

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ January 19, 2018 ★ Montrose, PA ★ No. 42



IN THIS ISSUE

COURT OPINION, PT. 2	4
LEGAL NOTICES	9
SHERIFF'S SALES	10
MORTGAGES & DEEDS	13

CASES REPORTED

Smokin' Joe's Tobacco Shop, Inc., Appellant,
vs.
Choconut Township, Appellee.

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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

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Legal Journal of Susquehanna County

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

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Kenneth W. Seamans, *Senior Judge*

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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. 2017-423 C.P.

SMOKIN' JOE'S TOBACCO SHOP, INC., Appellant,

vs.

CHOCONUT TOWNSHIP, Appellee.

*Opinion continued from the January 12, 2018 issue***b. Denial of Intermunicipal Transfer of Liquor License**

The Township denied Tobacco Shop's application based upon the conclusion that it would be detrimental to the "health, safety, and general welfare" of the Township residents. "Our legislature has established the principle that a licensed establishment is not ordinarily detrimental to the welfare, health and morals of a neighborhood or its residents." SSEN, Inc., 810 A.2d at 208. The Township's denial is premised upon the following conclusions: (1) the Tobacco Shop's convenience store is physically situated in a manner that creates an increased hazard of motor vehicle accidents; (2) there has been an average of 1 accident each year at that location, including two accidents where fatalities occurred; (3) the transfer of this liquor license would result in an increase in customer traffic at Tobacco Shop's convenience store; and (4) any increase in customer traffic to Tobacco Shop's convenience store will increase the risk of additional motor vehicle accidents. (App. Ex. D.)¹⁰

10 In its brief, Township argues that an "increase in business will lead to an increase in traffic, and an increase in traffic will lead to an increase in accidents, especially after alcohol has been served to those leaving the restaurant." (Appellant Br., at 3.) Township argued further that the "R" license's ability to serve patrons at the premise "provides an opportunity for overserved customers to drive under the influence, resulting in increased danger." (*Id.*) In conclusion, Township stated: "[I]f alcohol is served at [Tobacco Shop's convenience store], it can be assumed patrons will leave the establishment under some degree of influence, thereby increasing the likelihood of more accidents further affecting the health, safety and welfare of the residence of Choconut Township." (*Id.*) In its initial decision, Township did not indicate any concern over the consumption of alcohol on the premises. Township's denial never mentioned in any manner the dangers associated with the ability of Tobacco Shop's patrons to consume alcohol on premises or the dangers of impaired drivers. Instead, Township's decision was based solely upon the concern over increased traffic at this particular location. "A reviewing court may affirm an order which is correct for any reason, although an incorrect reason for the order may have been given by the issuing authority." See Markby v. Unemployment Comp. Bd. of Review, 564 A.2d 1340, 1342 (Pa. Commw. Ct. 1989). In this regard, however, there is no evidence on the record of this proceeding as to the dangers posed by impaired or intoxicated drivers to other motorists. See SSEN, Inc., 810 A.2d at 208 (finding that even where police chief testified to dangers of drunk driving, such testimony was too speculative as to constitute substantial evidence sufficient to support denial of intermunicipal liquor license transfer). Unlike SSEN, Inc., where there was actually some testimony on the record concerning the

In reviewing the record of the proceedings, the totality of the record evidence relative to these factors appears in the February 6, 2017 minutes as follows:

The supervisors said they had concerns about the past history of auto accidents at the location of the business. The consensus of the people attending the meeting was that because of the high accident rate at this location, they would prefer not to have the business to get the liquor license. Fire Chief Joseph Tims of the Silver Lake Volunteer Fire Co., which services Choconut Township, related the details of the deaths of two children who died as a result of vehicle accidents at the site of Smokin Joe's business. The supervisors indicated their inclination to table the matter.

(App. Ex. A.) This record contains no other evidence to support the conclusion reached by the Township. In particular, the record fails to identify any evidence of the following findings of fact made by the Township: (1) any reports from the Susquehanna County 911 Center; (2) the actual number of accidents that occurred aside from the allegation that there was a "high accident rate;" (3) any evidence related to speed limits on each side of the border; (4) any evidence that the change in speed limits creates a hazard to patrons attempting to enter or exit Tobacco Shop's convenience store; (5) any evidence as to the available sight distance; (6) any evidence that the sight distance is insufficient to allow patrons to safely enter and exit Tobacco Shop's convenience store; (7) any evidence as to the increase traffic volume resulting from the natural gas industry or the construction of a natural gas compression station; (8) any evidence as to increased construction traffic during the summer months; (9) any evidence that the increased traffic created a specific hazard as it related to Tobacco Shop's convenience store; and (10) any evidence as to the estimated increased volume of traffic into the Tobacco Shop's convenience store and how that increased traffic would impact upon the safety of those entering and existing Tobacco Shop's convenience store.¹¹

While the burden of substantial evidence is normally not difficult for a local agency

potential for increased impaired drivers, the record in this case does not contain a single reference to any concerns regarding impaired drivers let alone any evidence whatsoever as to the nature of the increased volume or danger. Township's argument relating to the dangers of impaired drivers cannot be considered as the record is wholly devoid of any evidence to support it. Moreover, as noted above, such an argument would run counter to the legislature's determination that a liquor license is not ordinarily detrimental to the health, safety and general welfare of a community. Id.

11 "A full and complete record" is defined as "a complete and accurate record of the testimony taken so that the appellant is given a base upon which he may appeal, and, also, that the appellate court is given sufficient record upon which to rule on the questions presented." SSEN, Inc., 810 A.2d at 206 (quoting City of Philadelphia v. Board of License and Inspection Review, 590 A.2d 79, 89 (Pa. Commw. Ct.), appeal denied, 600 A.2d 540 (Pa. 1991)). As noted, the parties stipulated that the record was a "full and complete" record as required under 2 Pa. C.S. § 754 and that this matter would be decided on that record. As such, the Township is bound by the record that it stipulated was the "full and complete record" and it must demonstrate that substantial evidence exists upon that record to support its decision. In particular, the Township's written decision itself is substantially longer than the actual record of the hearing - as contained in the meeting minutes - and it is not surprising that a bulk of the factual findings made by the Township are not contained in the record of the hearing itself.

to meet, there must be some evidence on the record to support the conclusions made by the local agency upon which reasonable mind would accept to support the ultimate conclusion. This particular record is wholly devoid of any evidence to support the factual conclusions made by the Township in order to support its denial of Tobacco Shop's application. The problem with the Township's position is that its opinion is largely based upon factual conclusions which do not appear in the record of the hearing on Tobacco Shop's application. The record, as accepted by both parties, simply expresses concern about the high accident rate near Tobacco Shop's entrance/exit areas.

The record from the hearing does not identify the total number of accidents at that particular location. There is no testimony as to how this accident rate compares to other commercial locations in the Township, i.e., is one accident a year on a busy highway considered to be a "high accident rate" or do other commercial locations have similar accident levels. In other words, even the assertion that there is a "high accident rate" lacks a factual basis to support the conclusion that there is something unusually dangerous about this particular location.¹² The only evidence on this record that this location has a "high accident rate" is simply the statement in the record that there is a "high accident rate." If the burden of substantial evidence was met whenever a local agency said something was true, then the local agency would have no burden of proof whatsoever. In short, this record lacks substantial evidence to support the conclusion that there is a "high accident rate" at the Tobacco Shop's convenience store and that this "high accident rate" justifies denial of the Tobacco Shop's application. Cf. Manayunk Development Corp. v. Pennsylvania Liquor Control Board, 715 A.2d 518, 522 (Pa. Commw. Ct. 1998)(finding substantial evidence to deny liquor license expansion based upon insufficient parking where the protestants presented testimony of a civil engineer whose firm conducted a traffic and parking study).¹³

Even if the facts contained in the Township's written decision were accepted, the record would still not provide substantial evidence for the Township's denial. The Township's entire premise is based upon the assumption that the addition of a liquor license at Tobacco Shop's convenience store will result in additional accidents based upon an increased customer

12 Chief Tims could have testified about the fact that the Silver Lake Volunteer Fire Company responds to an unusually high number of accidents at this location. Indeed, it is possible that such testimony occurred from Chief Tims, but there is no way to reach that conclusion on this record as the only recorded testimony from Chief Tims relates to the specifics of one accident where two children were killed. There is simply not substantial evidence to support the conclusion that there is a high rate of accidents at this location.

13 Manayunk is particularly instructive as to what type of record evidence is necessary to support a finding of substantial evidence. In that case, the local agency was provided with an actual civil engineering study that demonstrated (1) the existing need for parking in the area given the existing businesses (3,000 spaces); (2) the actual parking spaces currently available for patrons (1,000 spaces); and (3) the current existing shortage of adequate parking for patrons (2,000 spaces). Id. There was also testimony from an architect and urban planner who also performed an analysis of parking space demand relative to existing businesses in the area, which again demonstrated a deficit in available. Id. This particular expert witness testified that the proposed expansion of the liquor license would exacerbate the parking shortage problem. Id. Obviously, the record presented in this case is significantly deficient.

volume.¹⁴ Such conjecture or speculation in liquor license cases has been repeatedly rejected by the Commonwealth Court. See SSEN, Inc., 810 A.2d at 208 (“Little objective evidence was presented by the Borough; in fact, testimony intended to demonstrate increased traffic hazards, parking problems, drinking and driving under the influence which would result from the transfer was, at most, general and speculative.”); see also AWT Beaver Independent Deli, Inc. v. Commonwealth, 876 A.2d 500, 505 (Pa. Commw. Ct. 2005) (“Testimony intending to demonstrate a negative impact on the use and enjoyment of nearby facilities and other possible dangers of alcohol-related problems was merely general and too speculative.”); Boston Concessions Group, Inc. v. Logan Township Board of Supervisors, 815 A.2d 8, 13 (Pa. Commw. Ct. 2002) (“[W]e conclude that in the present case, the evidence relied upon by the Board [of Supervisors] as to the possible alcohol-related problems including underage drinking and driving under the influence, is too general and speculative to constitute substantial evidence in support of the Board’s determination that the license transfer would be detrimental to the Township.”); In re 23rd St., Inc., 517 A.2d 581, 582 (Pa. Commw. Ct. 1986) (“[T]he objectors’ complaints were concerned primarily with the effects of increased traffic and alcohol consumption in the neighborhood. However . . . there is no legal correlation between the availability of alcoholic beverages and dangerous driving per se, and the evidence in the record is insufficient to show any such correlation.” (citation omitted)), appeal denied, 536 A.2d 1335 (Pa. 1987).¹⁵ In reviewing this record, there is no objective evidence that would demonstrate that the transfer of the liquor license to Tobacco Shop’s convenience store in Choconut Township would have an adverse impact upon the health

14 In their brief, the Township argues as follows:

There is an axiom in the law that is applicable here: If it snowed in the night and there are tracks in the snow in the morning, we can assume someone walked through the snow even though we did not see the person actually walk in the snow.

(Appellant Br., at 3.) Township appears to be referring to the classic jury instruction relating to circumstantial evidence. See Commonwealth v. DuPont, 2003 WL 25598163, at n.12 (Delaware County September 22, 2003) (“A man may be able to testify that it was snowing at a particular time because he looked outside and saw the snow falling. If, however, he did not actually see the snow coming down, but when he got up one morning and looked outside he saw fresh snow where there was none the night before, he can testify to these facts and the jury may infer from those facts that it had snowed during the night.” (quoting Pennsylvania Suggested Standard Jury Instruction § 5.07)). Circumstantial evidence, however, may be utilized as proof as to the cause of an actual occurrence of a past event or action. The Township is not seeking to prove something that has already happened; rather, the Township attempts to “predict” or “assume” that more accidents will occur at the Tobacco Shop’s convenience store if it obtains a liquor license. In the parlance of the jury instruction, the Township wants to forecast that there will be snow in the future – not that it snowed overnight based upon seeing snow on the ground.

15 In its opposition brief, the Township has failed to cite to a single appellate authority that would support its position that “substantial evidence” exists on this record to support its decision. The only case even referenced in the Township’s brief is SSEN, Inc., which the Township attempts to distinguish by contending that the record in this case contains more substantive evidence such as statistics from the Susquehanna County 911 Center, the “expert” testimony of the Fire Chief Tims, and the existence of 17 prior accidents at the location over the past 17 years. As noted repeatedly herein, there is no record of any of this evidence in the meeting minutes. To the extent that Fire Chief Tims testified, there is no suggestion on this record that he was ever qualified as an expert witness. Moreover, as noted throughout this opinion, even assuming as true the fact that this

safety and general welfare of the residence of Choconut Township. At best, the record contains general and speculative evidence which requires assuming that the addition of a liquor license would result in more accidents on the highway directly adjacent to Tobacco Shop's convenience store. Such general and speculative evidence is insufficient to sustain the Township's burden of demonstrating substantial evidence.

III. Conclusion

For the reasons set forth herein, the Township's denial of Tobacco Shop's application for an intermunicipal transfer of its liquor license from Ararat Township to Choconut Township will be reversed.



location averages approximately 1 accident each year does not, when standing alone, constitute substantial evidence to deny the liquor license transfer unless one speculates about what may or may not occur in the future based upon a possible increase in traffic if a liquor license transfer occurred. The appellate case law has reiterated that "general and speculative" concerns are an insufficient basis upon which to base a denial of a liquor license transfer request.

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 Mary B. Ahearn AKA
Mary Ahearn
Late of Susquehanna
EXECUTOR
Gerald F. Walker
33 Universal Terrace
Susquehanna, PA 18847

1/19/2018 • 1/26/2018 • 2/2/2018

EXECUTOR NOTICE

Estate of Robert William Hubal
Late of Thompson Township
EXECUTOR
Lori L. Hubal
196 Brown Hill Road
Thompson, PA 18465
ATTORNEY
Rachel Thomas
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/19/2018 • 1/26/2018 • 2/2/2018

EXECUTOR NOTICE

Estate of Dorothy Feduchak AKA
Dorothy M. Feduchak
Late of Kingsley
EXECUTOR
Greg Feduchak
5560 SR 92
Kingsley, PA 18826
EXECUTRIX
Arlene O'Malley
1634 Scott Road
Blakley, PA 18447
ATTORNEY
Patrick A. Walsh
715 N. State St.
Clarks Summit, PA 18411

1/12/2018 • 1/19/2018 • 1/26/2018

EXECUTRIX NOTICE

Estate of Ralph E. Johnson Jr.
AKA Ralph Johnson
Late of Gibson Township
EXECUTRIX
Wendy Keklar
521 Foote Road
New Milford, PA 18834
ATTORNEY
Myron B. DeWitt
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/12/2018 • 1/19/2018 • 1/26/2018

EXECUTOR NOTICE

Estate of Mary Lou Butts
Late of Borough of Susquehanna

EXECUTOR

Daniel Butts

639 Churchill Lake Road

Thompson, PA 18465

ATTORNEY

Myron B. DeWitt, Esq.

1220 Main Street, P.O. Box 244

Susquehanna, PA 18847

1/12/2018 • 1/19/2018 • 1/26/2018

OTHER NOTICES

NOTICE

Notice is hereby given that on January 3rd, 2018, the Petitioner Codie Kirk Malloy was filed in the above named Court, requesting an order to change the name of Codie Kirk Malloy to Codie Kirk Reunolds.

The Court has fixed the date of February 14th, 2018 at 11:30 a.m., in Room #1, of the Courthouse of Susquehanna County, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

1/19/2018

**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
FEBRUARY 13, 2018**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,

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

**SALE DATE AND TIME
2-13-2018 9:00 AM**

Writ of Execution No.:

2017-1156 CP

PROPERTY ADDRESS: 480

Carter Road

Montrose, Pa 18801

LOCATION: Township of Dimock

Tax ID #: 200.00-1,004.00,000

IMPROVEMENTS: ONE – TWO
STORY WOOD FRAME

DWELLING

ONE – 16 X 24 CLOSED SHED

ONE – 30 X 40 METAL

GARAGE

DEFENDANTS: Martin Farnelli
and Patricia Farnelli

ATTORNEY FOR PLAINTIFF:

Patrick Wesner, Esq

(856) 810-5815

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:

For details on individual Sheriff Sales please go to:
<http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings.

Lance M. Benedict,
Susquehanna County Sheriff

1/19/2018 • 1/26/2018 • 2/2/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 13, 2018

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,
upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,

Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

2-13-2018 9:30 AM

Writ of Execution No.:

2017-1189 CP

PROPERTY ADDRESS: 139 East
Church Street

Susquehanna, Pa 18847

LOCATION: Borough of

Susquehanna Depot

Tax ID #: 054.11-2,018.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAME

DWELLING

ONE - 13 X 23 CARPORT

FRAME

DEFENDANTS: Bonnie Wolf

ATTORNEY FOR PLAINTIFF:

Matthew Fissle, Esq

(215) 627-1322

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:
For details on individual Sheriff Sales please go to:
<http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale

listings.

Lance M. Benedict,
Susquehanna County Sheriff

1/19/2018 • 1/26/2018 • 2/2/2018

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 4, 2017 TO JANUARY 10, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$100,000.00
Mortgagor: VAN LOON, JAMES W SR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - VAN LOON, WANDA B	
Locations: Parcel #	Municipality
1 - 015.00-1,008.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$173,600.00
Mortgagor: HACKEL, ROBERT J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HACKEL, SARAH G	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 064.01-1,003.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$300,700.00
Mortgagor: BROWN, DAVID C	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 042.04-1,009.00,000.	CHOCONUT TOWNSHIP 2 - 042.15-1,007.00,000. CHOCONUT TOWNSHIP
Information:	Consideration: \$36,900.00
Mortgagor: PECK, GERALD	Mortgagee: PRO-KO PROPERTIES INC
2 - PECK, KENDA	
Locations: Parcel #	Municipality
1 - 162.00-1,028.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: SHAW, FRANK C	Mortgagee: WELLS FARGO BANK
2 - SHAW, SUZANNE A	
Locations: Parcel #	Municipality
1 - 047.01-1,002.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$191,500.00
Mortgagor: BEERS, NANCY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 010.00-1,022.00,000.	LIBERTY TOWNSHIP
2 - 009.00-1,021.00,000.	LIBERTY TOWNSHIP
3 - 010.00-1,022.01,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$107,794.00
Mortgagor: MUSHALA, MARY ELIZABETH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MUSHALA, MARY ELIZABETH	2 - CITIBANK
Locations: Parcel #	Municipality
1 - 153.00-1,025.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$262,600.00
Mortgagor: MCGUIRE, STEPHEN J (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MCGUIRE, STEVE J	2 - QUICKEN LOANS INC
3 - SIMMONS, ALICE L	
Locations: Parcel #	Municipality
1 - 051.00-1,003.01,000.	GREAT BEND TOWNSHIP

Information:	Consideration: \$327,600.00
Mortgagor: MURRAY, MICHELE MARIE	Mortgagee: PNC BANK
Locations: Parcel #	Municipality
1 - 135.05-1,012.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$73,400.00
Mortgagor: ALBERT, DAVID	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - VETRI, SAMANTHA	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: BOYARSKY, LAWRENCE	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel #	Municipality
1 - 245.00-2,069.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$132,554.00
Mortgagor: GEBHARDT, BRANDON W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - UNITED WHOLESALE MORTGAGE
Locations: Parcel #	Municipality
1 - 124.17-4,036.00,000.	MONTROSE 2W
Information:	Consideration: \$20,000.00
Mortgagor: KLEIN, JAMES MARTIN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 026.16-1,041.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$258,500.00
Mortgagor: SHAVE, ROBERT	Mortgagee: CITIZENS & NORTHERN BANK
2 - SHAVE, MIRANDA	
Locations: Parcel #	Municipality
1 - 156.00-1,045.08,000.	RUSH TOWNSHIP
2 - 156.00-1,045.09,000.	RUSH TOWNSHIP
Information:	Consideration: \$8,500.00
Mortgagor: SPOOR, BRETT J	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel #	Municipality
1 - 133.00-3,059.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$106,400.00
Mortgagor: HIXON, DALE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 226.00-1,025.00,000.	CLIFFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$75,000.00
Mortgagor: MONTEFORTE, JAMES	Mortgagee: HONESDALE NATIONAL BANK
2 - MONTEFORTE, IRENO	
3 - MONTEFORTE, MARY	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP

DEEDS

Information:	Consideration: \$217,000.00
Grantor: HAWLEY FAMILY FARMS LLC	Grantee: HACKEL, ROBERT J 2 - HACKEL, SARAH G
Locations: Parcel #	Municipality
1 - 064.01-1,003.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$87,000.00
Grantor: PASS, PHILIP J 2 - PASS, BARBARA	Grantee: EYERMAN, KEITH
Locations: Parcel #	Municipality
1 - 209.01-1,021.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$310,000.00
Grantor: ANGELINE, JOSEPH L 2 - ANGELINE, BRENDA P	Grantee: BROWN, DAVID C
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$56,900.00
Grantor: PRO KO PROPERTIES INC 2 - BEAR CREEK PROPERTIES INC	Grantee: PECK, GERALD 2 - PECK, KENDA
Locations: Parcel #	Municipality
1 - 162.00-1,028.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GUILFOYLE, KEVIN	Grantee: OSWALD, KATHLEEN ANN (FKA) 2 - GUILFOYLE, KATHLEEN ANN
Locations: Parcel #	Municipality
1 - 093.00-1,073.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LONGACRE, DAVID 2 - LONGACRE, GLADYS	Grantee: LONGACRE, JAN 2 - LONGACRE, PAULA
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$260,000.00
Grantor: OMALLEY, STEPHEN 2 - OMALLEY, MEGHAN 3 - HWALEK, MATTHEW R	Grantee: DICAMILLO, AMERICO 2 - DICAMILLO, MARY A
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$121,000.00
Grantor: ROSS, ALICIA A	Grantee: DANA, IHAB
Locations: Parcel #	Municipality
1 - 125.04-1,010.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEERS, RANDOLPH H SR	Grantee: BEERS, NANCY
Locations: Parcel #	Municipality
1 - 010.00-1,022.00,000.	LIBERTY TOWNSHIP
2 - 009.00-1,021.00,000.	LIBERTY TOWNSHIP
3 - 010.00-1,022.01,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HUNSBERGER, SHARON L 2 - HUNSBERGER, GLADYS C 3 - MOYER, CLAUDE L 4 - MOYER, SHIRLEY C	Grantee: MOYER, CLAUDE L 2 - MOYER, SHIRLEY C
Locations: Parcel #	Municipality
1 - 045.00-1,023.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DEMARIA, LUCILLE (TRUST)	Grantee: REGA, JOHN 2 - REGA, JOYCE ANN (NBM) 3 - REGA-SILVA, JOYCE A (AKA) 4 - SILVA, JOYCE A REGA
Locations: Parcel # 1 - 266.12-1,017.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$77,319.00
Grantor: TIERNEY, MARK J 2 - PRESTON, ADAM 3 - PRESTON, MARIA (NBM) 4 - FISHER, MARIA 5 - FISHER, BENJAMIN	Grantee: ALBERT, DAVID 2 - VETRI, SAMANTHA
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PENTECOST, BARBARA F (ESTATE)	Grantee: BROWN, CAROL P 2 - BROWN, WILLIAM P
Locations: Parcel # 1 - 229.15-1,005.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BHANDARI, RAMESH G 2 - BHANDARI, SHUKRIYA	Grantee: BHANDARI, RAMESH G (TRUST) 2 - BHANDARI, SHUKRIYA (TRUST)
Locations: Parcel # 1 - 026.15-1,002.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: MACHOS, EDWARD M 2 - MACHOS, VALERIE I	Grantee: ERIKSEN, ROBERT E 2 - ERIKSEN, SUSAN M 3 - ERIKSEN FAMILY TRUST
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: CHESKO, ALBERT E JR (ESTATE)	Grantee: OAKLEY, MICHAEL M 2 - OAKLEY, MICHELLE D
Locations: Parcel # 1 - 092.00-2,037.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OAKLEY, MICHAEL M 2 - OAKLEY, MICHELLE D	Grantee: OAKLEY, MICHAEL M 2 - OAKLEY, MICHELLE D
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SINGER, MARK D	Grantee: SINGER, MARK D
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SINGER, MARK D	Grantee: SINGER, FOSTER
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: SOKOLOSKI, DANIEL M 2 - SOKOLOSKI, OLIVIA A	Grantee: GEBHARDT, BRANDON W
Locations: Parcel # 1 - 124.17-4,036.00,000.	Municipality MONTROSE 2W

Information:	Consideration: \$1.00
Grantor: SHAVE, ROBERT W	Grantee: SHAVE, ROBERT W
2 - OTIS, MIRANDA (NKA)	2 - SHAVE, MIRANDA
3 - SHAVE, MIRANDA	
Locations: Parcel #	Municipality
1 - 156.00-1,045.08,000.	RUSH TOWNSHIP
2 - 156.00-1,045.09,000.	RUSH TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: DIPPLE, RAYMOND (ESTATE AKA)	Grantee: EMPET, TIMOTHY ADAMS
2 - DIPPLE, RAYMOND RICHARD (ESTATE AKA)	2 - EMPET, JESSICA
3 - DIPPLE, RAYMOND R (ESTATE)	
4 - PEREZ, ELAINE	
5 - DIPPLE, EUGENE	
Locations: Parcel #	Municipality
1 - 185.00-1,052.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$3,000.00
Grantor: KUNSCHNER, BARBARA C (NBM)	Grantee: WECH, BRYAN
2 - MAJORS, BARBARA C KUNSCHNER	2 - WECH, BILLIE JEAN
3 - MAJORS, JOSEPH	
Locations: Parcel #	Municipality
1 - 265.00-1,018.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KEOGH, RICHARD B	Grantee: KEOGH, MOLLY THERESA
2 - KEOGH, KIMBERLY A	2 - HARTMAN, CHRISTOPHER DANIEL
Locations: Parcel #	Municipality
1 - 201.00-2,042.00,000.	BROOKLYN TOWNSHIP



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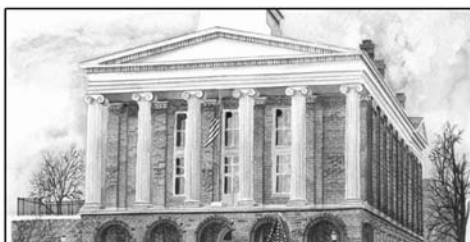
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