borough.

¹² There is no evidence that Dr. Cashin's use of the Property was unlawful in 1964 when the first zoning ordinance was enacted.

¹³ Both parties use the term "home based business" when discussing § 14-50003(b) of the 1964 Ordinance, which is formally titled "Accessory structures and uses." For ease of reference, the court shall likewise use the same language.

¹⁴ Current Ordinance, Article 5 § 501. but see Current Ordinance, Article 5 §§ 502, 503, 504 (Commercial Downtown District (502), Commercial Highway District (503), and the Industrial District (504) all explicitly allow office space).

accessory use in the 1964 Ordinance, which provided:

A single home occupation per dwelling unit is permitted as an accessory use to a residential structure provided that such home occupation shall be conducted only by residents of the dwelling unit who may not employ more than 2 additional non-resident persons and provided further that the only external evidence of the home occupation shall be a sign not exceeding one and one-half square feet in area. Such home occupations shall be restricted to professional offices, the training of children in small classes, custom dress making, millinery or tailoring, women's beauty salons, and the rooming or boarding of not more than two (2) persons.

1964 Ordinance § 14-50003. Appellees assert that the Clinic was a “professional office” under the 1964 Ordinance and was therefore a conforming use of the property,¹⁵ while Appellant argues that the Clinic should be classified as an “animal hospital” and thus not an “accessory use” per the 1964 Ordinance.¹⁶

The Board determined that Dr. Cashin's use of a portion of his home was a conforming use under the 1964 Ordinance. The Board concluded that the 1964 Ordinance allowed as an accessory use in a residential district a “professional office.” The Board determined that Dr. Cashin's Clinic was a “professional office” specifically permitted as accessory use under the 1964 Ordinance.

A zoning hearing board's interpretation of its own zoning ordinance is entitled to great deference and weight. See *In re Chestnut Hill Community Association*, 155 A.3d at 667; *Hafner*, 974 A.2d at 1210. Based upon this record, the Board did not abuse its discretion or commit an error of law in determining that Dr. Cashin's use of a small portion of his residence to maintain the Clinic was a conforming use under the 1964 Ordinance. The 1964 Ordinance did not specifically prohibit Dr. Cashin's use of a portion of his residence as a professional office in connection with his larger veterinary practice; rather, the “home based business” provision may reasonably be interpreted to construe Dr. Cashin's office and Clinic as “professional offices.” The Board's determination that the practice of veterinary medicine is a “profession” is not unreasonable or an error of law. The Board's decision is entitled to great deference and

15 There is no language in the 1964 Ordinance that defines an “animal hospital” or a “veterinary clinic.” As such, Appellees argue that veterinary medicine is clearly a profession, licensed by the Commonwealth, and that Dr. Cashin's clinic would be a “professional office” under the “accessory use” provision of the 1964 Ordinance, a use that was specifically granted in a residential district. If the practice of veterinary medicine is indeed a profession, then, Dr. Cashin's use of a small portion of his residential property for a professional office was not a nonconforming use under the 1964 Ordinance.

16 While a veterinary clinic is not specifically defined in any of the Borough's zoning ordinances, the Current Ordinance defines an “animal hospital” as a building “used for the treatment, housing, or boarding incidental to use of small domestic animals such as dogs, cats, rabbits, and birds or fowl by a veterinarian.” Current Ordinance, Article 3 § 302. The Current Ordinance prohibits an “animal hospital” in a residential district. The 1964 Ordinance had no such prohibition or even a definition of “animal hospital.” Appellant attempts to utilize a definition from the Current Ordinance to argue that a nonconforming use existed under the 1964 Ordinance, despite the absence of any language in the 1964 Ordinance that would have prohibited the Clinic from being considered a “home based business.”

weight and Appellant has failed to meet its burden of demonstrating through conclusive proof the existence of a nonconforming use that existed in 1964 when the first zoning ordinance was enacted.

Moreover, after Dr. Cashin's death in 1974, there was no further use of the Clinic when subsequent zoning ordinances were enacted in 1990 or 2011. As such, Appellant has failed to demonstrate an existing nonconforming use in 1990 or 2011. Indeed, Appellant cannot do so as all commercial activity at the Property ceased with the death of Dr. Cashin. Given the absence of any nonconforming use in 1990 or 2011, the Board did not commit an error of law when it determined that Appellant had failed to demonstrate a lawful nonconforming use of the Property in 1964, 1990 or 2011. There is substantial evidence to support the Board's decision that a nonconforming use was never demonstrated and the Board committed no error of law in its interpretation of its own zoning ordinances.

The Court Opinion will be continued 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 Adelfina F. Summa AKA
Adelfina Summa AKA Adelfina
Fuentes Flores Summa
Late of Brooklyn Township
EXECUTOR
Frank A. Summa III
102 W. Main Street – PO Box 288
Dalton, PA 18414
ATTORNEY
David L. Haldeman, Esq.
1134 Lackawanna Trail
Clarks Summit, PA 18411

9/29/2017 • 10/6/2017 • 10/13/2017

EXECUTRIX NOTICE

Estate of Josephine J. Dillon
Late of Montrose Borough
EXECUTRIX
Joann Reimel
65 Crusier Street
Montrose, PA 18801
ATTORNEY
Robert J. Hollister, Esq.
Giangrieco Law, PC

P.O. Box 126
Montrose, PA 18801

9/29/2017 • 10/6/2017 • 10/13/2017

EXECUTOR NOTICE

Estate of Thomas R. Gibson, Jr.
AKA Thomas R. Gibson
Late of New Milford Township
EXECUTOR
Ronald Gibson
178 Wellington Terrace
Lansdale, PA 19446
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

9/29/2017 • 10/6/2017 • 10/13/2017

EXECUTOR NOTICE

Estate of David D. Raub AKA
David Raub
Late of Kingsley Borough
EXECUTRIX
Cathy S. Pryor
9774 Route 106
Kingsley, PA 18826
EXECUTOR
William S. Raub
13755 Sugarbowl Road
Myakka City, FL 34251
ATTORNEY
Joseph S. Toczydlowski, Jr.
392 North Main Street
Archbald, PA 18403

9/22/2017 • 9/29/2017 • 10/6/2017

EXECUTRIX NOTICE

Estate of Richard Carroll Lewis
AKA Richard C. Lewis
Late of Silver Lake Township
EXECUTRIX
Penny Lewis
8863 Laurel Lake Road
Montrose, PA 18801
ATTORNEY
Sam W. Lewis
212 Church Street
Montrose, PA 18801

9/22/2017 • 9/29/2017 • 10/6/2017

EXECUTRIX NOTICE

Estate of Francis William
Guirastante Jr.
Late of New Milford Township
EXECUTRIX
Bonnie Lynn Guirastante
642 Gamelands Road
Hallstead, PA 18822

9/15/2017 • 9/22/2017 • 9/29/2017

OTHER NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY

CIVIL ACTION – LAW
Civil Action Number: 2017-965 CP

Lakeview Loan Servicing, LLC,
Plaintiff

vs.

The Unknown Heirs, Executors,

Administrators and Devisees of the
Estate of Patricia Ann Schneyer,
Deceased, Defendant(s)

To: The Unknown Heirs,
Executors, Administrators and
Devisees of the Estate of Patricia
Ann Schneyer, Deceased,
Defendant(s), whose last known
address is 315 Jackson Street,
Thompson, PA 18465.

You have been sued in mortgage
foreclosure on premises: 315
Jackson Street, Thompson, PA
18465, based on defaults since
January 2017. You owe \$75,788.08
plus interest.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in the
notice above, you must take action
within twenty (20) days after this
Complaint and Notice are served,
by entering a written appearance
personally or by attorney and filing
in writing with the Court your
defenses or objections to the claims
set forth against you. You are
warned that if you fail to do so the
case may proceed without you and
a judgment may be entered against
you by the Court without further
notice for any money claimed in
the Complaint or for any other
claim or relief requested by the
Plaintiff. You may lose money or
property or other rights important
to you. **YOU SHOULD TAKE
THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER GO TO
OR TELEPHONE THE OFFICE
SET FORTH BELOW. THIS**

OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern PA Legal Services Inc.,
701 Main St.,
Towanda, PA 18848,
570.278.4116.

Stern & Eisenberg, PC, Attys. for
Plaintiff
1581 Main St., Ste. 200
The Shops at Valley Sq.
Warrington, PA 18976
215.572.8111

9/29/2017

**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
OCTOBER 10, 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
10-10-2017 9:00 AM**

Writ of Execution No.:

2017-779 CP

PROPERTY ADDRESS: 336
Chenango St aka 35 Chenango St
aka 366 Chenango St
Montrose, Pa 18801

LOCATION: Montrose Borough

Tax ID #: 124.13-2,004.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAME

DWELLING

DEFENDANTS: Lisa V. Kasperitis
aka Lisa Kasperitis and Richard M.

Kasperitis aka Richard Kasperitis

ATTORNEY FOR PLAINTIFF:

Edward McKee, Esq

(215) 572-8111

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

9/15/2017 • 9/22/2017 • 9/29/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 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
10-24-2017 9:00 AM**

Writ of Execution No.:

2017-812 CP

PROPERTY ADDRESS: 366

Stalker Hill Road

Thompson, Pa 18465

LOCATION: Ararat Township

Tax ID #: 132.00-3,003.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

ONE - 21 X 21 WOOD FRAMED
GARAGE

ONE - 6 X 12 WOOD FRAMED
SHED

DEFENDANTS: Bruce T. Winn
ATTORNEY FOR PLAINTIFF:
DAVID K. BROWN, Esq
(570) 346-3715

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

9/29/2017 • 10/6/2017 • 10/13/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 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

10-24-2017 9:30 AM

Writ of Execution No.:

2017-806 CP

PROPERTY ADDRESS: 86

Ashwood Lane F/K/A 174 East

Williams Pond Road

New Milford, Pa 18834

LOCATION: Bridgewater

Township

Tax ID #: 107.03-1,003.03,000 –

107.03-1,003.05,000

IMPROVEMENTS: ONE -ONE

STORY WOOD FRAMED

DWELLING

ONE - 12 X 30 INGROUND

POOL

ONE - 12 X 18 WOOD FRAMED

BUILDING

ONE - 46 X 50 WOOD FRAMED

GARAGE

DEFENDANTS: Jeffrey Dean aka

Jeffrey M. Dean and Diane Dean

aka Diane R. Dean

ATTORNEY FOR PLAINTIFF:

Elizabeth M. Bennett, Esq

(215) 563-7000

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

9/29/2017 • 10/6/2017 • 10/13/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 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

10-24-2017 10:00 AM

Writ of Execution No.:

2017-882 CP

PROPERTY ADDRESS: 37 West
Shore Drive a/k/a 418 West Shore
Drive

New Milford, Pa 18834

LOCATION: New Milford

Township

Tax ID #: 111.14-1,065.00,000.

IMPROVEMENTS: One – Two

Story Wood Frame Dwelling

DEFENDANTS: Norman Paul

Abess

ATTORNEY FOR PLAINTIFF:

Jennie C. Tsai, Esq

(215) 563-7000

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

9/29/2017 • 10/6/2017 • 10/13/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 24, 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

10-24-2017 10:30 AM

Writ of Execution No.:

2017-871 CP

PROPERTY ADDRESS: 5766

State Route 11 aka RR 1 Box 248

Hop Bottom, Pa 18824

LOCATION: Lathrop Township

Tax ID #: 203.00-4,003.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAME

DWELLING

ONE - 24 X 26 WOOD FRAME

SHED

ONE - 10 X 16 WOOD FRAME

SHED

DEFENDANTS: Michelle A.

Hitchcock

ATTORNEY FOR PLAINTIFF:

Jessica Manis, Esq

(215) 572-8111

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

9/29/2017 • 10/6/2017 • 10/13/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 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

10-24-2017 11:00 AM

Writ of Execution No.:

2017-874 CP

PROPERTY ADDRESS: RR 1 Box

1447 aka 288 State Route 407

Nicholson, Pa 18446

LOCATION: Lenox Township

Tax ID #: 262.00-1,052.00,000

IMPROVEMENTS: ONE -ONE

HALF WOOD FRAMED

DWELLING

ONE - 10 X 18 WOOD FRAMED
SHED

DEFENDANTS: Jason Perez aka
Jason J. Perez and Lee Ann Perez
ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq
(215) 563-7000

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

9/29/2017 • 10/6/2017 • 10/13/2017

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 14, 2017 TO SEPTEMBER 20, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$129,980.00
Mortgagor: MACDONALD, COURTNEY TRAVIS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MACDONALD, ROXZANA	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 244.00-1,084.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$72,000.00
Mortgagor: BARTKUS, CINDY L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 206.00-2,039.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$132,000.00
Mortgagor: JACKSON, JILL	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 009.00-1,003.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$174,000.00
Mortgagor: NASH, TREVOR A	Mortgagee: NBT BANK
2 - ELBRECHT, SHANNON J	
Locations: Parcel #	Municipality
1 - 126.09-1,027.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$132,000.00
Mortgagor: GIRJATOWICZ, MICHAEL H	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ANDERSON, SANDRA J	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 198.00-1,057.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$74,936.00
Mortgagor: ARMSTRONG, ROBERT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ARMSTRONG, TRACY	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 249.19-3,018.00,000.	FOREST CITY 2W
Information: OPEN-END MTG	Consideration: \$39,000.00
Mortgagor: DEBISH, ERIN (AKA)	Mortgagee: HONESDALE NATIONAL BANK
2 - LYNADY, ERIN	
3 - MUEHLEISEN, PRICE	
Locations: Parcel #	Municipality
1 - 267.00-1,064.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$131,600.00
Mortgagor: 7G PROPERTIES LLC	Mortgagee: VANCOTT, FORREST
	2 - VANCOTT, NANCY
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH

Information:	Consideration: \$134,310.00
Mortgagor: VAN GORDEN, KURTIS S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMITT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$114,163.00
Mortgagor: SMITH, JANIS V	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LOANDEPOT.COM LLC
Locations: Parcel #	Municipality
1 - 238.00-1,013.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$150,000,000.00
Mortgagor: PELICAN ENERGY LLC	Mortgagee: JPMORGAN CHASE BANK
2 - MOWRY, CHRISTOPHER	
3 - MOWRY, TAMMI	
4 - UPDYKE, HOWARD L JR	
5 - TEWKSBURY, JOHN A	
6 - TEWKSBURY, CHARLENE L	
7 - PLACE, THEODORE C	
8 - PLACE, REBECCA S	
9 - SANE, RICKEY JEROME	
10 - CANNELLA, MARTIN	
11 - LAIRD, GEORGE L	
12 - LAIRD, BONNIE M	
13 - KOCHICK, JAMES	
14 - KOCHICK, MARY T	
15 - MASSO, JOSEPH	
16 - MASSO, BARBARA L	
17 - GREGORY, GEORGE	
18 - GREGORY, TODD	
19 - GREGORY, CAROL	
20 - SMITH, ALICE T	
21 - STRUMSKI, DAVID	
22 - STRUMSKI, CHRISTINE	
23 - GIORDANO, RICHARD J	
24 - GRIFFITHS, DAVID A	
25 - CLAYTON, BEULAH	
26 - CLAYTON, NELSON	
27 - MCALEER, SCOTT H	
28 - MCALEER, COLLEEN C	
29 - VANORDER, DONALD H	
30 - GOLDDYN, CHESTER T	
31 - GOLDDYN, NANCY L	
32 - STONE, DALE J	
33 - SORBER, HARRY R	
34 - DAVIS, RAYMOND C	
35 - PICKERING, ROGER	
36 - PICKERING, LISA ANN	
37 - AULETTO, ANTHONY J	
38 - AULETTO, KATHERINE L	
39 - EASTMAN, THOMAS E	
40 - EASTMAN, MARIA A	
41 - MONITZER, JAMES K SR	
42 - MONITZER, JANET L	

43 - EASTMAN, DAVID B
44 - SMITH, STEVEN C
45 - SMITH, MARIE E
46 - MONITZER, PAUL A SR
47 - MONITZER, JOANNE
48 - MONITZER, RONALD
49 - KLEM, JOHN JR
50 - KLEM, LINDA C
51 - FRANKLIN, KAREN THOMAS
52 - HIBBARD, ANNA M
53 - NOVITCH, CATHERINE
54 - SANTAMOUR, JOSEPH F
55 - SANTAMOUR, JEAN S
56 - HUGHES, PHILIP M
57 - HUGHES, BARBARA L
58 - SMITH, RONALD L
59 - SMITH, MARY E
60 - AYERS, LINDA
61 - NAYLOR, DUANE P
62 - SIBLE, JEANNE
63 - KEENEY, JUDY
64 - BRADY, WILLIAM H
65 - BRADY, MARY ANN
66 - BREWER, DENISE I
67 - BONAVIDA, ROBERT
68 - BONAVIDA, MARY
69 - BURKE, EDWARD J
70 - FAHRINGER, BRUCE A
71 - FAHRINGER, GERALDINE A
72 - BENNETT, NORMAND J JR
73 - BENNETT, VIVIAN R
74 - BONAVIDA, ROBERT L
75 - BONAVIDA, MARY J
76 - BONAVIDA, ROBERT L JR
77 - BONAVIDA, JUDITH L
78 - ROGERS, WILLIAM R
79 - ROGERS, TERI L
80 - REEDER, ROBERT B
81 - REEDER, PATRICIA M
82 - STEPHENS, ARTHUR C
83 - STEPHENS, MELISSA F
84 - HITCHCOCK, MICHAEL
85 - HITCHCOCK, VICKI
86 - KUNST, JEFFREY J
87 - CHRISTENSEN, EDNA R
88 - MCCLARY, RAYMOND W
89 - NELSON, WILLIAM C
90 - NELSON, EVA
91 - HANSEN, JULIE
92 - BARLETTO, PETER
93 - APESOS, GEORGE
94 - APESOS, COLEEN
95 - OSLIN, RAYMOND L JR
96 - OSLIN, PATRICIA
97 - GROVE, DONALD T
98 - GROVE, BEVERLY

99 - BAKER, GEORGE M II
100 - BAKER, NANCY E
101 - VOLK, WILLIAM
102 - SMITH, FRANCIS J
103 - SMITH, LILLIAN R
104 - LONG, ROBERT G
105 - LONG, GAIL M
106 - GOLOMB, FRANK
107 - GOLOMB, ANTOINETTE
108 - MANCUSO, CHARLES
109 - MANCUSO, LAURAN
110 - ELLSWORTH, JONATHAN B
111 - HAUBER, EUGENE R
112 - HAUBER, ELIZABETH J
113 - VULLO, CHARLES J
114 - VULLO, BRENDA
115 - NOLDY, CHARLES P
116 - NOLDY, ANN E
117 - STEWART, ROBERT E
118 - STEWART, CHERYL
119 - NOLDY, ERRICK
120 - NOLDY, CATHLEEN L
121 - UPRIGHT, BRIAN S
122 - UPRIGHT, ANGELA
123 - TROY, KATHLEEN L
124 - TROY, GARY J
125 - JOHN, HUBERT G
126 - JOHN, HEIDI L
127 - JOHN, BARBARA
128 - OAKES, GILBERT L JR
129 - OAKES, ELIZABETH
130 - HEGEDTY, KENNETH
131 - ROUGHT, WILLIAM
132 - ROUGHT, HELEN
133 - KABUSK, PAUL SR
134 - KABUSK, NELL
135 - TUCKER, ANN R (TRUST)
136 - JOHN, GREGORY A
137 - CONRAD, SHANE A
138 - TOWNSEND, TAMMY S
139 - MUSCARELLE, DENNIS J
140 - MUSCARELLE, MARILYN J
141 - JONES, DOROTHY R
142 - DOUGHERTY, JOSEPH E
143 - J G PD INCORPORATED
144 - BELL, ROSALYN
145 - PARR, LEWIS M
146 - PARR, BARBARA E
147 - WRIGHT, DAVID L
148 - WRIGHT, JOANN L
149 - PICCOTTI, JOHN C
150 - REMESIC, STEVE
151 - CORNELIUS, HERBERT
152 - CORNELIUS, MARGARET
153 - MINK, PETER T
154 - MINK, MARY ANN

155 - TYLER, NANCY W
156 - LORD, LEE R
157 - LORD, YVONNE T
158 - BEITEL, THOMAS S
159 - BEITEL, SUSAN K
160 - PURDY, BLAIR
161 - PURDY, JANET L
162 - PURDY, BLAIR H
163 - PURDY, TERRY L
164 - PURDY, THOMAS G
165 - NOVIS, MICHAEL J
166 - NOVIS, DELLA A
167 - KALETA, MICHAEL J
168 - KALETA, MARISTELLA F
169 - SMITH, LIZA K
170 - SMITH, DONALD
171 - TYLER, SCOTT C
172 - TYLER, DEBRA J
173 - JANOSKI, ROBERT G
174 - JANOSKI, ANN B
175 - BOREK, JOHN J
176 - BOREK, PAMELA J
177 - WARD, DAVID R
178 - WARD, VALERIE A
179 - MILLER, THOMAS J
180 - MILLER, CYNTHIA M
181 - MIKUS, JERRY A
182 - CHRISTMAN, LARRY B
183 - CHRISTMAN, CAROL A
184 - CECCHINI, ELSIE (AKA)
185 - BYNON, ELSIE STACK
186 - ALLEN, WAYNE L
187 - ALLEN, CAROL J
188 - GREGORY, REXFORD SR
189 - GREGORY, CATHRYN
190 - ROWLAND, JOHN B
191 - ROWLAND, REGINE
192 - DAILEY, MICHAEL L
193 - DAILEY, SHERI L
194 - REAVES, KENNETH W
195 - REAVES, ALISON B
196 - DAILEY, ROY R SR
197 - COOLBAUGH, RAYMOND E
198 - COOLBAUGH, LAURA A
199 - GALAZIN, KATHY S
200 - TEETSEL, DOROTHY A
201 - TEETSEL, JAMES P
202 - MCGAVIN, PAUL T
203 - MCGAVIN, TRACIE A
204 - MCGAVIN, MARTIN J
205 - TROWBRIDGE, EUGENE A II
206 - TROWBRIDGE, VALERIE A
207 - LYNE, LARRY S
208 - LYNE, PEGGY
209 - RIDGE, GREGORY S
210 - RIDGE, LUCILLE

- 211 - MEAD, JUDY C
- 212 - MEAD, DAVID B
- 213 - SOUDAS, MICHAEL N
- 214 - SOUDAS, LISA A
- 215 - VANVOLKINBURG, DALE
- 216 - VANVOLKINBURG, BONNIE
- 217 - TEETSEL, JAMES P JR
- 218 - TEETSEL, CATHERINE E
- 219 - MCINTYRE, JAMES P
- 220 - MCINTYRE, GAIL M
- 221 - GRAB LUTZ , FRANCIS
- 222 - GRAB LUTZ , LOIS
- 223 - LASHER, RUDOLPH R
- 224 - LASHER, RAYMOND R
- 225 - PEREZ, JOSEPH A
- 226 - HARDING, FRED W
- 227 - HARDING, JULIE C
- 228 - SWARTZ, BRADLY D
- 229 - SIDOREK, PAUL F
- 230 - SIDOREK, SARAH P
- 231 - STCLAIR, WILSON W
- 232 - STCLAIR, JOSEPHINE J
- 233 - MAGERA, ANITA L
- 234 - MAGERA, LINDA M
- 235 - ROMAN CATHOLIC DIOCESE OF SCRANTON
- 236 - HARSEL, GEORGE A
- 237 - MULLER, ANN MARIE KERNAN
- 238 - KERNAN, CHRISTOPHER JOHN
- 239 - DIMICHELE, ANTHONY
- 240 - NAYLOR, ALAN DONALD
- 241 - VIANI, ALAN R
- 242 - MORGENSTERN, JANE
- 243 - ANTOSH, JOHN P
- 244 - ANTOSH, PHYLLIS F
- 245 - BONAVITA, CINDY
- 246 - CRAIG, THEODORE H
- 247 - CRAIG, SANDRA J
- 248 - DONAHUE, EDWARD
- 249 - ELZINGA, ANDREW
- 250 - ELZINGA, CHARLOTTE
- 251 - HOOKER, HOMER D
- 252 - HOOKER, RICHARD C
- 253 - KORDBEGLI, KHOSROW
- 254 - NAYLOR, BRIAN D
- 255 - NAYLOR, CAROLETTE
- 256 - NOLDY, DONALD R
- 257 - PASCavage, CHERYL B
- 258 - NASSER, WILLIAM R
- 259 - NASSER, CRYSTAL A
- 260 - NAYLOR, ALAN D
- 261 - NAYLOR, ELIZABETH
- 262 - ABU SHADY , MADGE M
- 263 - MATHISON, MADGE (AKA)
- 264 - ABU SHADY , MADGE MAREN
- 265 - RANDA, ANDREA
- 266 - WOOD, KEITH A

267 - WOOD, SHIRLEY E
 268 - SZAREK, DORIS L
 269 - PLACE, RICHARD E
 270 - PLACE, CHARLOTTE E
 271 - HOWEY, RICKY R
 272 - HOWEY, TINA
 273 - ELY, JAMES SR
 274 - ELY, JANICE
 275 - ODOWD, MICHELE C
 276 - ODOWD, LIZA C
 277 - NEWHART, BRIAN J
 278 - BONAVITA, PATRICIA
 279 - BONAVITA, CHRISTOPHER
 280 - HAKE, JAMES H
 281 - HAKE, ROSE MARIE
 282 - MCHUGH, KEVIN
 283 - ZURINSKAS, MARY BETH
 284 - GANCZARSKI, ANN MARIE
 285 - WOODLAND MANAGEMENT PARTNERS LP
 286 - CERKVENIK, MICHAEL J
 287 - TRAVER, NEIL D
 288 - TRAVER, KATHY A
 289 - CIMINO, JAMES L

Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
2 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: FITZGERALD, LORI (AKA)	Mortgagee: CITIZENS & NORTHERN BANK
2 - KEIHL, LORI J	
Locations: Parcel #	Municipality
1 - 147.00-1,006.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$36,000.00
Mortgagor: PRATT, JESSICA	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 249.19-2,008.00,000.	FOREST CITY 2W
Information: MTG 1	Consideration: \$400,000.00
Mortgagor: MCCORMICK, DANIEL J	Mortgagee: VICTORY BANK
2 - MCCORMICK, MARY (AKA)	
3 - MCCORMICK, MARY G	
Locations: Parcel #	Municipality
1 - 158.00-1,009.00,000.	RUSH TOWNSHIP
Information: MTG 2	Consideration: \$400,000.00
Mortgagor: MCCORMICK, DANIEL (AKA)	Mortgagee: VICTORY BANK
2 - MCCORMICK, DANIEL J	
3 - MCCORMICK, MARY (AKA)	
4 - MCCORMICK, MARY G	
Locations: Parcel #	Municipality
1 - 158.00-1,017.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$124,000.00
Mortgagor: WATTS, DONNA P	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 157.00-1,051.00,000.	RUSH TOWNSHIP

DEEDS

Information:	Consideration: \$134,000.00
Grantor: RUDDY, MARY CATHERINE	Grantee: MACDONALD, COURTNEY TRAVIS 2 - MACDONALD, ROXZANA
Locations: Parcel #	Municipality
1 - 244.00-1,084.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$7,000.00
Grantor: ALICE C FITZGERALD LIMITED PARTNERSHIP	Grantee: KUCHARIK, JONATHAN
Locations: Parcel #	Municipality
1 - 054.07-1,057.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$64,300.00
Grantor: GRIFFIN, ERIC A 2 - GRIFFIN, ALLISON L	Grantee: BARTKUS, CINDY L
Locations: Parcel #	Municipality
1 - 206.00-2,039.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRITTEN, PAUL J 2 - BRITTEN, RHAYLENE P	Grantee: BRITTEN, PAUL J 2 - BRITTEN, RHAYLENE P 3 - WALLACE, CHAD
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JACKSON, RALPH 2 - JACKSON, JILL	Grantee: JACKSON, JILL
Locations: Parcel #	Municipality
1 - 009.00-1,003.00,000.	LIBERTY TOWNSHIP
Information: INT 07 UNIT 39	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: STAHL, CHRISTOPHER 2 - SMITH, KARLA STAHL 3 - SIETING, KARIN STAHL
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: MONTFORT, EDWARD D (TRUSTEE) 2 - MONTFORT, SUSAN L (TRUSTEE) 3 - MONTFORT, WILLIAM C 4 - MONTFORT, SUSAN T	Grantee: BAKER, COLETTE 2 - BRUDER, MARTIN 3 - VARLEY, DARRELL 4 - VARLEY, JANET
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: SNYDER, MARY E	Grantee: STOUTD, TODD B 2 - STOUTD, JENNIFER L 3 - STOUTD, HAROLD S
Locations: Parcel #	Municipality
1 - 169.00-1,057.00,000.	GIBSON TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: SNYDER, MARY E	Grantee: STOUTD, TODD B 2 - STOUTD, JENNIFER L 3 - STOUTD, HAROLD S
Locations: Parcel #	Municipality
1 - 169.00-1,041.05,000.	GIBSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: JERAULD, ERIC M	Grantee: CARRIZO MARCELLUS LLC
2 - JERAULD, MICHELE M	
Locations: Parcel #	Municipality
1 - 140.00-1,030.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$217,500.00
Grantor: LEWIS, JAMES W (ESTATE AKA)	Grantee: NASH, TREVOR A
2 - LEWIS, JAMES WINSTONE (ESTATE AKA)	2 - ELBRECHT, SHANNON J
3 - LEWIS, JAMES (ESTATE AKA)	
4 - LEWIS, JIM (ESTATE)	
Locations: Parcel #	Municipality
1 - 126.09-1,027.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANDERSON, SANDRA J	Grantee: ANDERSON, SANDRA J
2 - GIRJATOWICZ, MICHAEL H	2 - GIRJATOWICZ, MICHAEL H
Locations: Parcel #	Municipality
1 - 198.00-1,057.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$76,320.00
Grantor: STANGLINE, TIMOTHY J	Grantee: ARMSTRONG, ROBERT
	2 - ARMSTRONG, TRACY
Locations: Parcel #	Municipality
1 - 249.19-3,018.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: PHILLIPS, HARRY	Grantee: MORAN, MICHAEL
2 - PHILLIPS, MARIA	2 - MORAN, LORI
Locations: Parcel #	Municipality
1 - 266.12-1,005.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAULIN, WILLIAM III	Grantee: PAULIN, WILLIAM
	2 - PAULIN, CARRIE
Locations: Parcel #	Municipality
1 - 268.07-1,004.00,000.	FOREST CITY 2W
Information:	Consideration: \$38,000.00
Grantor: KOEHLER, DAVID S	Grantee: GRIFFITHS, STEPHEN
2 - KOEHLER, ILENA C	2 - GRIFFITHS, LINDA
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GALLAGHER, THOMAS P	Grantee: GALLAGHER, THOMAS P
	2 - BUCHANAN, NICKIE LEA
Locations: Parcel #	Municipality
1 - 054.07-1,018.00,000.	OAKLAND BOROUGH
2 - 054.07-1,017.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: CAIN, ELIZABETH V	Grantee: CAIN, NATHAN D
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$131,600.00
Grantor: S 7 L EQUITY	Grantee: 7G PROPERTIES LLC
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH

Information:	Consideration: \$1.00
Grantor: GOLIS, MAY BELLE (AKA)	Grantee: HERBERT, MARJORIE A
2 - GOLIS, MAYBELLE	2 - CAMPBELL, SUSAN G
	3 - GOLIS, DIANA L
	4 - FRANSSEN, ROSEMARY
Locations: Parcel #	Municipality
1 - 123.00-1,010.00,000.	BRIDGEWATER TOWNSHIP
2 - 123.00-1,011.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$136,900.00
Grantor: WALKER, JUANITA (AKA)	Grantee: VAN GORDEN, KURTIS
2 - SIMCOX, JUANITA	
3 - GLATH, SHARON L	
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, DONNA L	Grantee: WILLIAMS, KIM D
Locations: Parcel #	Municipality
1 - 260.00-1,007.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN	Grantee: FITZGERALD, STEVEN A JR
	2 - FITZGERALD, STEVEN A SR
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$67,500.00
Grantor: APPLEMAN, HERMAN R (TRUST BY TRUSTEE)	Grantee: RANDALL, RICHARD
2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - 184.11-1,038.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRIZZOLARA, DIANE (AKA)	Grantee: BRIZZOLARA, DIANE L
2 - BRIZZOLARA, DIANE L	2 - BRIZZOLARA, KATRINA L
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$35,000.00
Grantor: LANKFORD, GARY	Grantee: GOW, GERALD F JR
2 - LANKFORD, MELISSA J	2 - GOW, JACQUELINE M
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$25,000.00
Grantor: BURNARD, JOHN W (ESTATE)	Grantee: JACKSON, FREDERICK A
	2 - JACKSON, CAROL P
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$180,000.00
Grantor: DEUTSCH, ALICE M	Grantee: CROWELL, PAUL A
	2 - CROWELL, DONNA A
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAYDEN, STEWART R	Grantee: HAYDEN, RAE ANN
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
2 - N/A	HARMONY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: SCHIPPERT, MARJORIE F (ESTATE)	Grantee: SCHIPPERT, JAMES E
Locations: Parcel #	Municipality
1 - 214.00-1,018.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$34,500.00
Grantor: KILMER, LINDA LOU (ESTATE AKA)	Grantee: STEMPIEN, STANLEY
2 - KILMER, LINDA	2 - STEMPIEN, LORI
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NELSON, RALPH E	Grantee: NELSON, RALPH E
	2 - NELSON, MARI
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NELSON, RALPH E	Grantee: NELSON, RALPH E
	2 - NELSON, MARI
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1,000.00
Grantor: MAFFETT, HERMAN E	Grantee: THOMPSON, CAROLYN
Locations: Parcel #	Municipality
1 - 055.05-1,009.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: PARSONS, KIMBERLY	Grantee: ARROWSMITH, CHARLES
2 - RUPP, LESLIE	2 - ARROWSMITH, JUNE
3 - ARROWSMITH, REESE	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$45,000.00
Grantor: MCFARLAND, JOHN W	Grantee: PRATT, JESSICA
2 - PIERCY, JAMIE	
3 - MCFARLAND, LISA (NBM)	
4 - MILLER, LISA	
5 - MILLER, JOHN	
Locations: Parcel #	Municipality
1 - 249.19-2,008.00,000.	FOREST CITY 2W
Information: CORRECTIVE	Consideration: \$68,000.00
Grantor: LARKIN, EUGENE (ESTATE AKA)	Grantee: WODOCK, CHRISTOPHER J
2 - LARKIN, EUGENE EBEN (ESTATE)	2 - WODOCK, KERA C
Locations: Parcel #	Municipality
1 - 208.00-2,008.00,000.	HERRICK TOWNSHIP
2 - 208.00-2,008.03,000.	HERRICK TOWNSHIP
Information:	Consideration: \$24,900.00
Grantor: COMMUNITY BANK	Grantee: FOREST LAKE VOLUNTEER FIRE
	COMPANY NO 1
Locations: Parcel #	Municipality
1 - 083.00-2,031.00,000.	FOREST LAKE TOWNSHIP
Information: SPECIAL WARRANTY DEED	Consideration: \$68,775.00
Grantor: WELLS FARGO BANK (SBM)	Grantee: MCCONEGHY, CYNTHIA ALICE
2 - WACHOVIA BANK	2 - MCCONEGHY, THOMAS ROBERT
Locations: Parcel #	Municipality
1 - 207.01-1,009.00,000.	GIBSON TOWNSHIP



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Name: _____

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Name: _____

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Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
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One (1) time insertion

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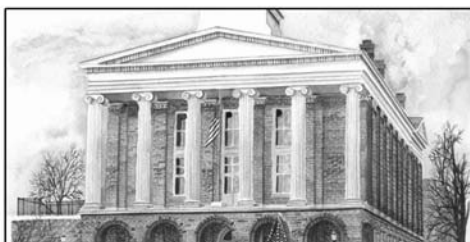
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