

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

34th Judicial District

Vol. 4 ★ December 6, 2019 ★ Montrose, PA ★ No. 36



**IN THIS ISSUE**

COURT OPINION, PT. 1 . . . . .	4
LEGAL NOTICES . . . . .	9
SHERIFF'S SALES . . . . .	9
MORTGAGES & DEEDS . . . . .	14

**CASES REPORTED**

Laurel Lake Association, Inc., Plaintiff  
 vs.  
 Robert Hutchinson Rose, his Heirs, successors, and assigns, et al, Defendants

© 2019 Legal Journal of Susquehanna County

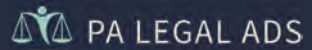


**Court of Common Pleas  
 34th Judicial District:**

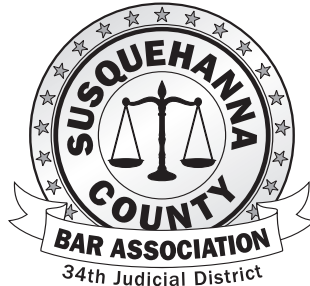
The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

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



*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

P: 570-251-1512  
F: 570-647-0086  
susqco.com

**Submit advertisements to**  
**baileyd@ptd.net**

**OFFICERS**

*President*

**Michael Briechle, Esq.**

*Vice-President*

**Francis X. O'Connor, Esq.**

*Secretary*

**Rachael A. Ballard-Thomas, Esq.**

*Treasurer*

**Zachary D. Morahan, Esq.**

*Court Administrator*

**Cathy Hawley**

---

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

---

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

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

---

MESSAGE FROM THE  
SUSQUEHANNA COUNTY BAR ASSOCIATION



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

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each  
Subscription Year: March–February  
Prorated subscriptions available*

**SUSQUEHANNA COUNTY OFFICIALS**

**Judge of the Court of Common Pleas**

Jason J. Legg, *President Judge*  
Kenneth W. Seamans, *Senior Judge*

**Magisterial District Judges**

Jeffrey Hollister  
Jodi L. Corder, Esq.  
Suzanne Brainard

**Court Administrator**

Cathy Hawley

**Sheriff**

Lance Benedict

**District Attorney**

Marion O'Malley, Esq.

**Prothonotary, Clerk of The Court**

Jan Krupinski

**Chief Public Defender**

Linda LaBarbara, Esq.

**Commissioners**

Alan M. Hall  
Elizabeth M. Arnold  
MaryAnn Warren

**Treasurer**

Jason D. Miller

**Register of Wills/Recorder of Deeds/**

**Clerk of The Orphan's Court**  
Michelle Estabrook

**Coroner**

Anthony J. Conarton

**Auditors**

George Starzec  
Susan Jennings  
Richard Suraci

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**

---

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

**LAUREL LAKE ASSOCIATION, INC.** :  
**Plaintiff** :  
 :  
**vs.** :  
 :  
**ROBERT HUTCHINSON ROSE, his** :  
**Heirs, successors, and assigns,** :  
**generally executors, administrators,** :  
**legatees, grantees, and all other** :  
**persons interested in said property,** :  
**et al,** :  
**Defendants** : **No. 2015-1162 C.P.**

---

**OPINION**

**I. Procedural History**

On October 20, 2015, plaintiff, the Laurel Lake Association, Inc. (“the Association”), filed this action to quiet title to approximately 42 acres of real property situated beneath the waters of Laurel Lake, Silver Lake Township, Susquehanna County, Pennsylvania. The Association contends that it owns 42 acres of land lying beneath the waters of Laurel Lake by way of adverse possession because it has controlled the level of the lake waters since 1941 through a dam located on Association property. Defendants, the heirs and successors of Robert Hutchinson Rose (“Roses”), are the legal title holders of the 42-acre lake bed submerged beneath the waters of Laurel Lake and contend that the Association has failed to establish the requisite elements necessary to support the acquisition of title to the lake bed through adverse possession.<sup>1</sup>

On November 18, 2015, the Roses filed preliminary objections to the Association’s complaint. By order dated May 19, 2016, the court overruled those objections.<sup>2</sup> The

---

<sup>1</sup> The identified descendants of Robert Hutchinson Rose are Laurie Rose Leach and Sharon Rose, two sisters who are fifth generation descendants of Robert Hutchinson Rose. The Rose sisters assert that there are more than 130 living heirs of Robert Hutchinson Rose. (Def. Prelim. Obj. ¶ 14.) There is no dispute that the Roses hold legal title to the 42-acre lake bed of Laurel Lake.

In addition to the adverse possession claim against the Roses to the submerged lake bed of Laurel Lake itself, the Association also filed an adverse possession count against the descendants of Asher H. Hill, Mabel Hill and Michael Hill in connection with real property near the Association’s dam. On February 23, 2016, default judgment was entered against the Hill defendants based upon a failure to respond to the Association’s complaint. As a result of the default judgment, the Association was granted title to the real property surrounding the dam which includes the discharge area where the waters of Laurel Lake are discharged in Laurel Lake Creek.

<sup>2</sup> The court determined that the Association had alleged sufficient facts to set forth an arguable

Roses filed an Answer and New Matter on June 8, 2016. Thereafter, the parties completed discovery.

On March 4, 2019, the Association filed a motion for summary judgment contending that the record established that it had gained legal title to the 42 acre lake bed through adverse possession primarily as a result of controlling the water level of the lake coupled with acts associated with maintaining water quality, vegetation, and policing the use of Laurel Lake itself. On the same date, the Roses filed a motion for summary judgment asserting the record failed to support the Association's adverse possession claim. Oral argument was held on the motions on April 22, 2019 and the parties have submitted their respective briefs. The parties both agree that the material facts are not disputed but both differ as to how those undisputed facts impact upon the Association's adverse possession claim. The matter is now ripe for disposition.

## II. Statement of Facts

In 1835, Robert Hutchinson Rose received title to the land situated under the waters of Laurel Lake and title to those acres has passed to his heirs. (Cmp. ¶¶ 11, 19.) The 42-acre parcel of real property has been submerged by the waters of Laurel Lake since Robert Hutchinson Rose owned the parcel. (Id. Ex. A.)<sup>3</sup>

The Association is an entity comprised of various lake property owners but not every lake property owner is a member of the Association. There are approximately 120 lake property owners of which 80 are currently Association members. (Id. at 8.) Lake property owners have rights to use of the lake pursuant to their deeds. (Joanne Burr Dep. 26; Cmp. Ex. G.) There are numerous property owners who use the lake but have no connection or membership with the Association, i.e., 40 property owners with lake rights are not members of the Association. In addition to those individuals with lake front property, there are also second tier owners without lake front property who have deeded rights to utilize the waters of Laurel Lake for recreational purposes. (David Berti Dep. 7.)

The Association owns the real property upon which a dam is constructed that assisted in maintaining the water levels of Laurel Lake. (Pl. S.J. Mot. Ex. B, C, D, E; Berti Dep. 67.)<sup>4</sup> The Association has owned the dam since 1941. (Cmp. Ex. F.) Since 1959, the Association has applied annually for a permit from the Pennsylvania Fish and Boat Commission to lower the water level of Laurel Lake for maintenance. (Pl. S.J. Mot. Ex. B, C.) The Association is required to obtain a permit from the Pennsylvania Fish and Boat Commission prior to raising or lowering the water level through the use of its dam.

claim for adverse possession and found that the Association should be permitted to proceed with developing the record to demonstrate that its actions toward the lake bed of Laurel Lake were sufficient to convey legal title of the lake bed by adverse possession to the Association.

3 The Rose deed does not contain a description conveying a "lake" but on September 2, 1880, William H. Jessup, as trustee of the estate of Robert H. Rose, conveyed a parcel alongside Laurel Lake (known then as "Mud Lake") to John O'Day. (Cmp. Ex. A.) The record reflects that Robert Hutchinson Rose sold off the real property surrounding Laurel Lake but not the real property that was submerged under Laurel Lake itself. Since the late 1800s, the real property surrounding Laurel Lake has been subdivided and developed.

4 The dam is a concrete dam with valves and is located at the south end of Laurel Lake. (Pl. S.J. Mot. Ex. N; Adams Dep. 26.)

(Pl. S.J. Mot. Ex. B, C.)<sup>5</sup> The Association lowers the lake level between one and two feet in October and then in April they close the dam to raise the water level back to the high-water level. (Berti Dep. 22.)<sup>6</sup>

The Association spearheaded the installation of a sewer system in the 1980s but lake property owners funded that project while the Silver Lake Township Municipal Authority installed the sewer lines and operates the sewer. (Pl. S.J. Mot. Ex. F, G, H, I, Burr Dep. 29, 31, 32, 42; Paul Adams Dep. 12, 25.) The Association owns the real property where the sewer plant is located and leases that property to the Municipal Authority. (Burr Dep. 43, 45.)

The Association manages the weed and algae growth in Laurel Lake. (Pl. S.J. Mot. Ex. I, J, Burr Dep. 48-50.)<sup>7</sup> The Association initially placed copper sulfate in the water in the 1960s to manage the water quality. (Pl. S.J. Mot. Ex. O: Kim Fruehan Dep. 19.) Volunteers of the Association treated the water for algae and removed lake vegetation until 1990 when the Association hired a professional company to treat the water and control the vegetation in Laurel Lake. (Berti Dep. 27, 28, 57.)

The Pennsylvania Fish and Boat Commission regulates the use of motor boats on Laurel Lake and boating is restricted to lake property owners but not solely to Association members. (Pl. S.J. Mot. Ex. K.) Laurel Lake also has a boat ramp the use of which is restricted to owners of lake property but not solely to Association members. (Pl. S.J. Mot. Ex. K.) The Association posts “No Trespassing” signs at the boat ramp and has periodically maintained the portion of the boat ramp that is under the water. (Berti Dep. 31, 37.) Every year, pursuant to a Fish and Boat Commission requirement, the Association places floating buoys to mark the speed zone for boaters on the lake. (Burr Dep. 54, 55.)

The Association has paid the real estate taxes on the 42-acre lake property since 2007. (Pl. S.J. Mot. Ex. L; Burr Dep. 35.) Prior to 2007, no taxes had been assessed against the submerged 42 acres of real property under the waters of Laurel Lake. (Berti Dep. 24.)

### III. Standard of Review

Summary judgment is appropriate “where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” Summers v. Certaineed Corp., 997 A.2d 1152, 1159 (Pa. 2010) (citing Pa.R.C.P. No. 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” Id. Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is

5 See 30 Pa.C.S.A. § 3506 (providing that “[n]o person shall draw off dam waters inhabited by fish without first applying for written permission from the commission...”)

6 The Association lowers the water level of the lake to prevent ice from damaging docks and to help control the lakeshore vegetation which freezes when the water level is lowered. (Berti Dep. 64.)

7 The Association is required to obtain a permit from the Fish and Boat Commission prior to treating the lake water with an algicide. (Pl. S.J. Mot. Ex. J.)

“clear and free from all doubt.” *Id.* This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” *Burlington Coat Factory of Pennsylvania, LLC v. Grace Const. Mgmt. Co., LLC*, 126 A.3d 1010, 1017-18 (Pa. Super. Ct. 2015). A record that supports summary judgment will either (1) show the material facts are undisputed or (2) contain insufficient evidence of facts to make out a prima facie cause of action or defense and, therefore, there is no issue to be submitted to the fact-finder. *Yenchi v. Ameriprise Financial, Inc.*, 123 A.3d 1071, 1077 (Pa. Super. 2015) (citing *DeArmitt v. N.Y. Life Ins. Co.*, 73 A.3d 578, 586 (Pa. Super. 2013)). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

#### IV. Discussion

The Association asserts that the uncontested evidence of its control of the water levels of Laurel Lake, coupled with its water maintenance efforts and policing of use of the lake, satisfies the requirements of adverse possession so as to find that legal title to the 42-acres of real property submerged under the waters of Laurel Lake has passed to the Association. The Roses argue that the Association has not presented sufficient evidence to establish adverse possession of the submerged real property.

Adverse possession is an extraordinary doctrine which permits one to achieve ownership of another’s property by operation of law and the grant of this extraordinary privilege must be based upon clear evidence. *See Edmondson v. Dolinich*, 453 A.2d 611, 614 (Pa. Super. Ct. 1982) (“It is a serious matter indeed to take away another’s property. That is why the law imposes such strict requirements of proof on one who claims title by adverse possession.”) In order to establish title by adverse possession, the claimant must prove actual, continuous, exclusive, visible, notorious, distinct and hostile possession of the land for twenty-one years. *See Baylor v. Soska*, 658 A.2d 743, 744 (Pa.1995). Each of these elements must exist, otherwise the possession will not confer title. *See Conneaut Lake Park, Inc. v. Klingensmith*, 66 A.2d 828, 829 (Pa. 1949).

Actual possession of land means dominion over the land but is not equivalent to occupancy. *See Reed v. Wolyniec*, 471 A.2d 80, 85 (Pa. Super. Ct. 1983). Actual possession of property may be established in connection with the maintenance of a residence, by cultivation of the land, by enclosure of the land, or by making improvements to the land and paying property taxes. *See Glenn v. Shuey*, 595 A.2d 606, 611 n. 5 (Pa. Super. Ct. 1991). The determination of what constitutes actual possession of property for purposes of adverse possession depends on the specific facts of each case and the character of the premises. *Id.* “Such occupation must be exclusive, and of such a character as compels the real owner to take notice of the possession of the disseisor.” *See Bigham v. Wenschhof*, 295 Pa. Super. 146, 150, 441 A.2d 391, 393 (1982).

Distinct and exclusive possession can be established “by acts, which at the time, considering the state of the land, comport with ownership; viz., such acts as would ordinarily be exercised by an owner in appropriating land to his own use and the

exclusion of others.” Lyons v. Andrews, 313 A.2d 313, 315-16 (Pa. Super. Ct. 1973)(citing Family Land & Investment Co., Inc. v. Williams, 138 So.2d 696, 699 (1961.)) However, “exclusive” possession does not need to be absolutely exclusive. See Reed v. Wolyniec, 471 A.2d 80, 84 (Pa. Super. Ct. 1983)(finding that exclusive character of plaintiff’s possession was not destroyed because other persons occasionally passed over fifty foot wide lot adjacent to their residence).

The term “visible and notorious possession” relating to claims of adverse possession means that “the claim of ownership must be evidenced by conduct sufficient to place a reasonable person on notice that his or her land is being held by the claimant as his own.” In re Rights of Way & Easements Situate in Twp. of Mt. Pleasant, 47 A.3d 166, 173-74 (Pa. Commw. Ct. 2012)(finding that fencing in area, installing drainage pipes and keeping grazing animals throughout the property placed titled owners on notice establishing visible and notorious possession).

Finally, “a person is in hostile possession when he acts with reference to the land in the same way that the owner would act.” Zeglin v. Gahagen, 571 Pa. 321, 328, 812 A.2d 558, 562 (2002). Hostile does not mean ill will or hostility, but indicates an assertion of ownership rights adverse to that of the true owner and all others. See In re Rights of Way & Easements, 47 A.3d at 174 (explaining that where plaintiffs were aware that they were not rightful owners of property yet treated the property as their own, “hostile” possession was supported). If all the elements of adverse possession are established, the element of hostility is implied. Brennan v. Manchester Crossings, Inc., 708 A.2d 815, 822 (Pa. Super. Ct. 1998).

As previously indicated, a determination as to what constitutes actual possession of property for purposes of adverse possession depends on the nature of the property. Here, the property in question constitutes 42-acres of submerged real property under the waters of Laurel Lake. The Rose deeds demonstrate that this real property was submerged when Robert Hutchinson Rose began selling off the real property that surrounded and abutted Laurel Lake. Thus, the question becomes what conduct is sufficiently open, notorious, adverse, exclusive and hostile so as to warrant acquisition of title to submerged real property through adverse possession.

*The Court Opinion will continue in the next issue.*



**LEGAL NOTICES**

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

**ESTATE NOTICES**

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

**ESTATE NOTICE**

Estate of Paul W. Herzog,  
deceased, late of Borough of  
Thompson, Susquehanna County,  
Pennsylvania.

Letters of Administration on the  
above estate having been granted to  
Bonita Stanton and Shelly Ronk, all  
persons indebted to the said estate  
are requested to make payment, and  
those having claims to present the  
same without delay to them c/o  
Christopher J. Osborne, Sr.,  
Esquire, 201 Lackawanna Avenue,  
Suite 313, Scranton, PA 18503.

**11/29/2019 • 12/6/2019 • 12/13/2019**

**EXECUTRIX NOTICE**

Estate of James W. Cantone  
Late of Jessup Township  
EXECUTRIX  
Kathleen L. Kelley Cantone  
971 Prospect Hill Rd.  
Montrose, PA 18801

ATTORNEY  
John R. Dean  
Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

**11/22/2019 • 11/29/2019 • 12/6/2019**

**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  
JANUARY 14, 2020**

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**

**01-14-2020 9:30 AM**

Writ of Execution No.:

2019-1086 CP

PROPERTY ADDRESS: 65

Church Street f/k/a 15 Church  
Street

Hallstead, PA 18822

LOCATION: Hallstead Borough

Tax ID #: 031.19-3,093.00,000  
IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAME  
DWELLING WITH ATTACHED  
GARAGE  
DEFENDANTS: Shane Benjamin  
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

11/22/2019 • 11/29/2019 • 12/6/2019

**SHERIFF’S SALE  
MORTGAGE FORECLOSURE  
JANUARY 14, 2020**

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**

**01-14-2020 10:00 AM**

Writ of Execution No.:

2019-1045 CP

PROPERTY ADDRESS: RR 2 Box  
2614, A/K/A 770 Stark Road  
Nicholson, PA 18446

LOCATION: Springville Township

Tax ID #: 257.00-1,005.01,000

IMPROVEMENTS: ONE - ONE  
STORY DOUBLE WIDE WOOD  
FRAMED DWELLING

ONE - 8 X 10 CLOSED FRAMED  
SHED

ONE - 36 X 40 METAL FRAMED  
POLE BARN

DEFENDANTS: Douglas R. Staff  
and Mary Beth Staff

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

Lance M. Benedict,  
Susquehanna County Sheriff

11/22/2019 • 11/29/2019 • 12/6/2019

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 14, 2020**

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**

**01-14-2020 10:30 AM**

Writ of Execution No.:

2019-1093 CP

PROPERTY ADDRESS: RR 1 Box  
1480 A/K/A 870 Keech Road

Rushville, PA 18828


LOCATION: Rush Township

Tax ID #: 136.00-2,014.00,000

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING

ONE - 30 X 30 WOOD FRAMED  
GARAGE

DEFENDANTS: Gregory Myer, in His Capacity as Administrator of The Estate of Theodore Ahrends aka Theodore G. Ahrends aka Theodore Gorgetta Ahrends aka Theodora Ahrends aka Theodora Georgette Ahrends, Elizabeth Ahrends, in Her Capacity as Heir of The Estate of Theodore Ahrends aka Theodore G. Ahrends aka Theodore Gorgetta Ahrends aka Theodora Ahrends aka Theodora Georgette Ahrends, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Association claiming Right, Title or interest From or Under Theodore G. Ahrends aka Theodore Ahrends aka Theodore Georgetta Ahrends aka Theodora Ahrends Aka Theodora Georgette Ahrends, Deceased  
ATTORNEY FOR PLAINTIFF:  
Peter Wapner, Esq



**BRIDGE MINERALS**

**We Buy Marcellus Gas Royalties**

Quick Evaluation, Closing & All Transfer Costs Paid

[www.BridgeMinerals.com](http://www.BridgeMinerals.com) or Call 512-750-3711

For A Free Consultation

(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

**11/22/2019 • 11/29/2019 • 12/6/2019**

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 28, 2020**

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  
01-28-2020 9:00 AM**

Writ of Execution No.:  
2019-1214 CP  
PROPERTY ADDRESS: 204  
Owego Street  
Montrose, PA 18801  
LOCATION: Montrose Borough  
Tax ID #: 124.13-1,074.00,000  
IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAMED  
DWELLING  
ONE – 12 X 10 WOOD FRAMED  
SHED  
DEFENDANTS: Paul J. Henry  
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

**12/6/2019 • 12/13/2019 • 12/20/2019**

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 28, 2020**

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  
01-28-2020 9:30 AM**

Writ of Execution No.:

2019-1230 CP

PROPERTY ADDRESS: 253

Antler Drive

Meshoppen, PA 18630

LOCATION: Auburn Township

Tax ID #: 232.00-1,030.00,000

IMPROVEMENTS ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE - 12 X 40 CLOSED FRAME

SHED

ONE - 10 X 20 CLOSED FRAME

SHED

DEFENDANTS: John A.

Wagner(Deceased); Dorothy M.

Bartashus

ATTORNEY FOR PLAINTIFF:  
Meredith Wooters, Esq  
(614) 222-4921

**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

**12/6/2019 • 12/13/2019 • 12/20/2019**

---

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 19, 2019 TO NOVEMBER 26, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$75,244.00
Mortgagor: SAGER, RYAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KRUGER, KEVIN	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 109.09-1,001.00,000.	NEW MILFORD BOROUGH
2 - 109.00-1,002.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$23,100.00
Mortgagor: PRICE, KATHRYN	Mortgagee: WAYNE BANK
Locations: Parcel #	Municipality
1 - 172.00-1,070.01,000.	ARARAT TOWNSHIP
Information:	Consideration: \$75,082.00
Mortgagor: GRANAN, SEAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SUMMIT MORTGAGE CORPORATION	
Locations: Parcel #	Municipality
1 - 115.09-1,083.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$600,000.00
Mortgagor: LUDWIG, JONATHAN K	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LUDWIG, PAMELA E	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 065.05-1,004.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$51,000.00
Mortgagor: STEVEN CHAMPANG	Mortgagee: CITIZENS & NORTHERN BANK
2 - TIFFANIE CHAMPANG	
Locations: Parcel #	Municipality
1 - 110.00-2,036.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: SICKLER, ELWOOD	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SICKLER, KIMBERLY	
Locations: Parcel #	Municipality
1 - 221.00-1,007.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: DEW, KENNETH	Mortgagee: METROACTION INC
2 - JENKINS, MATTHEW DUANE	
Locations: Parcel #	Municipality
1 - 264.02-1,017.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$503,000.00
Mortgagor: SICKLER, ELWOOD	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SICKLER, KIMBERLY	
Locations: Parcel #	Municipality
1 - 221.00-1,007.00,000.	LATHROP TOWNSHIP

Information:  
Mortgagor: RIORDAN, MOLLY K

2 - RIORDAN, MICHAEL G

Locations: Parcel #  
1 - 124.09-2,006.00,000.

Information: OPEN-END MTG  
Mortgagor: CBH INVESTMENTS LLC  
Locations: Parcel #

1 - 126.00-1,027.00,000.

Information:  
Mortgagor: KIRKPATRICK, ERIC M

Locations: Parcel #  
1 - 124.11-2,007.00,000.

Information:  
Mortgagor: PEET, NOEL E

2 - PEET, DOROTHY A

Locations: Parcel #  
1 - 220.00-2,016.00,000.

Information:  
Mortgagor: MCKEE, VERNON D

2 - MCKEE, SHARON A

Locations: Parcel #  
1 - 060.00-1,001.01,000.

Information:  
Mortgagor: HALL, LARISSA

2 - HALL, JEFFREY  
3 - HALL, CAROLYN

Locations: Parcel #  
1 - 132.00-1,068.00,000.

Information:  
Mortgagor: MACK, LUCAS D  
2 - MACK, AMBER

Locations: Parcel #  
1 - 165.00-1,012.01,000.

Information:  
Mortgagor: FOSTER, REESE C

2 - FOSTER, DOLORES V

Locations: Parcel #  
1 - 124.18-1,053.01,000.

Information:  
Mortgagor: SEVERS, RONALD D  
2 - SEVERS, CATHY L

Locations: Parcel #  
1 - 157.15-1,030.00,000.

Consideration: \$161,029.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - EMBRACE HOME LOANS INC

Municipality  
MONTROSE

Consideration: \$471,065.00  
Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA  
Municipality  
BRIDGEWATER TOWNSHIP

Consideration: \$111,919.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - SUMMIT MORTGAGE CORPORATION

Municipality  
MONTROSE

Consideration: \$25,000.00  
Mortgagee: PEOPLES SECURITY BANK AND  
TRUST COMPANY

Municipality  
LATHROP TOWNSHIP

Consideration: \$175,000.00  
Mortgagee: PEOPLES SECURITY BANK AND  
TRUST COMPANY

Municipality  
APOLACON TOWNSHIP

Consideration: \$137,600.00  
Mortgagee: PEOPLES SECURITY BANK AND  
TRUST COMPANY

Municipality  
JACKSON TOWNSHIP

Consideration: \$345,600.00  
Mortgagee: TIOGA STATE BANK

Municipality  
BROOKLYN TOWNSHIP

Consideration: \$40,000.00  
Mortgagee: PEOPLES SECURITY BANK AND  
TRUST COMPANY

Municipality  
MONTROSE

Consideration: \$67,550.00  
Mortgagee: COMMUNITY BANK

Municipality  
RUSH TOWNSHIP

Information: Mortgagor: SQUIER, WILLIAM B  2 - SQUIER, LAURA A Locations: Parcel # 1 - 104.00-1,040.00,000.	Consideration: \$138,750.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY  Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: BROWNLOW, JAMES C  2 - BROWNLOW, SHERYL D Locations: Parcel # 1 - 172.00-1,001.00,000.	Consideration: \$655,000.00 Mortgagee: AMERICAN HERITAGE FEDERAL CREDIT UNION  Municipality ARARAT TOWNSHIP
Information: Mortgagor: ROWE, MARK J Locations: Parcel # 1 - N/A	Consideration: \$212,600.00 Mortgagee: NBT BANK Municipality HARMONY TOWNSHIP
Information: Mortgagor: TAVARES, FELICIA Locations: Parcel # 1 - 161.07-1,003.00,000.	Consideration: \$123,300.00 Mortgagee: NBT BANK Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: CAMP, ASHLEY Locations: Parcel # 1 - 002.03-1,019.00,000. 2 - 002.03-1,023.00,000.	Consideration: \$68,000.00 Mortgagee: TIOGA STATE BANK Municipality LITTLE MEADOWS BOROUGH LITTLE MEADOWS BOROUGH
Information: Mortgagor: STEPHENS, ANGIE J Locations: Parcel # 1 - 175.00-1,070.01,000.	Consideration: \$130,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality RUSH TOWNSHIP

**DEEDS**

Information: Grantor: KRUGER, GERARD 2 - KRUGER, CATHERINE Locations: Parcel # 1 - 109.09-1,001.00,000. NEW MILFORD TOWNSHIP	Consideration: \$87,000.00 Grantee: SAGER, RYAN 2 - KRUGER, KEVIN Municipality NEW MILFORD BOROUGH 2 - 109.00-1,002.00,000.
Information: Grantor: HALL, KARL TON 2 - LEGG, BEVERLY 3 - LEGG, GERALD 4 - DAVIS, RAYMOND C (MASTER IN PARTITION) Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: LEGG, BEVERLY  Municipality CHOCONUT TOWNSHIP
Information: Grantor: HALL, KARL TON 2 - LEGG, BEVERLY 3 - LEGG, GERALD 4 - DAVIS, RAYMOND C (MASTER IN PARTITION) Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: HALL, KARL TON  Municipality CHOCONUT TOWNSHIP



Information:	Consideration: \$1.00
Grantor: HALL, KARL TON 2 - LEGG, BEVERLY 3 - LEGG, GERALD 4 - DAVIS, RAYMOND C (MASTER IN PARTITION)	Grantee: HALL, KARTON
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$76,468.00
Grantor: SHONTZ, SUSAN W	Grantee: GRANAN, SEAN
Locations: Parcel # 1 - 115.09-1.083.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: CARPENETTI, LELIA M	Grantee: CARPENETTI, DAVIN J
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DISTANT VENTURES LIMITED PARTNERSHIP	Grantee: EPSILON ENERGY USA INC
Locations: Parcel # 1 - 157.00-1.090.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$750,000.00
Grantor: FITZSIMMONS, JOHN T 2 - FITZSIMMONS, COLLEEN C	Grantee: LUDWIG, JONATHAN K 2 - LUDWIG, PAMELA E
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VERY, ELEANOR L	Grantee: VERY, DANNY E
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANTOL, JEAN G	Grantee: ANTOL, DAVID L 2 - ANTOL, JOAN K
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JONES, MARGARET ANN 2 - FLYNN, SHIRLEY	Grantee: FLYNN, JULIE 2 - LORD, JOEY
Locations: Parcel # 1 - 119.00-2.003.00.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$164,000.00
Grantor: FOLLERT, THOMAS G 2 - BUTLER, KRISTEN N (NBM) 3 - FOLLERT, KRISTEN N	Grantee: RIORDAN, MICHAEL G 2 - RIORDAN, MOLLY K
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: SCHERMERHORN, SUZANNE	Grantee: SCHERMERHORN, TROY 2 - SCHERMERHORN, NICOLE
Locations: Parcel # 1 - 148.00-2.022.01.000.	Municipality HARFORD TOWNSHIP
Information: INT NO 28 WK OF UNIT 25	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: AGNEW, VINCENT R 2 - AGNEW, ISTRELDA M
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information: INT NO 20 WK OF UNIT 25 Grantor: BREMER HOF OWNERS INC Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: LAMACCHIA, LOIS Municipality HERRICK TOWNSHIP
Information: INT NO 20 WK OF UNIT 25 Grantor: BREMER HOF OWNERS INC Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: LAMACCHIA, LOIS Municipality HERRICK TOWNSHIP
Information: INT NO 26 WK OF UNIT 39 Grantor: BREMER HOF OWNERS INC Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BAGLEY, ELDRED 2 - WORTHY-BAGLEY, JANET Municipality HERRICK TOWNSHIP
Information: INT NO 36 WK OF UNIT 39E Grantor: BREMER HOF OWNERS INC Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BROWN-CAGE, DEBORAH LEE 2 - CAGE, HERBERT JR Municipality HERRICK TOWNSHIP
Information: Grantor: ROE, CRAIG (AKA) 2 - ROE, CRAIG T 3 - ROE, KYRA (AKA) 4 - ROE, KYRA D Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ROE, CRAIG T 2 - ROE, KYRA D Municipality LIBERTY TOWNSHIP
Information: Grantor: TATOR, RYAN 2 - TATOR, CHERIE Locations: Parcel # 1 - 124.11-2,007.00,000.	Consideration: \$110,800.00 Grantee: KIRKPATRICK, ERIC M Municipality MONTROSE
Information: Grantor: STEPHENS, CHRISTOPHER M Locations: Parcel # 1 - 175.00-1,070.00,000.	Consideration: \$1.00 Grantee: STEPHENS, ANGIE J Municipality RUSH TOWNSHIP
Information: Grantor: LEET, GENEVIEVE K Locations: Parcel # 1 - 095.00-1,035.00,000.	Consideration: \$1.00 Grantee: LEET, JOHN D 2 - LEET, JACQUELINE Municipality THOMPSON TOWNSHIP
Information: Grantor: STEPHENS, LOLA J Locations: Parcel # 1 - N/A	Consideration: \$280,000.00 Grantee: MCKEE, VERNON D 2 - MCKEE, SHARON A Municipality APOLACON TOWNSHIP
Information: Grantor: PRICE, NEIL N Locations: Parcel # 1 - N/A	Consideration: \$172,000.00 Grantee: HALL, JEFFREY 2 - HALL, CAROLYN 3 - HALL, LARISSA Municipality JACKSON TOWNSHIP
Information: Grantor: YEAGER, JOHN M 2 - YEAGER, LOUISE M Locations: Parcel # 1 - N/A	Consideration: \$102,500.00 Grantee: MEAD, WILLIAM STUART 2 - MEAD, JODI LOU Municipality MONTROSE

Information:	Consideration: \$44,000.00
Grantor: CHIARITO, SHARON L (FKA) 2 - ANDERSON, SHARON L 3 - CHIARITO, KENNETH R	Grantee: AMPARAN, GLORIA D
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$14,500.00
Grantor: BROWN, TERESA MARIE HULL	Grantee: STORR, RICHARD M
Locations: Parcel # 1 - 031.15-1,016.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$10,000.00
Grantor: PHILLIPS, NICHOLAS LEE 2 - BENEDICT, MARIAH	Grantee: KANARIS, KITRINA 2 - KANARIS, SHAWN
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1,106.50
Grantor: MCVEY, ANNE (BY SHERIFF)	Grantee: CNB REALTY TRUST (ASSIGNEE OF) 2 - NBT BANK (FKA) 3 - PENNSTAR BANK -A DIV OF NBT BANK
Locations: Parcel # 1 - 068.00-2,017.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRADLEY, JAY	Grantee: BRADLEY, JAY 2 - BRADLEY, VERONICA
Locations: Parcel # 1 - 222.10-1,006.00,000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$1.00
Grantor: REMUS, ANTHONY FRANK	Grantee: REMUS, ANTHONY J 2 - REMUS, SYLVIA L
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$185,000.00
Grantor: SPROUT, JOHN 2 - SPROUT, RUTH A (AKA) 3 - TEN HOEVE, RUTH	Grantee: SQUIER, WILLIAM B 2 - SQUIER, LAURA A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DRAZBA, TINA LOUISE	Grantee: DRAZBA, TINA LOUISE
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$36,500.00
Grantor: HOOKER, GEORGE E (TRUST BY TRUSTEE) 2 - HOOKER, HAZEL L (TRUST BY TRUSTEE)	Grantee: KLACH, ROBERT 2 - KLACH, SHIRLEEN
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: GILDEA, PAUL J 2 - GILDEA, BARBARA K	Grantee: GERCHMAN, MATTHEW RYAN
Locations: Parcel # 1 - 153.00-1,061.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$265,750.00
Grantor: IRIS, MARLENE	Grantee: ROWE, MARK J
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP

Information: Grantor: TYLER, ELTON (ESTATE) Locations: Parcel # 1 - 050.00-3,009.00,000.	Consideration: \$40,000.00 Grantee: LEE, ROBERT E Municipality GREAT BEND TOWNSHIP
Information: SUBSURFACE Grantor: MANNING, KANISHA 2 - RACE, CHRISTOPHER Locations: Parcel # 1 - 161.08-2,027.00,000.	Consideration: \$1.00 Grantee: WHITETAIL RIDGE PROPERTIES LLC Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: MALLOY, BARBARA A (NBM) 2 - MONKS, BARBARA A 3 - MONKS JR, ALBA J Locations: Parcel # 1 - 161.07-1,003.00,000.	Consideration: \$137,000.00 Grantee: TAVARES, FELICIA Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: HASTINGS, ROBERT P (TRUST) 2 - HASTINGS, ELEANOR E Locations: Parcel # 1 - 002.03-1,023.00,000. 2 - 002.03-1,019.00,000.	Consideration: \$85,000.00 Grantee: CAMP, ASHLEY Municipality LITTLE MEADOWS BOROUGH LITTLE MEADOWS BOROUGH
Information: Grantor: HELLER, TAMMY L 2 - HELLER, TODD W 3 - CANFIELD, LISA R 4 - CANFIELD, TIMOTHY S 5 - CANFIELD, LORI A 6 - SILFEE, JUDITH E Locations: Parcel # 1 - N/A	Consideration: \$30,000.00 Grantee: FRYE, JOSEPH 2 - FRYE, JAYNE Municipality SUSQUEHANNA
Information: Grantor: FEKETTE, DONNA 2 - LOPATOFSKY, THOMAS J Locations: Parcel # 1 - N/A	Consideration: \$11,500.00 Grantee: SCOTT & LONGACRE TRUCKING LLC Municipality FRANKLIN TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

# Susquehanna County LEGAL JOURNAL

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

## 2018 LEGAL ADVERTISING RATES

<b>Incorporation Notices</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Fictitious Name Registration</b>	<b>\$45</b>
<i>One (1) time insertion</i>	
<b>Petition for Change of Name</b>	<b>\$45</b>
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

## General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval  
Subject to space availability  
Credit Cards accepted—Mastercard and Visa only.  
Prices are based upon your advertisement  
submitted camera-ready or via email in PDF  
or JPG format.

*Certain Restrictions Apply*

**The Legal Journal of Susquehanna County**  
is published every Friday—52 issues per year.  
The deadline for all advertising is 10 AM on  
Monday for the Friday publication.

## Contact for Advertising Details:

Phone: 570-251-1512  
Fax: 570-647-0086  
Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)

	One Insertion	Quarterly (3 Issues)	Semi-Annual (6 Issues)	Annual (12 Issues)
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

*All Changes subject to network adjustment fee, call for details*

## Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:  
4"W X 7"H

Half Page:  
4"W X 3 1/2"H

Quarter Page:  
2"W X 3 1/2"H  
4"W X 1 3/4"H

Eighth Page:  
2"W X 1 3/4"H



## 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.**

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.  
**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](mailto:baileyd@ptd.net)**



## Susquehanna Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Phone (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address \_\_\_\_\_ @ \_\_\_\_\_

### Subscription Options and Rates

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

Individual copies \$5 each

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

Please fax completed form to 570-647-0086 or email to [baileyadv@ptd.net](mailto:baileyadv@ptd.net)

---

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email [baileyadv@ptd.net](mailto:baileyadv@ptd.net)



**Legal Journal of Susquehanna County**  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431