

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

34th Judicial District

Vol. 4 ★ August 16, 2019 ★ Montrose, PA ★ No. 20

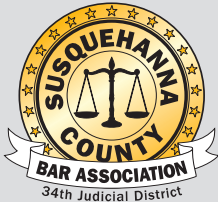


**IN THIS ISSUE**

LEGAL NOTICES .....	4
SHERIFF'S SALES.....	7
MORTGAGES & DEEDS.....	14



© 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.

**PA LEGAL ADS**

*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. Cordner, 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.

**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 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**

---

### **EXECUTOR NOTICE**

Estate of Katherine S. Wood AKA  
Katherine Wood  
Late of Springville Township  
CO-EXECUTRIX  
Debra S. Flower  
70 Brooks Road  
Meshoppen, PA 18630  
CO-EXECUTOR  
Duane E. Wood  
77 Hayes Street  
Springville, PA 18844  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**8/9/2019 • 8/16/2019 • 8/23/2019**

---

### **ESTATE NOTICE**

In the Estate of Ronald Taylor, late of the Township of Friendsville of Susquehanna, Pennsylvania, Letters Testamentary 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 are requested to make

prompt payment and all having claims against said Estate will present them without delay to:

David Taylor, Executor  
148 Hudson Ave West  
Keansburg, NJ 07734

**8/9/2019 • 8/16/2019 • 8/23/2019**

---

### **NOTICE**

In the Estate of Kathleen M. Bozzo a/k/a Kathleen Mary Bozzo, deceased, late of Franklin Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Kenneth G. Bozzo, Jr., all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Kenneth G. Bozzo, Jr.  
585 North Railroad Avenue  
Staten Island, NY 10304

OR

Michael J. Gathany  
Attorney at Law  
PO Box 953  
Hallstead, PA 18822

**8/9/2019 • 8/16/2019 • 8/23/2019**

---

### **EXECUTRIX NOTICE**

Estate of Ruth Anne Niblick  
Late of Clifford Township  
EXECUTRIX  
Laurie Wescott Niblick

1015 Sibley Memorial Highway,  
Apt. 303  
Lilydale, MN 55118  
ATTORNEY  
Marissa McAndrew, Esq.  
707 Main Street, P.O. Box 157  
Forest City, PA 18421

8/9/2019 • 8/16/2019 • 8/23/2019

---

### EXECUTRIX NOTICE

Estate of Robert B. Keenan  
Late of Middletown Township  
CO-EXECUTRIX  
Mary Margaret Keenan  
3926 Seabiscuit Way  
Harrisburg, PA 17111  
CO-EXECUTRIX  
Teresa Ann Keenan  
613 Truman Circle  
Vienna, VA 22180  
ATTORNEY  
Laurence M. Kelly  
Kelly Law Office  
65 Public Avenue  
Montrose, PA 18801

8/9/2019 • 8/16/2019 • 8/23/2019

---

### EXECUTOR NOTICE

Estate of Mary Ann Quattrocchi  
AKA Mary Quattrocchi AKA  
Mary A. Quattrocchi  
Late of Franklin Township  
EXECUTOR  
Vincent Quattrocchi  
553 Conroy Rd.  
Montrose, PA 18801

8/9/2019 • 8/16/2019 • 8/23/2019

---

### EXECUTOR NOTICE

Estate of Joseph Chobot  
Late of Township of Great Bend  
CO-EXECUTOR  
Joseph Robert Chobot  
3980 Waverly Road  
Owego, NY 13827  
CO-EXECUTOR  
Thomas Michael Chobot  
221 Lincoln Drive  
Reading, PA 19606  
ATTORNEY  
Rachael Thomas  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

8/2/2019 • 8/9/2019 • 8/16/2019

---

### ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF HELEN M. QUINLAN, a/k/a HELEN MARIE QUINLAN, late, of the Town of Matthews North Carolina, who died on the 12th day of March, 2019, to Richard S. Quinlan, 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 Richard S. Quinlan or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, New York 13850.

8/2/2019 • 8/9/2019 • 8/16/2019

---

### ADMINISTRATRIX NOTICE

Estate of James C. Teel  
Late of Bridgewater Township  
ADMINISTRATRIX  
Margaret R. Teel  
311 Scott Rd.  
Montrose, PA 18801  
ATTORNEY  
John R. Dean  
Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

8/2/2019 • 8/9/2019 • 8/16/2019

---

### EXECUTRIX NOTICE

Estate of John E. Roth  
Late of Clifford Township  
EXECUTRIX  
Pauline L. Roth  
3486 State Rte. 106  
Clifford Twp., PA 18470

8/2/2019 • 8/9/2019 • 8/16/2019

---

### ADMINISTRATOR NOTICE

Estate of Erika Schmied  
Late of Harmony Township  
ADMINISTRATOR  
Peter F. Schmied  
3585 Bear Swamp Road  
Susquehanna, PA 18847  
ATTORNEY  
Rachael Thomas  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

8/2/2019 • 8/9/2019 • 8/16/2019

---

### ADMINISTRATRIX NOTICE

Estate of Debra L. Potter  
Late of Borough of Oakland  
ADMINISTRATRIX  
Alisha Bixby  
175 E. Church Street  
Susquehanna, PA 18847  
ATTORNEY  
Rachael Thomas  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

8/2/2019 • 8/9/2019 • 8/16/2019

---

### 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 SEPTEMBER 24, 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

**September 24, 2019 at 9:00 AM**

Writ of Execution No.:

2019-694 CP

PROPERTY ADDRESS: 88 Pleasant  
Avenue FKA RR 2 Box 146

Thompson, PA 18465

LOCATION: Thompson Borough

Tax ID # 115.00-1,033.00,000

IMPROVEMENTS: ONE – ONE -

ONE AND ONE HALF STORY

WOOD FRAME DWELLING

ONE - 8 X 10 METAL SHED

DEFENDANTS: Sandra Crider and

Glenn Swiers, Known Heirs of

Albert W. Swiers, Deceased; and The

Unknown Heirs of Albert Swiers,

Deceased; and The Secretary of

Housing and Urban Development

ATTORNEY FOR PLAINTIFF:

Leon Haller, Esq

(717) 234-4178

## 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

8/2/2019 • 8/9/2019 • 8/16/2019

## SHERIFF'S SALE MORTGAGE FORECLOSURE SEPTEMBER 24, 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 September 24, 2019 at 9:30 AM

Writ of Execution No.:

2019-698 CP

PROPERTY ADDRESS: 68 High Street AKA 408 High Street Montrose, PA 18801

LOCATION: Montrose Borough

Tax ID # 124.14-2,053.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE -14 X 16 WOOD FRAMED SHED

DEFENDANTS: Dwight J. Dietz

and Jeanne L. Dietz

ATTORNEY FOR PLAINTIFF:

Lauren M. Moyer, Esq

(215) 790-1010

## 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

**8/2/2019 • 8/9/2019 • 8/16/2019**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
SEPTEMBER 24, 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  
September 24, 2019 at 10:00 AM**

Writ of Execution No.:

2019-752 CP

PROPERTY ADDRESS: 175

Chenango Street

Montrose, PA 18801

LOCATION: Montrose Borough

Tax ID # 124.13-1,015.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE- 22 X 30 WOOD FRAMED

GARAGE

DEFENDANTS: Audrey Rios and Jose Rios

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

**8/2/2019 • 8/9/2019 • 8/16/2019**

---

**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**

**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

## 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



# 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



**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**

---

**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

---



**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 1, 2019 TO AUGUST 1, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$35,000.00
Mortgagor: DANIELS, JEFFREY	Mortgagee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - 048.00-1,095.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: KWADER, FRANK E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KWADER, PATRICIA J	
Locations: Parcel #	Municipality
1 - 161.00-2,001.03,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$251,250.00
Mortgagor: STEELE, SEAN PATRICK	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 156.00-1,030.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: COBB, DAVID OLIN	Mortgagee: USAA FEDERAL SAVINGS BANK
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 095.00-1,002.03,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: ROUTE 29 PROPERTIES LLC	Mortgagee: LABORDA, SUZANNE K
	2 - KERR, LINDA L
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$117,826.00
Mortgagor: BATZEL, CHAD R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BATZEL, KARA	2 - PS BANK
Locations: Parcel #	Municipality
1 - 205.00-2,011.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$9,520,000.00
Mortgagor: 915 FC PROPERTY LIMITED LIABILITY COMPANY	Mortgagee: CIBC BANK USA
Locations: Parcel #	Municipality
1 - 249.19-1,003.00,000.	FOREST CITY 2W
2 - 249.19-2,045.00,000.	FOREST CITY 2W
3 - 249.19-2,046.00,000.	FOREST CITY 2W
4 - 249.19-1,041.00,000.	FOREST CITY 2W
Information:	Consideration: \$70,000.00
Mortgagor: RUDOLPH, BRUCE A	Mortgagee: COMMUNITY BANK
2 - RUDOLPH, ERICA D	
Locations: Parcel #	Municipality
1 - 124.13-1,072.00,000.	MONTROSE

Information:  
Mortgagor: KOMAR, ALEXANDER

2 - KOMAR, BARBARA L

Locations: Parcel #  
1 - 114.00-1,056.00,000.

Information:  
Mortgagor: WILLIAMS, JOHN L

Locations: Parcel #  
1 - 249.19-3,027.00,000.

Information:  
Mortgagor: BRYANT, EDWARD W III

Locations: Parcel #  
1 - 031.19-3,047.00,000.

Information: OPEN-END MTG  
Mortgagor: ZANTOWSKY, LAURETTA  
Locations: Parcel #  
1 - 189.00-1,043.00,000.

Information:  
Mortgagor: KEMMERER, MARY

Locations: Parcel #  
1 - 054.16-2,055.00,000.

Information:  
Mortgagor: LEWIS, WILLIAM PAUL

Locations: Parcel #  
1 - 110.00-1,022.01,000.

Information:  
Mortgagor: MILLARD, ASHLEY N

2 - MILLARD, ADAM K

Locations: Parcel #  
1 - 111.13-1,012.00,000.

Consideration: \$150,590.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - EMBRACE HOME LOANS INC

Municipality  
THOMPSON TOWNSHIP

Consideration: \$112,000.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - LOANDEPOT.COM LLC

Municipality  
FOREST CITY 2W

Consideration: \$72,944.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC

Municipality  
HALLSTEAD BOROUGH

Consideration: \$75,000.00  
Mortgagee: NET FEDERAL CREDIT UNION  
Municipality  
GIBSON TOWNSHIP

Consideration: \$101,000.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - STEARNS LENDING LLC

Municipality  
SUSQUEHANNA

Consideration: \$230,375.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - SUMMIT MORTGAGE CORPORATION

Municipality  
NEW MILFORD TOWNSHIP

Consideration: \$223,060.00  
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC  
2 - RESIDENTIAL MORTGAGE SERVICES INC

Municipality  
NEW MILFORD TOWNSHIP

## DEEDS

Information:  
Grantor: ROSENKRANS, RICHARD W JR  
2 - ROSENKRANS, JEANETTE E

Locations: Parcel #  
1 - N/A

Information:  
Grantor: LAUDE, DANIEL  
2 - LAUDE, EMILY J

Locations: Parcel #  
1 - N/A

Consideration: \$1.00  
Grantee: ROSENKRANS, JASON R  
2 - ROSENKRANS, JESSICA

Municipality  
GREAT BEND BOROUGH

Consideration: \$33,500.00  
Grantee: BEESIMER, PAUL

Municipality  
JACKSON TOWNSHIP

Information: QUITCLAIM	Consideration: \$10.00
Grantor: ALFANO, JOSEPH A (TRUST)	Grantee: ALFANO, DARREN ROBERT 2 - ALFANO, JOSEPH S
Locations: Parcel # 1 - 209.09-1,045.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STILGER, ANDREA (ESTATE)	Grantee: STILGER, ANDREA 2 - CANNON, MARIA
2 - CANNON, MARIA 3 - BARON, MARGARET S	
Locations: Parcel # 1 - 267.00-1,033.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARGARET S BARON (ESTATE)	Grantee: STILGER, ANDREA 2 - CANNON, MARIA
2 - STILGER, ANDREA 3 - CANNON, MARIA	
Locations: Parcel # 1 - 090.18-2,035.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: BRONG, CAROLINE	Grantee: BRONG, CAROLINE L (TRUST)
2 - BRONG-AMICK, CAROLINE J	
Locations: Parcel # 1 - 147.03-1,006.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRONG, CAROLINE	Grantee: BRONG, CAROLINE L (TRUST)
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$375,000.00
Grantor: MOORE LIVING TRUST (BY TRUSTEE)	Grantee: STEELE, SEAN PATRICK
Locations: Parcel # 1 - 156.00-1,030.00,000.	Municipality RUSH TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: NILES, HELEN H (ESTATE AKA)	Grantee: NILES, HELEN H (TRUST FBO)
2 - HEMELRIGHT NILES, HELEN (ESTATE)	2 - NILES, JOHN SIII
3 - NILES, NICHOLAS H	
Locations: Parcel # 1 - 266.11-1,009.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: HANSEN, DAVID	Grantee: DRAB, WALTER M 2 - KELLY, SEAN P
2 - HANSEN, WENDY	
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: DAVID ALEXANDER KERR JR (ESTATE)	Grantee: ROUTE 29 PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$800.00
Grantor: IANNONE, ANTHONY	Grantee: DELOUSIA, RICHARD A 2 - DELOUSIA, BETTY J
2 - IANNONE, ANNA A	
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP



Information:	Consideration: \$120,000.00
Grantor: THURSTON, WILLIAM ERIC	Grantee: BATZEL, CHAD
2 - THURSTON, DAWN STAR (ESTATE AKA)	2 - BATZEL, KARA
3 - KAVETSKI, DAWN STAR (AKA)	
4 - KAVETSKI, DAWN S (AKA)	
5 - THURSTON, DAWN S KAVETSKI	
Locations: Parcel #	Municipality
1 - 205.00-2,011.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: LEQUERICA, DAREN	Grantee: BURKE, FRANCIS T JR
Locations: Parcel #	Municipality
1 - 054.11-2,018.00,000.	SUSQUEHANNA
Information:	Consideration: \$2,200,000.00
Grantor: FCNRC LP	Grantee: 915 FC PROPERTY LIMITED LIABILITY COMPANY
Locations: Parcel #	Municipality
1 - 249.19-1,003.00,000.	FOREST CITY 2W
2 - 249.19-2,045.00,000.	FOREST CITY 2W
3 - 249.19-2,046.00,000.	FOREST CITY 2W
4 - 249.19-1,041.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: DECKER, ROBERT S	Grantee: DECKER, ROBERT S (TRUST)
2 - DECKER, GAIL M	2 - DECKER, GAIL M (TRUST)
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COMMUNITY BANK (SUCC IN INT TO)	Grantee: RUSH TOWNSHIP
2 - GRANGE NATIONAL BANK	
Locations: Parcel #	Municipality
1 - 157.00-1,076.00,000.	RUSH TOWNSHIP
Information: CORRECTION DEED	Consideration: \$1.00
Grantor: CROCK, EVELYN R (ESTATE)	Grantee: BAKER LIVING TRUST
2 - BAKER, JUDITH CROCK	2 - CROCK, WILLIAM S
3 - CROCK, WILLIAM S	
Locations: Parcel #	Municipality
1 - 127.19-1,016.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SNYDER, JEFFREY ROBERT	Grantee: SNYDER, DONALD ERIC
2 - SNYDER, DONALD ERIC	2 - DAVIS, CAROL ANNE
3 - MYNYK, CAROL ANNE (NKA)	
4 - DAVIS, CAROL ANNE	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LESLIE, FRANK G	Grantee: CAREY, DAVID
2 - LESLIE, PHYLLIS M	2 - CAREY, NATHAN
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KLEIN, F DAVID	Grantee: KLEIN, F DAVID
2 - KLEIN, JULIANNA M	2 - KLEIN, AMANDA M
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

Information:	Consideration: \$65,000.00
Grantor: POWERS, JAMES W III	Grantee: GALLELLI, MAUREEN
2 - LOTECKA, DARYL	2 - GALLELLI, JOHN
3 - LOTECKA, RHONDA	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOECKER, LONNIE (AKA)	Grantee: BOECKER, LONNIE G (TRUST)
2 - BOECKER, LONNIE G	2 - BOECKER, CHRISTIE L
3 - BOECKER, CHRISTIE (AKA)	
4 - BOECKER, CHRISTIE L	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OCONNOR, MARY (ESTATE)	Grantee: OCONNOR, JAMES
	2 - CONNOR-KIRSHBAUM, KATHLEEN (AKA)
	3 - KIRSHBAUM, KATHLEEN CONNOR
	4 - OCONNOR, EILEEN
Locations: Parcel #	Municipality
1 - 215.00-1,028.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OCONNOR, JAMES	Grantee: OCONNORS FIELDS LLC
2 - CONNOR-KIRSHBAUM, KATHLEEN (AKA)	
3 - KIRSHBAUM, KATHLEEN CONNOR	
4 - OCONNOR, EILEEN	
Locations: Parcel #	Municipality
1 - 215.00-1,028.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$75,200.00
Grantor: BROUSSEAU, RICHARD (AKA BY ATTY)	Grantee: BRYANT, EDWARD WIII
2 - BROUSSEAU, RICHARD S (BY ATTY)	
3 - DEJOHN, KAREN	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$295,000.00
Grantor: POWELL, KEITH	Grantee: 5GK LLC
2 - POWELL, JOY	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MELILLO, SALVATORE R (ESTATE)	Grantee: BRITO, VICTORIA
	2 - MELILLO, EDMUND
	3 - MELILLO, ANTHONY
	4 - MELILLO, JACQUELINE
	5 - MELILLO, MICHAEL
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HUNT, JOSEPH	Grantee: HUNT FAMILY REVOCABLE TRUST
2 - HUNT, LORI	
Locations: Parcel #	Municipality
1 - 107.00-3,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HUNT, JOSEPH J	Grantee: HUNT FAMILY REVOCABLE TRUST
2 - HUNT, LORI A	
Locations: Parcel #	Municipality
1 - 107.00-1,027.00,000.	FRANKLIN TOWNSHIP
2 - N/A	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HUNT, JOSEPH J	Grantee: HUNT FAMILY REVOCABLE TRUST
2 - HUNT, LORI A	
Locations: Parcel #	Municipality
1 - 124.11-2,008.00,000.	MONTROSE
Information:	Consideration: \$3,000.00
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: OAKLAND TOWNSHIP
Locations: Parcel #	Municipality
1 - 053.00-2,010.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: ROMAN CATHOLIC DIOCESE OF SCRANTON	Grantee: TRUSKY, ROBERT
2 - LITHUANIAN PARISH OF ST ANTHONY	
3 - BAMBERA, JOSEPH C	
Locations: Parcel #	Municipality
1 - 268.06-2,027.00,000.	FOREST CITY
Information:	Consideration: \$99,000.00
Grantor: BENSON, AARON	Grantee: KEMMERER, MARY
Locations: Parcel #	Municipality
1 - 054.16-2,055.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: COLWELL, CLARENCE L	Grantee: COLWELL, CLARENCE L
2 - COLWELL, SUSAN M	2 - COLWELL, SUSAN M
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$242,500.00
Grantor: FRITTS, TINA M (FKA)	Grantee: LEWIS, WILLIAM PAUL
2 - VANOSTRAND, TINA M	
Locations: Parcel #	Municipality
1 - 110.00-1,022.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$234,800.00
Grantor: HOFFMAN, KAREN M (ESTATE)	Grantee: MILLARD, ASHLEY N
2 - SOWDEN, MICHAEL W	2 - MILLARD, ADAM K
Locations: Parcel #	Municipality
1 - 111.13-1,012.00,000.	NEW MILFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: RANGE, EDWARD A (TRUST BY TRUSTEE)	Grantee: RANGE, RONALD E
2 - RANGE, GRACE E (TRUST BY TRUSTEE)	
3 - RANGE, PHYLLIS A	
4 - PETERSEN, DONNA LEE	
5 - RANGE, CINDY L	
6 - RANGE, RONALD E	
Locations: Parcel #	Municipality
1 - 126.00-2,018.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RANGE, EDWARD A (TRUST BY TRUSTEE)	Grantee: RANGE, CINDY L
2 - RANGE, GRACE E (TRUST BY TRUSTEE)	
3 - RANGE, PHYLLIS A	
4 - PETERSEN, DONNA LEE	
5 - RANGE, CINDY L	
6 - RANGE, RONALD E	
Locations: Parcel #	Municipality
1 - 146.00-3,006.00,000.	BROOKLYN TOWNSHIP



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