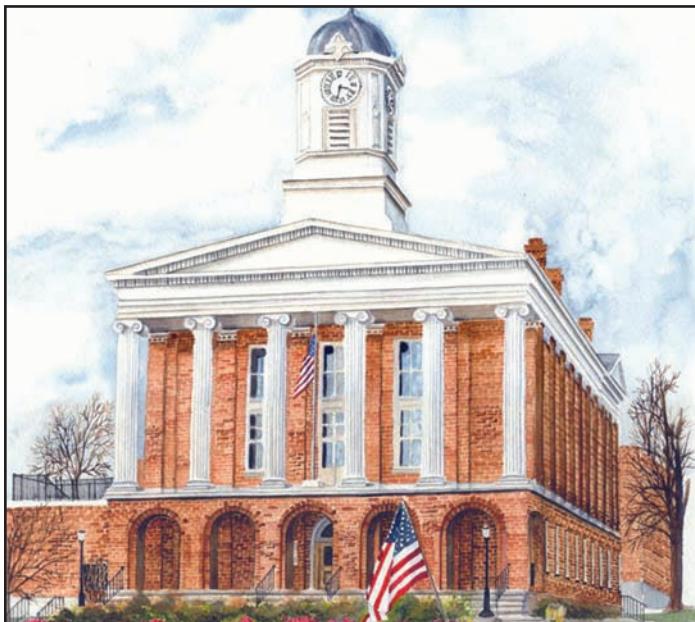


**OFFICIAL  
LEGAL JOURNAL  
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 2 ★ November 3, 2017 ★ Montrose, PA ★ No. 31



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**CASES REPORTED**

Kayla M. Supancik, a Minor, by April Supancik, Guardian and  
April Supancik, Individually, Plaintiffs,  
vs.  
Tyler M. Robinson, 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.

***The Official Legal Publication of Susquehanna County, Pennsylvania***



Legal Journal of Susquehanna County

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Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
P: 570-251-1512  
F: 570-647-0086  
susqco.com

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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*

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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*

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Mailed Copy	\$100
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## SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

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Lance Benedict

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### *Prothonotary, Clerk of The Court*

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### *Chief Public Defender*

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### *Commissioners*

Alan M. Hall  
Elizabeth M. Arnold  
MaryAnn Warren

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*Clerk of The Orphan's Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

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

**COURT OPINION**

---

**No. 2011 - 374 C.P.**

**KAYLA M. SUPANCIK, a Minor,  
by APRIL SUPANCIK, Guardian and  
APRIL SUPANCIK, Individually, Plaintiffs,**

**vs.**

**TYLER M. ROBINSON, Defendant.**

*Opinion continued from the October 27, 2017 issue*

---

**2. Plaintiffs' Motion *In Limine* to Exclude Speed Limit**

Plaintiffs seek to exclude any reference to the speed limit on the section of roadway where K.S. was struck and injured. The parties agree that the posted speed limit was 55 miles per hour and that Robinson was traveling approximately 40 miles per hour just prior to impact with K.S. Plaintiffs contend that the jury would place undue emphasis upon the fact that Robinson was traveling under the speed limit when he struck K.S. Plaintiffs argue that the speed limit has no relevance to this proceeding as every motorist is always under an obligation to travel at a safe speed so as to avoid injuring pedestrians. 75 Pa. C.S. § 3361. Plaintiffs contend that the duty to travel at a safe speed is heightened when dealing with child pedestrians. Conversely, Robinson contends that the jury should know the speed limit as it is an important factor in assessing the reasonableness of Robinson's operation of the motor vehicle.

There is no reported case law in the appellate courts that addresses the question of whether the posted speed limit is relevant in a child pedestrian case where the question is whether a motorist who observed children near a roadway proceeded at a reasonable speed. Reported decisions in other jurisdictions provide some guidance. For instance, in *Wright v. Blue Bird Cab Co.*, 230 S.E.2d 206 (N.C. Ct. App. 1976), the defendant cab driver struck a two-year old pedestrian who ran into the roadway. The trial court excluded testimony that the defendant cab driver was aware of the posted speed limit. The plaintiff appealed contending that this was an error. The appellate court determined that the trial court properly excluded the defendant cab driver's knowledge of the speed limit as it was not relevant. *Id.* at 531.<sup>7</sup> If the defendant cab driver's knowledge of the

<sup>7</sup> The parties had stipulated that the posted speed limit was 35 mile per hour, and the defendant cab driver testified that he was driving at approximately 30 miles per hour. The appellate court did not elaborate as to why knowledge of the speed limit was not relevant. Logically, the knowledge of the defendant would not be relevant because the speed of the defendant had been established by his own testimony and the only question was whether the defendant acted in a reasonable and prudent manner given the circumstances that were presented to him. While the parties' stipulated to the admission of the posted speed limit, the same logic applies to the relevance of the speed limit itself as the question is not whether the defendant was traveling under the speed limit, but whether his reaction to the circumstances presented to him were reasonable and prudent.

speed limit was not relevant, it necessarily follows that the actual speed limit itself was not relevant as the question was whether the defendant cab driver's operation of his motor vehicle was reasonable when confronted with a child running out in front of him.

Likewise, at oral argument, Plaintiffs cited to Signor v. Johnson, 50 Pa. D. & C.2d 590 (Pa. Com. Pl. 1970). In that case, there was a dispute over what was the posted speed limit on a street where a motorist struck a 4-year old boy who was crossing the street. Plaintiffs, the parents of the injured boy, attempted to argue that the speed limit was similar to an adjacent street, namely 25 miles per hour. Id. at 591-92. Defendants argued that the street was not posted and that the speed limit was therefore 50 miles per hour. Id. The trial court struck any mention whatsoever regarding speed limits from the case and directed the jury to "forget the speed limits." Id. at 592. After the jury returned a verdict for the defendant, the plaintiffs filed a motion for a new trial contending that the trial court erred in removing the speed limit from the jury's consideration.

While the reviewing court determined that the actual speed limit was 50 miles per hour, it concluded that the trial court properly excluded any reference to the speed limit as it was not relevant to the case:

It was clear that no posted speed limit was in issue; nor was the question, therefore, of exceeding a posted limit. The highest speed shown by plaintiffs was 30 to 35 m.p.h., with a lower limit of 25 m.p.h.

The trial judge, therefore, properly took the issue of a speed limit out of the case, and placed before the jury the real issue [regarding] speed: such reasonable speed as the circumstances dictated. The court did so both in its ruling on the objection [to the speed limit] and in its charge. . . .

Id. at 594. As in Signor, the speed limit in this case has no bearing on the ultimate issue to be determined, i.e., whether Robinson was driving at a reasonable speed given the circumstances presented to him.<sup>8</sup> For these reasons, Plaintiffs' motion *in limine* to

8 Robinson contends that the speed limit is relevant "for the jury to have the full view of the facts in this case, including what the speed limit was at the collision site and what speed the Defendant was traveling." (Def. Br., at 11.) Robinson misunderstood plaintiffs' motion as seeking to exclude all reference to speed, including the reconstructed speed itself. Plaintiffs are not seeking to prohibit Robinson from testifying that he had slowed his motor vehicle down when he observed K.S. nor are plaintiffs seeking to exclude Robinson's actual speed at impact; rather, plaintiffs seek to exclude any reference to the posted speed limit based upon the concern that the jury will improperly determine that Robinson was acting reasonably simply because he was going under the posted speed limit itself. Robinson argues that the posted speed limit is an important factor for the jury to consider in making a determination as to the reasonableness of Robinson's conduct. The penultimate question in this case is simply whether Robinson's response to seeing K.S. near the side of the road was reasonable, i.e. did Robinson slow down adequately given the circumstances that were presented to him. Thus, the speed limit would have little probative value as to the reasonableness of his conduct. To the extent that Robinson has concerns that the jury would infer that he was "speeding," the court will specifically instruct the jury – as the trial court in Signor did – that they are not to speculate in any manner as to what the posted speed limit was as it has no relevance to the facts presented in this case. Instead, the jury will be instructed in some manner that pursuant to the Vehicle Code, an operator of a motor vehicle "must drive at a careful and prudent speed, according to the circumstances." Signor, 50 Pa. D & C.2d at 594. The parties may submit proposed jury instructions to address this particular issue in a manner that assures no prejudice to either party.

exclude reference to the posted speed limit will be granted.

**3. Plaintiffs' Motion *in Limine* to Exclude Any Reference to K.S. "Darting Out"**

Plaintiffs also seek to preclude any reference during the trial to K.S. "darting out" in front of Robinson's motor vehicle. Plaintiff contends that the use of such language would "suggest[ ] to the jury that [Robinson] had no notice of [K.S.]'s presence before she ran into the roadway. . . ." (Plf. Br. at 7.) Plaintiffs have cited to no appellate authority that would support their attempt to dictate to Robinson how he may recount his perception of how the accident occurred. Moreover, the record amply demonstrates that Robinson saw K.S. and her father when he was still 400 to 500 feet away from them, that 8 to 10 seconds passed between when he first saw them and the collision, that he also saw K.S.'s little sister on the other side of the roadway, and that K.S. did eventually run out in front of his motor vehicle. Given this record, plaintiffs suggestion that the use of the term "dart out" would suggest that Robinson never saw K.S. runs counter to Robinson's own testimony and admission that he observed K.S. for some period of time.<sup>9</sup> It is not reasonable to assume that the jury would ignore the entirety of the evidence simply because the words "darting out" were uttered.

Trial courts will occasionally place limitations on the use of specific words, terms or phrases in a trial if there is showing that such usage would have a prejudicial impact. See Com. v. Lugo, 47 N.E.3d 41, 50 (Mass. App. Ct. 2016) (noting it was improper for prosecutor to use term "victim" in closing where trial court had prohibited such use of the term *in limine*); McIntosh v. State, 545 S.E.2d 61, 65 (Ga. Ct. App. 2001) (prohibiting use of word "rape" where defense was one of consent); Anderson v. Boring, 39 P.3d 822, 823 (Okla. Civ. App. 2001) (noting that trial court had restricted any reference to a Workers Compensation Claim in a medical malpractice action); State v. Jack, 813 S.W.2d 57, 60 (Mo. Ct. App. 1991) (restricting the police from using the word "confession"). There is simply no negative connotation that arises from the use of the term "darting out." While plaintiffs contend that these words have legal implications, the jury will have no specialized legal knowledge. In this regard, the use of the phrase "darting out into the road" is fundamentally no different than "suddenly ran out into the road," "burst out into the road," or "flew into the road." The court will not dictate to Robinson – or his defense team – as to the specific vocabulary that may be utilized in describing what occurred or advocating Robinson's position. As such, the motion *in limine* seeking to exclude the phrase "darting out" will be denied.

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

---

<sup>9</sup> Moreover, as will be noted later in this opinion, the parties have both created video reconstructions of the accident and both video reconstructions make clear that Robinson viewed K.S. for some distance prior to the accident and that he was aware of her presence. It is difficult to accept plaintiffs' argument that the use of two words, "darting out," would countermand the unrefuted evidence that Robinson observed K.S. hundreds of feet prior to the accident and that he watched her for several seconds prior to striking her. Plaintiffs have cited to no legal authority to support their request for a judicial directive to instruct Robinson as to what particular words he might use during his testimony.

## 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.*

---

#### NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Duane E. Hinds, late of the Township of Liberty, Susquehanna County, Pennsylvania, who died April 12, 2017. All persons indebted to said decedent are requested to make payment and those having claims or demands against the estate are to present the same without delay to Shirley Hinds, Executrix, 260 High School Road, Montrose, PA 18801.

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11/3/2017 • 11/10/2017 • 11/17/2017

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#### EXECUTOR NOTICE

Estate of Miriam B. Bartlett  
Late of Montrose Township  
EXECUTOR  
Richard A. Camp  
376 Second St.  
Laceyville, PA 18623

---

11/3/2017 • 11/10/2017 • 11/17/2017

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#### ESTATE NOTICE

In the Estate of Edward S. Latwinski, Jr. a/k/a Edward Latwinski, Jr. a/k/a Edward Latwinski, of Clifford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been granted to Edward Latwinski, III. 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:

Marissa McAndrew, Esquire  
Briegle Law Offices, P.C.  
707 Main Street PO Box 157  
Forest City, PA 18421  
Attorney for the Estate

---

11/3/2017 • 11/10/2017 • 11/17/2017

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#### ADMINISTRATOR NOTICE

Estate of Grace D. Bailey  
Late of Liberty Township  
ADMINISTRATOR d.b.n.c.t.a.  
David Bailey  
570 Bailey Road  
Montrose, PA 18801  
ATTORNEY  
Brianna Strope Vaughan, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

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10/27/2017 • 11/3/2017 • 11/10/2017

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## NOTICE

**IN THE ESTATE OF EDWARD L. OLSZEWSKI**, late of the Township of Montrose, County of Susquehanna, Pennsylvania, Letters of Administration 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:

**MARY SUSAN STONE,  
Administratrix  
378 High Street  
Montrose, PA 18801**

**OR**

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

**10/20/2017 • 10/27/2017 • 11/3/2017**

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## EXECUTRIX NOTICE

Estate of Donald H. Adams  
Late of Township of Auburn  
EXECUTRIX  
Shirleen Adams  
c/o Catherine J. Garbus, Esq.  
24 East Tioga Street  
Tunkhannock, PA 18657  
ATTORNEY  
Catherine J. Garbus, Esq.  
24 E. Tioga St.  
Tunkhannock, PA 18657

**10/20/2017 • 10/27/2017 • 11/3/2017**

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## ADMINISTRATRIX NOTICE

Estate of Larry Viteritto  
Late of Springville Pa.  
ADMINISTRATRIX  
Tammy Ayers  
2798 SR 11  
Hop Bottom, PA 18824

**10/20/2017 • 10/27/2017 • 11/3/2017**

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## EXECUTRIX NOTICE

Estate of Ruth Elizabeth Fritsch  
AKA Ruth E. Fritsch  
Late of Choconut Township  
EXECUTRIX  
Marlene Fritsch  
26615 SR 267  
Friendsville, PA  
ATTORNEY  
Jason G. Beardsley  
192 Maple St.  
Montrose, PA 18801

**10/20/2017 • 10/27/2017 • 11/3/2017**

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## OTHER NOTICES

### AMENDMENT TO ORDINANCE 4287

Great Bend Borough will entertain amendments to Ordinance 4287 at the next council meeting to be held at 7:00 P.M. December 7, 2017 at the Great Bend Borough office on the corner of Elizabeth and Franklin Streets, Great Bend PA.

The amendment is to allow Great Bend Borough and the Pennsylvania State Police to enforce the amended ordinance restricting parking on any Borough

street for forty-eight hours after a snow fall of three inches or more during a twenty-four hour period of time in order to allow the Borough public works department time to remove the snow from the streets.

Francis X. O'Connor  
Solicitor for Great Bend Borough

**11/3/2017**

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS  
SUSQUEHANNA COUNTY,  
PENNA

QUIET TITLE ACTION  
NO.: 2017 - 1122 C.P.

JAMES L. CANFIELD  
and  
TRACY L. CANFIELD  
Plaintiffs

vs.

E. MITCHELL, his or her heirs and assigns, and NATHAN T. MITCHELL and JOHN DOE and JANE DOE and all other persons claiming by or through the said parties and all other persons interested in said property  
Defendants

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by

entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Susquehanna Co. Prothonotary  
Courthouse - PO Box 218  
Montrose, PA 18801  
570.278.4600, Ext. 120

Address where all papers may be served:  
**FRANCIS X. O'CONNOR,  
ESQUIRE**

PO Box 591  
Great Bend, PA 18821

**11/3/2017**

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**NOTICE**

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

**QUIET TITLE ACTION  
NO.: 2017 - 1122 C.P.**

**JAMES L. CANFIELD  
and  
TRACY L. CANFIELD  
Plaintiffs**

**vs.**

**E. MITCHELL, his or her heirs  
and assigns, and NATHAN T.  
MITCHELL and JOHN DOE and  
JANE DOE and all other persons  
claiming by or through the said  
parties and all other persons  
interested in said property  
Defendants**

**MOTION FOR PUBLICATION**

**AND NOW, to wit, this 13th day  
of October 2017, a Complaint for  
Quiet Title having been executed  
and filed and an Affidavit of the  
Plaintiff James L. Canfield's stating  
that his search efforts to set forth  
the whereabouts of E. Mitchell and  
Nathan T. Mitchell produced no  
results and that no known address  
for the Defendants E. Mitchell and  
Nathan T. Mitchell exists, and their  
heirs and assigns are unknown, the  
Plaintiffs, by their attorney, Francis**

**X. O'Connor, Esquire, move the  
Court for leave to serve the  
Complaint on the Defendants by  
publication in such a manner as the  
Court shall direct as provided by  
Pa. R.C.P. 430 (b)(1) as attached.**

**S/ \_\_\_\_\_  
Francis X. O'Connor, Esquire  
Attorney for Plaintiff**

**ORDER**

**AND NOW, to wit, this 13th day  
of October 2017, upon  
consideration of the forgoing  
Motion, the Plaintiffs are granted  
leave to make service of the  
complaint on the Defendants, by  
publication once in a newspaper of  
general circulation in Susquehanna  
County. The insertion is to appear  
not less than thirty (30) days prior  
to the hearing on the said  
complaint which is hereby set for  
the 18th day of December 2017 at  
8:45 A.M. in Susquehanna County  
Courthouse, Montrose,  
Pennsylvania in Courtroom No. 1.  
Pursuant to Rule 430 (b) (1), the  
notice must also be published once  
in the Susquehanna County Legal  
Journal.**

**By The Court:  
S/ \_\_\_\_\_  
Jason J. Legg, P.J.**

**11/3/2017**

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**NOTICE**

**NOTICE IS HEREBY GIVIEN  
THAT Articles of Incorporation  
were filed with the Department of**

State of the Commonwealth of Pennsylvania, at Harrisburg, PA.

The name of the proposed corporation is VALLEY LANES 2, INC.

The corporation is to be (or has been) incorporated under the Pennsylvania Business Corporation Law of 1988.

Michael J. Gathany, Esquire  
671 Main Street  
PO Box 953  
Hallstead, PA 18822

**11/3/2017**

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

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

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 14, 2017**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**11-14-2017 9:00 AM**

Writ of Execution No.:  
2017-892 CP

**PROPERTY ADDRESS:** 670 Cossmello Road fka 19 Cossmello Road

New Milford, Pa 18834

**LOCATION:** New Milford

Township

Tax ID #: 108.00-1,050.00,000.

**IMPROVEMENTS:** One – One Story Wood Frame Dwelling

**DEFENDANTS:** Arlene J. Barker, Solely in Her Capacity as Heir of Adele

Berthelson Deceased, Carol

Berthelson, Solely in Her Capacity as Heir of

Adele Berthelson Deceased, Diane Costa, Solely in Her Capacity as Heir of Adele Berthelson

Deceased, Joyce McLean, Solely in Her Capacity as Heir of Adele

Berthelson Deceased, Michele Warner, Solely in Her Capacity as Heir of

Adele Berthelson Deceased, Susan Jennings, Solely in Her Capacity as Heir of Adele Berthelson

Deceased, Christopher Berthelson, Solely in His Capacity as Heir of Adele Berthelson Deceased, Robert Berthelson, Solely in His Capacity as Heir of Adele Berthelson

Deceased

**ATTORNEY FOR PLAINTIFF:**

Nora Viggiano, Esq

(215) 627-1322

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in

interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:  
[www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

---

**10/20/2017 • 10/27/2017 • 11/3/2017**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 14, 2017**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME**

**11-14-2017 9:30 AM**

Writ of Execution No.:  
2017-925 CP

PROPERTY ADDRESS: RR 2 Box 2030 aka 23720 State Route 167 Brackney, Pa 18812

LOCATION: Silver Lake Township  
Tax ID #: 026.00-1,009.00,000.  
IMPROVEMENTS: One – One

Story Wood Frame Dwelling  
**DEFENDANTS:** Roger Richmond  
and Debra Richmond  
**ATTORNEY FOR PLAINTIFF:**  
Jennie C. Tsai, Esq  
(215) 563-7000

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:  
[www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

---

**10/20/2017 • 10/27/2017 • 11/3/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 9, 2018**

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

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

**SALE DATE AND TIME**

**1-9-2018 9:30 AM**

Writ of Execution No.: 2017-1031

CP

PROPERTY ADDRESS: RD 2  
Box 36B NKA 152 Willow Avenue

Thompson, Pa 18465

LOCATION: Thompson Borough  
Tax ID #: 114.12-1,004.00,000.

IMPROVEMENTS: One – One  
Two Story Wood Framed Dwelling

One – Wood Framed Garage

DEFENDANTS: Rachael Odell

ATTORNEY FOR PLAINTIFF:

Meredith H. 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

**11/3/2017 • 11/10/2017 • 11/17/2017**

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**MORTGAGES AND DEEDS**

**RECORDED FROM OCTOBER 19, 2017 TO OCTOBER 25, 2017**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$202,482.00
Mortgagor: MALONEY, ANTHONY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MALONEY, MAUREEN	2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel # 1 - 228.00-2,031.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$80,500.00
Mortgagor: BITMAN, JOHN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 214.02-1,019.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$33,000.00
Mortgagor: WODOCK CONSTRUCTION LLC	Mortgagee: DIME BANK
Locations: Parcel # 1 - 222.10-1,058.00,000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$35,000.00
Mortgagor: RONEY, ROY G	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 115.00-2,049.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: KEYES, JEFFREY T	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KEYES, ROBERT	
Locations: Parcel # 1 - 054.11-3,044.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$488,000.00
Mortgagor: LYNCOTT CORP	Mortgagee: REPUBLIC FIRST BANK (DBA) 2 - REPUBLIC BANK
Locations: Parcel # 1 - 108.00-2,028.00,000. 2 - 108.00-2,027.00,000.	Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: KSENICH, MICHAEL P	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KSENICH, KATHRYN A	
Locations: Parcel # 1 - 111.03-1,005.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$164,957.00
Mortgagor: HALL, DERREK C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HALL, HEATHER J	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 108.00-1,060.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: DONEY, MICHAEL PAUL	Mortgagee: HONESDALE NATIONAL BANK
2 - DONEY, DEBRA	
Locations: Parcel # 1 - 186.00-1,003.00,000.	Municipality HARFORD TOWNSHIP

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Information:	Consideration: \$39,000.00
Mortgagor: MROZ, MICHAEL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MROZ, APRIL M	
Locations: Parcel #	Municipality
1 - 031.19-2,009.00.000.	HALLSTEAD BOROUGH
Information:	Consideration: \$280,000.00
Mortgagor: GETTS, ROGER T JR	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
2 - GETTS, NICOLE A	
Locations: Parcel #	Municipality
1 - 111.10-1,018.00.000.	NEW MILFORD TOWNSHIP
2 - 111.10-1,017.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: DECKER, BILLIE JO	Mortgagee: MONSEY, LYNNE J
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$223,000.00
Mortgagor: MCGREGOR, BRANDON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - MORTGAGE RESEARCH CENTER LLC (DBA)
	3 - VETERANS UNITED HOME LOANS
Locations: Parcel #	Municipality
1 - 108.00-1,002.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$85,344.00
Mortgagor: STROHL, ERIC	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STROHL, MARA A	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 124.17-1,060.00.000.	MONTROSE 2W
Information:	Consideration: \$65,000.00
Mortgagor: KLEIN, STEPHEN R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KLEIN, LISA L LEHR	2 - HOWARD BANK
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$275,488.00
Mortgagor: BENEDICT, JESSE R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 131.00-1,047.00.000.	JACKSON TOWNSHIP
Information:	Consideration: \$106,000.00
Mortgagor: VAN DEINSE, WILLIAM	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - PARAMOUNT EQUITY CORPORATION
Locations: Parcel #	Municipality
1 - 093.00-1,029.00.000.	JACKSON TOWNSHIP
Information:	Consideration: \$166,320.00
Mortgagor: PIWOWARSKI, ETHAN	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 267.00-1,007.00.000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$19,000.00
Mortgagor: FRANTZ, PHILIP JAMISON	Mortgagee: STATE FARM BANK
2 - COLLER, ASHLEY	
Locations: Parcel #	Municipality
1 - 031.15-1,046.00.000.	GREAT BEND BOROUGH

**DEEDS**

Information:	Consideration: \$1.00
Grantor: RUDICK, JOANN D (NBM) 2 - HUNTER, JOANN D 3 - HUNTER, BRIAN	Grantee: HUNTER, JOANN D 2 - HUNTER, BRIAN
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SUSQUEHANNA COUNTY COMMISSIONERS	Grantee: CATERINA, JOSEPH R 2 - CATERINA, FRANCES H 3 - MOLINARI, ROBERT 4 - MOLINARI, ALBERT J
Locations: Parcel # 1 - 245.00-2,037.00,000.	Municipality CLIFFORD TOWNSHIP
Information: INT NO 29 UNIT NO 37	Consideration: \$100.00
Grantor: TATUM, VIRGINIA H	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: COTTER, THOMAS P 2 - COTTER, GLORIA J	Grantee: BITMAN, JOHN
Locations: Parcel # 1 - 214.02-1,019.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOTTON, EARLE A 2 - WOOTTON, JUNE 3 - WOOTTON, ROBERT R	Grantee: WOOTTON, EARLE A 2 - WOOTTON, JUNE 3 - WOOTTON, ROBERT R
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KEYES, JEFFREY T	Grantee: KEYES, JEFFREY T 2 - KEYES, ROBERT
Locations: Parcel # 1 - 054.11-3,044.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: SWOPE, WILLIAM C 2 - SWOPE, WILLIAM E 3 - SWOPE, CHARLES E	Grantee: SWOPE, WILLIAM C 2 - SWOPE, BEATRICE C 3 - SWOPE, WILLIAM E 4 - SWOPE, CHARLES E
Locations: Parcel # 1 - 131.00-1,067.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$78,000.00
Grantor: MARTIN, GLYN 2 - KEENE-MARTIN, NANCY J (AKA) 3 - MARTIN, NANCY J KEENE	Grantee: HOWELL, FREDERICK W JR 2 - HOWELL, LUCINDA L
Locations: Parcel # 1 - 223.00-1,046.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: STONE, MARY SUSAN 2 - STONE, RICHARD P	Grantee: D&B RESOURCES LLC
Locations: Parcel # 1 - N/A	Municipality MONTROSE

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

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Information: OIL GAS & MINERAL DEED	Consideration: \$1.00
Grantor: TEMPLE, DAVID L 2 - TEMPLE, FRANCES J	Grantee: TEMPLE, FRANCES J
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	
Grantor: HELLMUTH, ERIC 2 - HELLMUTH, HOLLY	Consideration: \$55,000.00 Grantee: MARCONI, JOHN R
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	
Grantor: ROUNDS, CHRISTY ANN (AKA) 2 - BENACQUISTO, CHRITY ANN	Consideration: \$225,000.00 Grantee: KUCHAREK, MARIA 2 - POLOWNIAK, BOLESLAW
Locations: Parcel # 1 - 049.00-1,059.00.000.	Municipality LIBERTY TOWNSHIP
Information:	
Grantor: JEMMOTT, CHRIS E (AKA) 2 - JEMMOTT, CHRIS 3 - JEMMOTT, CAROL	Consideration: \$1.00 Grantee: FITZPATRICK, ALLAN J 2 - FITZPATRICK, CATHERINE
Locations: Parcel # 1 - 070.00-2,005.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	
Grantor: BB LAND HOLDINGS LLC	Consideration: \$3,550.00 Grantee: WAY, WENDY
Locations: Parcel # 1 - 249.19-1,018.00.000.	Municipality FOREST CITY 2W
Information:	
Grantor: KLETTER, SHIRLEY A	Consideration: \$168,000.00 Grantee: HALL, DERREK C 2 - HALL, HEATHER J
Locations: Parcel # 1 - 108.00-1,060.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	
Grantor: BRINK, DONNA M	Consideration: \$1.00 Grantee: BRINK, DONNA M
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	
Grantor: ADAMS, SCOTT A 2 - ADAMS, LISA M	Consideration: \$1.00 Grantee: ADAMS, LISA M
Locations: Parcel # 1 - 025.00-2,023.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	
Grantor: SORICE, SAL J JR 2 - SORICE, JOANNE DE LUKE 3 - MASON, SCOTT 4 - MASON, DEBORAH	Consideration: \$65,000.00 Grantee: SWARTZ, KENNETH J 2 - SWARTZ, ANNE E
Locations: Parcel # 1 - 116.17-1,022.00.000.	Municipality THOMPSON TOWNSHIP
Information:	
Grantor: WHITE, REBECCA	Consideration: \$10,000.00 Grantee: LEE, BRENDA 2 - BLEWETT, GARY N
Locations: Parcel # 1 - 054.10-1,034.00.000.	Municipality OAKLAND BOROUGH
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: SIMONCELLI, LISA A	Grantee: FREESTAR ENERGY GROUP LLC
Locations: Parcel # 1 - 080.00-1,008.00.000.	Municipality MIDDLETOWN TOWNSHIP

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

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Information:	Consideration: \$350,000.00
Grantor: EELMAN, BRUCE 2 - EELMAN, KATHRYN	Grantee: GETTS, ROGER T JR 2 - GETTS, NICOLE A
Locations: Parcel # 1 - 111.10-1,018.00.000. 2 - 111.10-1,017.00.000.	Municipality NEW MILFORD TOWNSHIP NEW MILFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$100.00
Grantor: CHARLES AND MARTIN SKUBIC POST NO 524 2 - AMERICAN LEGION HOME ASSOCIATION INC	Grantee: KOSCIOW, WILLIAM (ESTATE)
Locations: Parcel # 1 - 268.11-1,001.00.000.	Municipality FOREST CITY
Information:	Consideration: \$26,650.00
Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: IRON HORSE INVESTMENTS
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: MONSEY, LYNNE J	Grantee: DECKER, BILLIE JO
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$100,000.00
Grantor: PALMA, NICHOLAS J 2 - PALMA, MARY JO 3 - PALMA, NICHOLAS J JR 4 - PALMA, JAMES M	Grantee: BENNETT, GARY D
Locations: Parcel # 1 - 156.00-1,001.02.000	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENEDICT, MARY ELIZABETH	Grantee: BENEDICT, JESSE R
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$223,000.00
Grantor: BENEDICT, JESSE R	Grantee: MCGREGOR, BRANDON
Locations: Parcel # 1 - 108.00-1,002.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OVERFIELD, DENNIS O 2 - OVERFIELD, JOAN T	Grantee: COLE, LINDA KATHERINE
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: COLE, LINDA KATHERINE	Grantee: OVERFIELD, DENNIS O
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: RANDOLPH, WARREN C 2 - RANDOLPH, GORDENE M	Grantee: RANDOLPH, WARREN C 2 - RANDOLPH, GORDENE M
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$86,920.00
Grantor: THOMAS, WILLIAM I (ESTATE) 2 - WOOD, JOAN 3 - CHARLES, GAYLE	Grantee: STROHL, ERIC 2 - STROHL, MARA A
Locations: Parcel # 1 - 124.17-1,060.00.000.	Municipality MONTROSE 2W

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Information:	Consideration: \$1.00
Grantor: PHILLIPS, DAVID M 2 - PHILLIPS, BETTY J	Grantee: PHILLIPS, DAVID M JR
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$285,000.00
Grantor: BENEDICT, DAVID R 2 - BENEDICT, DEBORAH L	Grantee: BENEDICT, JESSE R
Locations: Parcel # 1 - 131.00-1,047.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$207,900.00
Grantor: TOMAINO, BRENDAN 2 - TOMAINO, JENNIFER	Grantee: PIWOWARSKI, ETHAN
Locations: Parcel # 1 - 267.00-1,007.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$3,000.00
Grantor: WALKER, EUGENE T 2 - WALKER, JULIE L	Grantee: DECKNER, NANCY EGAN
Locations: Parcel # 1 - 036.17-1,008.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$12,000.00
Grantor: HOLDRIDGE, FRANCIS (ESTATE)	Grantee: KERR LAND HOLDINGS LLC
Locations: Parcel # 1 - 109.10-1,021.00,000.	Municipality NEW MILFORD BOROUGH
Information: OIL GAS & MINERAL	Consideration: \$1.00
Grantor: TEMPLE, DAVID L 2 - TEMPLE, FRANCES J	Grantee: TEMPLE, DAVID L
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP

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