

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

34th Judicial District

Vol. 4 ★ August 30, 2019 ★ Montrose, PA ★ No. 22



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**CASES REPORTED**

Bridget L. Kelly, Plaintiff,  
vs.  
Brian J. Kelly, Defendant.

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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.



**PA LEGAL ADS**

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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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.

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

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

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Lance Benedict

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#### **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, PENNSYLVANIABRIDGET L. KELLY,  
Plaintiff,

vs.

BRIAN J. KELLY,  
Defendant.:  
:  
:  
:  
:  
:  
:

No. 2018 - 1247 C.P.

## ORDER

NOW, this 9th day of July, 2019, upon consideration of plaintiff Bridget L. Kelly's exceptions to the April 9, 2019 recommendation of hearing officer and after oral argument, **IT IS HEREBY ORDERED THAT:**

1. Plaintiff's exceptions to the April 9, 2019 recommendation are **SUSTAINED**.<sup>1</sup>
2. The matter is remanded to the Hearing Officer to conduct calculations as to the

1 "Alimony pendente lite means alimony or maintenance 'pending litigation' and is payable during the pendency of a divorce proceeding so as to enable a dependent spouse to proceed with or defend against the action." *Jayne v. Jayne*, 663 A.2d 169, 176 (Pa. Super. Ct. 1995); see *Carney v. Carney*, 167 A.3d 127, 134 (Pa. Super. Ct. 2017) ("APL is . . . not dependent on the status of the party as being a spouse or being remarried but is based, rather, on the state of the litigation." (quoting *Childress v. Bogosian*, 12 A.3d 448, 463 (Pa. Super. Ct. 2011)) *Spink v. Spink*, 619 A.2d 277, 279 (Pa. Super. Ct. 1992) ("Alimony pendente lite is based on the need of one party to have equal financial resources to pursue a divorce proceeding when, in theory, the other party has major assets 'which are the financial sinews of domestic warfare.'"). If the parties have equal financial positions, then APL will not be awarded. See *Powers v. Powers*, 615 A.2d 459, 460 (Pa. Super. Ct. 1995). In making the assessment of whether APL is necessary to assure that one party is not "financially disadvantaged" during the litigation process, the "court should consider . . . [the responding party's] ability to pay, the petitioner's separate estate and income, and the general character, situation and surroundings of the parties." *Barner v. Barner*, 527 A.2d 122, 131 (Pa. Super. Ct. 1987). As noted by the Hearing Officer, the plaintiff's need for APL is likewise considered. See *Bees v. Bees*, 386 A.2d 114, 116 (Pa. Super. Ct. 1978).

The Hearing Officer relied upon *Schenk v. Schenk*, 880 A.2d 633 (Pa. Super. Ct. 2005) for the proposition that plaintiff had failed to meet her burden of demonstrating the need for APL. As in this case, the wife in *Schenk* was living with a third party (her new boyfriend) who was paying all of her living expenses. The Superior Court affirmed a trial court's denial of a wife's request for APL based upon the wife's failure to demonstrate that she needed additional financial resources. *Id.* at 646. Significantly, the Superior Court noted that "given her meager economic resources, a complete denial of APL seemingly would have been unreasonable for wife to defend herself in this divorce." *Id.* While the economic disparities between the parties suggested that wife required additional financial resources in order to defend herself in the divorce litigation, the Superior Court noted that the wife had utterly failed to present any evidence that she *actually* needed an APL award. *Id.*

In this case, however, plaintiff provided testimony concerning her actual need for APL: (1) plaintiff was living with a friend as a result of her financial necessity; (2) plaintiff provided the

parties' relative monthly net incomes, for consideration of the applicable support guidelines as well as any reasons for a deviation from the support guidelines, and for the entry of a recommended APL award.

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**Jason J. Legg**  
**President Judge**



friend with some monies when she had the financial means to do so; (3) plaintiff paid for her own food and gasoline; (4) plaintiff has searched for an apartment and discovered the monthly rental costs would be between \$600 to \$800 per month; (5) plaintiff's current monthly income provides insufficient monies to pay for a rental property and other associated living expenses; and (6) plaintiff lacks the financial ability to pay her legal counsel and currently owes her legal counsel money in connection with the work performed in the divorce litigation. Finally, the Hearing Officer specifically noted that the parties had a "significant disparity" between their relative monthly net incomes. Thus, this case is plainly distinguishable from Schenk.

While plaintiff plainly could have presented additional evidence as it related to plaintiff's need for APL, the court finds that the record sufficiently demonstrated that plaintiff had a clear need for APL. To hold otherwise would essentially relegate plaintiff to a position where her ability to support herself would largely depend upon the continued kindness of her friend. Plaintiff's friend has no legal obligation to provide such support; rather, the law imposes that burden upon defendant. The applicable APL factors support an APL award: (1) defendant has the ability to pay APL; (2) plaintiff has no assets, minimal income and relies upon a friend's charity for support; (3) plaintiff was a homemaker for a majority of the parties' marriage and has little work history; (4) plaintiff lacks sufficient resources to pay her attorney and defend herself in the divorce litigation; and (5) plaintiff has a need for APL in order to secure her own residence and pay her legal bills connected with the divorce litigation. For these reasons, plaintiff's exceptions are sustained.

**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.*

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**NOTICE**

IN THE ESTATE OF **ESTHER L. ORGANISCIAK**, late of the Borough of Montrose, County of Susquehanna, Pennsylvania, Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate will present them without delay to:

**George C. Olexa, Executor**  
**35 Delaware Avenue**  
**Ewing, NJ 08628**

**OR**

**Davis Law, P.C.**  
**Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street  
Montrose, PA 18801

**8/30/2019 • 9/6/2019 • 9/13/2019**

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**ADMINISTRATOR NOTICE**

Estate of Bernadette M. Slick  
Late of Forest City Borough  
**ADMINISTRATOR**  
Joseph Slick  
433 Maple Street  
Forest City, PA 18421  
**ATTORNEY**  
Marissa McAndrew, Esquire  
707 Main Street, P.O. Box 157  
Forest City, PA 18421

**8/23/2019 • 8/30/2019 • 9/6/2019**

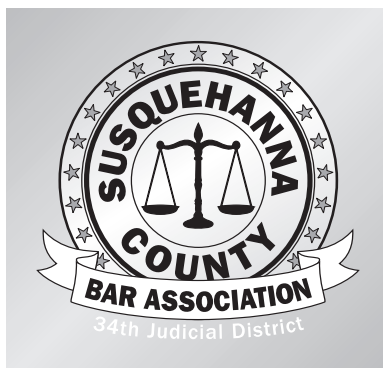
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**EXECUTRIX NOTICE**

Estate of Frances A. Van Campen  
Late of Montrose Borough  
**EXECUTRIX**  
Barbara Kaechele  
20 Elgin Street  
Hamden, CT 06517  
**ATTORNEY**  
Robert J. Hollister, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**8/23/2019 • 8/30/2019 • 9/6/2019**

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## EXECUTOR NOTICE

Estate of Rose M. Thorne  
Late of Apolacon Township  
CO-EXECUTOR  
Craig A. Thorne  
701 State Route 4013  
Little Meadows, PA 18830  
CO-EXECUTOR  
Robert T. Thorne  
1182 State Route 4013  
Brackney, PA 18812  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

8/16/2019 • 8/23/2019 • 8/30/2019

## ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF **TEMPLE I. SMITH**, late of the Township of Liberty, Pennsylvania, (died July 14, 2019) to Gail M. Henry, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Gail M. Henry or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902- 0106.

8/16/2019 • 8/23/2019 • 8/30/2019

## EXECUTOR NOTICE

Estate of Lewis O. Galloway  
Late of Oakland Township  
EXECUTOR  
Lewis J. Galloway  
5373 Harmony Road  
Susquehanna, PA 18847  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

8/16/2019 • 8/23/2019 • 8/30/2019

## NOTICE OF DECEDENT'S ESTATE

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the Estate of Lois S. Stephens, Deceased, late of 1579 State Route 2021, Lenox Township, Susquehanna County, Pennsylvania 18446, who died on June 14, 2019. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Bruce Stephens, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire  
KRISA & KRISA, P.C.**

8/16/2019 • 8/23/2019 • 8/30/2019



## NOTICE

**JUDICIAL SALE OF REAL ESTATE IN SUSQUEHANNA COUNTY  
PREVIOUSLY EXPOSED TO PUBLIC SALE BY THE SUSQUEHANNA  
COUNTY TAX CLAIM BUREAU AND NOT SOLD BECAUSE THE  
UPSET PRICE WAS NOT BID.**

**NOTICE** is hereby given that the Susquehanna County Tax Claim bureau will expose to public sale the following described real estate on which the upset price was not bid at a previous sale. By Court Order No. 2019-636 C.P. dated August 20, 2009, the sale of the said property will be held **Tuesday, October 15, 2019**, at the hour of 10:00 A.M., on the first floor meeting room of the Courthouse, Montrose, Pennsylvania.

The United States asserts all rights reserved under United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of the property to be sold within 120 days of the sale.

The purchaser shall also be required to provide the Bureau with an affidavit the day of the sale that, within the municipal jurisdiction, the person is NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same to be executed before a Notary Public. The affidavit to be executed the day of the sale by each purchaser stating he or she is not a Susquehanna County elected official or appointed officer, nor the owner of the property purchased, nor a partner or shareholder of the owner, nor in a business relationship with the owner, nor any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

A blank affidavit is available from the Bureau or at [www.susqco.com](http://www.susqco.com).

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

**TERMS OF SALE:** Cash, Certified check or Money Order payable immediately after Sale.

The County reserves the right to reject any and all bids.

Jason D Miller, Director  
Susquehanna County Tax Claim Bureau  
[www.susqco.com](http://www.susqco.com)

**JUDICIAL SALE LIST  
PROPERTIES NOT SOLD AT UPSET TAX SALE**

Sale #	Control Number	Year	Map Number	Name
<b>Bridgewater Township</b>				
1	04-036820	2016	143.06-2,001.02,016.	BELCHER, CHRISTINA
2	04-055875	2016	143.06-2,007.00,003.	BOLLINGER, MELISSA & MICHAEL
<b>Brooklyn Township</b>				
3	05-002892	2016	146.00-3,005.00,000.	TIFFANY, ALICE



**Clifford Township**

4	07-037439	2016	228.00-2,036.01,000.	JO-HILL-LEE'S KENNELS INC
5	07-015643	2016	265.01-1,041.00,000.	KOCHMER, SCOTT
6	07-015741	2016	245.00-3,059.00,000.	MORASKI, EDWARD F & GERTRUDE
7	07-015092	2016	266.01-1,056.00,000.	STEWART, JONATHAN M

**Forest City Borough W1**

8	09-016844	2016	268.07-6,038.00,000.	DEGMA, ROSE MARIE
9	09-003456	2016	268.07-6,051.00,000.	STEWART, WILLIAM

**Great Bend Township**

10	16-054295	2016	071.00-1,025.00,001.	PHILLIPS, BRAD
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**Harmony Township**

12	19-031653	2016	056.00-1,045.00,000.	GRAHAM, MILDRED
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**Lathrop Township**

13	25-051821	2016	240.00-1,007.00,008.	WENTZ, CHRISTINE
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**Lenox Township**

14	26-058081	2016	262.00-1,015.00,022.	HOBBS, ROB & STACY
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**Middletown Township**

15	29-018027	2016	099.01-1,003.00,000.	NEWHART, ELISHA J
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**Oakland Borough**

16	35-020426	2016	054.10-2,012.00,000.	HOOPES, ETHEL
17	35-020686	2016	054.10-1,073.00,000.	THOMAS, ALVIN W & ROBIN R
18	35-020402	2016	054.10-2,019.00,000.	TRYNOSKI, EDWIN E

**Susquehanna Borough**

19	40-011404	2016	054.14-2,017.00,000.	BALLARD, CECIL & ALICE
20	40-040459	2016	054.16-2,061.00,000.	DYMOND, JACK FLOYD
21	40-011605	2016	054.14-3,032.00,000.	JAKE, JESSE
22	40-011621	2016	054.11-5,041.00,000.	JONES, SHERRY L
23	40-012203	2016	054.11-2,074.00,000.	RHINEBECK, LISA Y
24	40-011949	2016	054.15-1,010.00,000.	THOMPSON, KIMBERLY
25	40-012042	2016	054.15-1,014.00,000.	TIFFANY, ALICE
26	40-031005	2016	054.15-1,017.00,000.	TIFFANY, ALICE

**8/30/2019**

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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.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
OCTOBER 8, 2019**

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**

**October 8, 2019 at 9:00 AM**

Writ of Execution No.:

2019-754 CP

PROPERTY ADDRESS: 92 Fourth Street aka 92 4th Street

Hallstead, PA 18822

LOCATION: Hallstead Borough

Tax ID # 031.19-1,025.00,000

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING

DEFENDANTS: Amber Shibley  
AKA Amber Griffin, solely in her capacity as heir of Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased, Natasha A. Shibley, solely in her capacity as heir of Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley,

Deceased, Brianna Brewer, solely in her capacity as heir of Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest Form or Under Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased  
ATTORNEY FOR PLAINTIFF:  
Matthew J. McDonnell, Esq  
(215) 942-2090

**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

**8/16/2019 • 8/23/2019 • 8/30/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
OCTOBER 8, 2019**

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  
October 8, 2019 at 9:30 AM**

Writ of Execution No.:

2019-793 CP

PROPERTY ADDRESS: 277

Broad Avenue

Susquehanna, PA 18847

LOCATION: Susquehanna

Borough

Tax ID # 054.12-2,040.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE – 14 X 22 WOOD FRAME

GARAGE

DEFENDANTS: Jay Barry and

Jacqueline Barry Canfield

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

**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

**8/16/2019 • 8/23/2019 • 8/30/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
OCTOBER 8, 2019**

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  
October 8, 2019 at 10:00 AM**

Writ of Execution No.:  
2019-790 CP

PROPERTY ADDRESS: 2327

State Route 247

Carbondale, PA 18407

LOCATION: Clifford Township

Tax ID # 266.01-1,024.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Joseph Koezeno,  
Jr and Sharon Koezeno

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

**8/16/2019 • 8/23/2019 • 8/30/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
OCTOBER 8, 2019**

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  
October 8, 2019 at 10:30 AM**

Writ of Execution No.:

2019-800 CP

PROPERTY ADDRESS: 2264

State Route 106

Clifford Township, PA 18441

LOCATION: Clifford Township

Tax ID # 245.00-3,030.00,000

IMPROVEMENTS: ONE – ONE

STORY WOOD FRAME

DWELLING

ONE – 16 X 30 WOOD FRAME  
SHED

DEFENDANTS: Melissa Dottle, as  
Executrix of the Estate of Marlene  
L. Innanen and The United States  
of America by and Through the

Internal Revenue Service  
 ATTORNEY FOR PLAINTIFF:  
 David Gregory, Esq  
 (570) 251-9960

# **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

**8/16/2019 • 8/23/2019 • 8/30/2019**

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## **SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 22, 2019**

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**

**October 22, 2019 at 9:00 AM**

Writ of Execution No.:

2019-883 CP

PROPERTY ADDRESS: 2135

Franklin Hill Road

Hallstead, PA 18822

LOCATION: Franklin Township

Tax ID # 068.00-2,017.00,000

IMPROVEMENTS: ONE – ONE

STORY MANUFACTURED

DWELLING

DEFENDANTS: Anne McVey

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

# **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

**8/30/2019 • 9/6/2019 • 9/13/2019**

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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 15, 2019 TO AUGUST 21, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$160,000.00
Mortgagor: PERLICK, ZACHARY 2 - PERLICK, SHEILA	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 046.09-1,061.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: GREEN, RICHARD	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 083.00-2,017.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$215,000.00
Mortgagor: RECHLICZ, DAVID J  2 - RECHLICZ, STACIE MILLETT	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-2,015.00,000.	Municipality MONTROSE
Information:	Consideration: \$186,400.00
Mortgagor: BRIGGS, GALEN 2 - KITKO, SARAH	Mortgagee: TIOGA STATE BANK
Locations: Parcel # 1 - 084.00-1,022.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$122,000.00
Mortgagor: SCOTT, BROCK R	Mortgagee: NBT BANK
Locations: Parcel # 1 - 127.00-1,073.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: LONZINSKI, MICHAEL	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.11-2,030.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$60,000.00
Mortgagor: COY, RYAN J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.00-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: POST, BRIAN K	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 120.00-1,030.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: PHELPS, LAWRENCE M 2 - PHELPS, DONNA E	Mortgagee: DNB FIRST
Locations: Parcel # 1 - 191.09-1,018.00,000.	Municipality HERRICK TOWNSHIP

Information: Mortgagor: DOOLITTLE, ERIC  2 - DOOLITTLE, KATHERINE	Consideration: \$270,697.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 242.00-1,011.01,000.	Municipality LENOX TOWNSHIP
Information: Mortgagor: MCGUIRE, STEPHEN J (BY ATTY AKA)  2 - MCGUIRE, STEVE J (BY ATTY) 3 - SIMMONS, ALICE L	Consideration: \$238,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 051.00-1,003.01,000.	Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: SCHELL, MATTHEW G	Consideration: \$63,200.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 036.17-1,045.00,000.	Municipality LANESBORO BOROUGH
Information: Mortgagor: HUNSINGER, RICHARD  2 - HUNSINGER, RUTH	Consideration: \$17,900.00 Mortgagee: SUSQUEHANNA COUNTY REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information: Mortgagor: BAKER, GINA	Consideration: \$18,000.00 Mortgagee: SUSQUEHANNA COUNTY REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH
Information: Mortgagor: WHITE, JACQUELINE L	Consideration: \$14,998.00 Mortgagee: SUSQUEHANNA COUNTY REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information: Mortgagor: MEYLER, JAMES	Consideration: \$74,000.00 Mortgagee: HALL, JAMES
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information: Mortgagor: NORRIS, CHAD D 2 - NORRIS, BOBBI JO	Consideration: \$120,500.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 036.00-1,002.00,000.	Municipality HARMONY TOWNSHIP
Information: Mortgagor: SHEARE, SEAN 2 - SHEARE, TARA	Consideration: \$380,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 246.00-1,036.00,000.	Municipality CLIFFORD TOWNSHIP

**DEEDS**

Information:	Consideration: \$1.00
Grantor: COLMAN, CLAUDIA ANNE	Grantee: COLMAN, SAMUEL JR
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EASTER, HAROLD	Grantee: EASTER, TIMOTHY
2 - EASTER, LINDA M	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$170,008.55
Grantor: ADAMS, PAUL F	Grantee: PERLICK, ZACHARY
2 - ADAMS, PIPPA	2 - PERLICK, SHEILA
Locations: Parcel #	Municipality
1 - 046.09-1,061.00,000.	SILVER LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: CHAPIN, RICHARD C	Grantee: CHAPIN, JEREMY R
Locations: Parcel #	Municipality
1 - 126.10-1,046.00,000.	BRIDGEWATER TOWNSHIP
2 - 126.10-1,046.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$175,500.00
Grantor: MATOS, RITA	Grantee: GRAHAM, STEPHEN L
	2 - GRAHAM, PEGGY A
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SMITH, JASON WAYNE (AKA)	Grantee: SMITH, JASON WAYNE
2 - SMITH, JAMES WAYNE	2 - SMITH, JESSICA VANDAME
3 - SMITH, JESSICA VANDAME	
Locations: Parcel #	Municipality
1 - 200.00-1,013.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GILMORE, ANDRE	Grantee: HACKEL, STEPHANIE
2 - HACKEL, STEPHANIE	
Locations: Parcel #	Municipality
1 - 032.00-1,031.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: KALB, AUDREY	Grantee: EVERITT, REUBEN G
	2 - EVERITT, ELIZABETH A
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VERY, ELEANOR L	Grantee: VERY, DANNY E
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CHAFFEE, PHYLLIS A (ESTATE)	Grantee: CHAFFEE, ALAN L
	2 - GREEN, CYNTHIA K
	3 - CHAFFEE, SCOTT D
Locations: Parcel #	Municipality
1 - 077.00-2,009.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MOYER, GAY F	Grantee: MOYER, GAY F
Locations: Parcel #	Municipality
1 - 130.00-1,025.02,000.	NEW MILFORD TOWNSHIP



Information:	Consideration: \$185,000.00
Grantor: BOLDING, JAMES	Grantee: SCOTT, BROCK R
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$21,300.00
Grantor: BRENNER, EDWARD	Grantee: PAYNE, JENNY
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: PENNSYLVANIA HOUSING FINANCE AGENCY	Grantee: COY, RYAN JANOSKI
Locations: Parcel #	Municipality
1 - 124.00-1,016.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ABERANT, VIRGINIA	Grantee: BATZEL, GAIL L
	2 - BATZEL, JAMES O
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TWIFORD, KENNETH	Grantee: TWIFORD FAMILY TRUST
2 - TWIFORD, GAIL	
Locations: Parcel #	Municipality
1 - 210.15-1,049.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SPENCER, JOHN D (ESTATE)	Grantee: ANDERSON, SUSAN
Locations: Parcel #	Municipality
1 - 213.00-1,032.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SPENCER, JOHN D (ESTATE)	Grantee: ANDERSON, SUSAN
Locations: Parcel #	Municipality
1 - 213.00-1,033.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANDERSON, SUSAN	Grantee: ANDERSON, GEORGE
	2 - ANDERSON, SUSAN
Locations: Parcel #	Municipality
1 - 213.00-1,033.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANDERSON, SUSAN	Grantee: ANDERSON, GEORGE
	2 - ANDERSON, SUSAN
Locations: Parcel #	Municipality
1 - 213.00-1,032.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$92,000.00
Grantor: TAGLER, JUDITH A	Grantee: FRANCO, WAYNE THOMAS
	2 - FRANCO, MAUREEN FITZSIMMONS
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$265,000.00
Grantor: ODELL, DEREK	Grantee: DOOLITTLE, ERIC
2 - ODELL, ASHLEY	2 - DOOLITTLE, KATHERINE
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: CITIBANK (BY P OF A)	Grantee: DALEY, ELINOR W
Locations: Parcel #	Municipality
1 - 229.00-2,058.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BERGMAN, MARY	Grantee: BERGMAN, CHRISTOPHER W
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHELL, MATTHEW G	Grantee: SCHELL, MATTHEW G
2 - SCHELL, MICHELE D	
Locations: Parcel #	Municipality
1 - N/A	LANESBORO BOROUGH
Information: GAS OIL AND MINERAL	Consideration: \$1.00
Grantor: FULLER, GERALD L (ESTATE)	Grantee: RUHF, LUELLA M
	2 - RUHF, JAMES A
Locations: Parcel #	Municipality
1 - 252.00-1,003.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARTIN, CHARLES L (ESTATE)	Grantee: HALL, JAMES
Locations: Parcel #	Municipality
1 - 079.01-1,008.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$82,000.00
Grantor: HALL, JAMES	Grantee: MEYLER, JAMES
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN 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

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