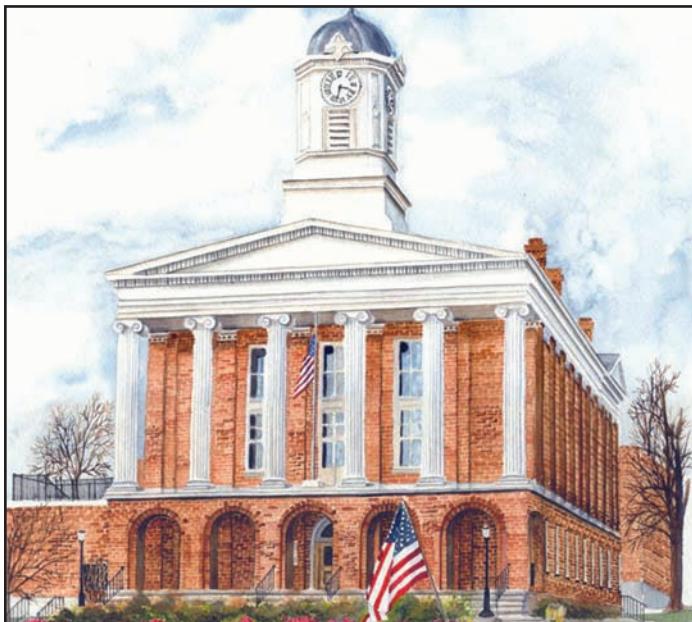


**OFFICIAL  
LEGAL JOURNAL  
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

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



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**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***



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*The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.*

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

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## 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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### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600  
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

**COURT OPINION**

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**No. 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 Cnty. 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).<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup>

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.<sup>14</sup>

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

<sup>9</sup> 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).

<sup>10</sup> 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.

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

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

<sup>13</sup> 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.

<sup>14</sup> 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,<sup>15</sup> while Appellant argues that the Clinic should be classified as an “animal hospital” and thus not an “accessory use” per the 1964 Ordinance.<sup>16</sup>

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**

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

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#### **ESTATE NOTICES**

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

---

#### **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

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**9/29/2017 • 10/6/2017 • 10/13/2017**

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#### **EXECUTRIX NOTICE**

Estate of Josephine J. Dillon  
Late of Montrose Borough  
**EXECUTRIX**  
Joann Reimel  
65 Cruser 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**

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#### **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**

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#### **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

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**9/22/2017 • 9/29/2017 • 10/6/2017**

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## **EXECUTRIX NOTICE**

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

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**9/15/2017 • 9/22/2017 • 9/29/2017**

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## **OTHER NOTICES**

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### **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  
De 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**

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### **NOTICE OF FILING OF SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.*

---

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

Lance M. Benedict,  
Susquehanna County Sheriff

**9/15/2017 • 9/22/2017 • 9/29/2017**

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

Lance M. Benedict,  
Susquehanna County Sheriff

**9/29/2017 • 10/6/2017 • 10/13/2017**

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**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](http://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:

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

Lance M. Benedict,  
Susquehanna County Sheriff

**9/29/2017 • 10/6/2017 • 10/13/2017**

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

Lance M. Benedict,  
Susquehanna County Sheriff

**9/29/2017 • 10/6/2017 • 10/13/2017**

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**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

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loss or damage to the premises sold  
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Lance M. Benedict,  
Susquehanna County Sheriff

**9/29/2017 • 10/6/2017 • 10/13/2017**

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**MORTGAGES AND DEEDS**

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

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**MORTGAGES**

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

Information:	Consideration: \$134,310.00
Mortgagor: VAN GORDEN, KURTIS S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$114,163.00
Mortgagor: SMITH, JANIS V	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LOANDEPOT.COM LLC
Locations: Parcel # 1 - 238.00-1.013.01.000.	Municipality 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, RICKY 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 - GOLDYN, CHESTER T	
31 - GOLDYN, 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 - BONAVITA, ROBERT  
68 - BONAVITA, MARY  
69 - BURKE, EDWARD J  
70 - FAHRINGER, BRUCE A  
71 - FAHRINGER, GERALDINE A  
72 - BENNETT, NORMAND J JR  
73 - BENNETT, VIVIAN R  
74 - BONAVITA, ROBERT L  
75 - BONAVITA, MARY J  
76 - BONAVITA, ROBERT L JR  
77 - BONAVITA, 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 - BARLETT, PETER  
93 - APESSOS, GEORGE  
94 - APESSOS, 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 - KALET A, MICHAEL J  
168 - KALET A, 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, BRANDY 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 - MORGESTERN, 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 - GANCIARSKI, 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 # 1 - 244.00-1,084.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$7,000.00
Grantor: ALICE C FITZGERALD LIMITED PARTNERSHIP	Grantee: KUCHARIK, JONATHAN
Locations: Parcel # 1 - 054.07-1,057.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$64,300.00
Grantor: GRIFFIN, ERIC A 2 - GRIFFIN, ALLISON L	Grantee: BARTKUS, CINDY L
Locations: Parcel # 1 - 206.00-2,039.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1,00
Grantor: BRITTON, PAUL J 2 - BRITTON, RHAYLENE P	Grantee: BRITTON, PAUL J 2 - BRITTON, RHAYLENE P 3 - WALLACE, CHAD
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$100
Grantor: JACKSON, RALPH 2 - JACKSON, JILL	Grantee: JACKSON, JILL
Locations: Parcel # 1 - 009.00-1,003.00,000.	Municipality 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 # 1 - N/A	Municipality 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 # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1,00
Grantor: SNYDER, MARY E	Grantee: STOUDT, TODD B 2 - STOUDT, JENNIFER L 3 - STOUDT, HAROLD S
Locations: Parcel # 1 - 169.00-1,057.00,000.	Municipality GIBSON TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1,00
Grantor: SNYDER, MARY E	Grantee: STOUDT, TODD B 2 - STOUDT, JENNIFER L 3 - STOUDT, HAROLD S
Locations: Parcel # 1 - 169.00-1,041.05,000.	Municipality GIBSON TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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Information:	Consideration: \$1.00
Grantor: JERAULD, ERIC M 2 - JERAULD, MICHELE M	Grantee: CARRIZO MARCELLUS LLC
Locations: Parcel # 1 - 140.00-1,030.00.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$217,500.00
Grantor: LEWIS, JAMES W (ESTATE AKA) 2 - LEWIS, JAMES WINSTONE (ESTATE AKA) 3 - LEWIS, JAMES (ESTATE AKA) 4 - LEWIS, JIM (ESTATE)	Grantee: NASH, TREVOR A 2 - ELBRECHT, SHANNON J
Locations: Parcel # 1 - 126.09-1,027.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANDERSON, SANDRA J 2 - GIRJATOWICZ, MICHAEL H	Grantee: ANDERSON, SANDRA J 2 - GIRJATOWICZ, MICHAEL H
Locations: Parcel # 1 - 198.00-1,057.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$76,320.00
Grantor: STANGLINE, TIMOTHY J	Grantee: ARMSTRONG, ROBERT 2 - ARMSTRONG, TRACY
Locations: Parcel # 1 - 249.19-3,018.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: PHILLIPS, HARRY 2 - PHILLIPS, MARIA	Grantee: MORAN, MICHAEL 2 - MORAN, LORI
Locations: Parcel # 1 - 266.12-1,005.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAULIN, WILLIAM III	Grantee: PAULIN, WILLIAM 2 - PAULIN, CARRIE
Locations: Parcel # 1 - 268.07-1,004.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$38,000.00
Grantor: KOEHLER, DAVID S 2 - KOEHLER, ILENA C	Grantee: GRIFFITHS, STEPHEN 2 - GRIFFITHS, LINDA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GALLAGHER, THOMAS P	Grantee: GALLAGHER, THOMAS P 2 - BUCHANAN, NICKIE LEA
Locations: Parcel # 1 - 054.07-1,018.00.000. 2 - 054.07-1,017.00.000.	Municipality OAKLAND BOROUGH OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: CAIN, ELIZABETH V	Grantee: CAIN, NATHAN D
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$131,600.00
Grantor: S 7 L EQUITY	Grantee: 7G PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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



## Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

**All Notices published are Pre-Pay.**

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PLEASE PRINT CLEARLY

ESTATE OF \_\_\_\_\_

A.K.A.s \_\_\_\_\_

LATE OF TOWNSHIP/BOROUGH \_\_\_\_\_

Executor (  ) Administrator (  ) *Please check one.*

### List names and addresses of Executors or Administrators

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mail form to:  
Bailey Design and Advertising  
c/o SCBA/Estate Notice Advertising  
3305 Lake Ariel Highway  
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

**Phone: 570-251-1512 Fax: 570-647-0086**

**Email: baileyd@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*

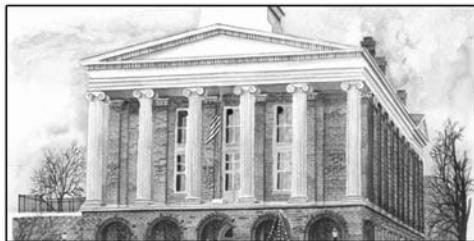
**Petition for Change of Name** \$45

*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.



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**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**

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	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
<b>Full Page</b>	\$100	\$850	\$1,300	\$2,100
<b>Half Page</b>	\$75	\$525	\$795	\$1,265
<b>Quarter Page</b>	\$50	\$325	\$475	\$745
<b>Eighth Page</b>	\$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

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**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

