

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

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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.

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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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

Subscription Rates

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Mailed & Emailed	\$125

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Subscription Year: March–February

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Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

COURT OPINION

No. 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 531.⁷ If the defendant cab driver's knowledge of the

⁷ 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.⁸ 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.⁹ 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.

⁹ 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

*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.

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.

11/3/2017 • 11/10/2017 • 11/17/2017

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

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
Brieche 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

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 Strobe Vaughan, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

10/27/2017 • 11/3/2017 • 11/10/2017

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

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

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

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

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

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

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

NOTICE

NOTICE IS HEREBY GIVEN
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

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
Cosmello Road fka 19 Cosmello
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

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

Lance M. Benedict,
 Susquehanna County Sheriff

10/20/2017 • 10/27/2017 • 11/3/2017

**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

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 #	Municipality
1 - 228.00-2,031.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$80,500.00
Mortgagor: BITMAN, JOHN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WEICHERT FINANCIAL SERVICES	
Locations: Parcel #	Municipality
1 - 214.02-1,019.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$33,000.00
Mortgagor: WODOCK CONSTRUCTION LLC	Mortgagee: DIME BANK
Locations: Parcel #	Municipality
1 - 222.10-1,058.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$35,000.00
Mortgagor: RONEY, ROY G	Mortgagee: WAYNE BANK
Locations: Parcel #	Municipality
1 - 115.00-2,049.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: KEYES, JEFFREY T	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KEYES, ROBERT	
Locations: Parcel #	Municipality
1 - 054.11-3,044.00,000.	SUSQUEHANNA
Information:	Consideration: \$488,000.00
Mortgagor: LYNCOTT CORP	Mortgagee: REPUBLIC FIRST BANK (DBA)
2 - REPUBLIC BANK	
Locations: Parcel #	Municipality
1 - 108.00-2,028.00,000.	NEW MILFORD TOWNSHIP
2 - 108.00-2,027.00,000.	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 #	Municipality
1 - 111.03-1,005.00,000.	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 #	Municipality
1 - 108.00-1,060.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: DONEY, MICHAEL PAUL	Mortgagee: HONESDALE NATIONAL BANK
2 - DONEY, DEBRA	
Locations: Parcel #	Municipality
1 - 186.00-1,003.00,000.	HARFORD TOWNSHIP

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

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

Information:	Consideration: \$350,000.00
Grantor: EELMAN, BRUCE	Grantee: GETTS, ROGER T JR
2 - EELMAN, KATHRYN	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: QUIT CLAIM	Consideration: \$100.00
Grantor: CHARLES AND MARTIN SKUBIC POST NO 524	Grantee: KOSCIOW, WILLIAM (ESTATE)
2 - AMERICAN LEGION HOME ASSOCIATION INC	
Locations: Parcel #	Municipality
1 - 268.11-1,001.00,000.	FOREST CITY
Information:	Consideration: \$26,650.00
Grantor: UNITED STATES SECRETARY OF HOUSING	Grantee: IRON HORSE INVESTMENTS
AND URBAN DEVELOPMENT	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: MONSEY, LYNNE J	Grantee: DECKER, BILLIE JO
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$100,000.00
Grantor: PALMA, NICHOLAS J	Grantee: BENNETT, GARY D
2 - PALMA, MARY JO	
3 - PALMA, NICHOLAS J JR	
4 - PALMA, JAMES M	
Locations: Parcel #	Municipality
1 - 156.00-1,001.02,000	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENEDICT, MARY ELIZABETH	Grantee: BENEDICT, JESSE R
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$223,000.00
Grantor: BENEDICT, JESSE R	Grantee: MCGREGOR, BRANDON
Locations: Parcel #	Municipality
1 - 108.00-1,002.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OVERFIELD, DENNIS O	Grantee: COLE, LINDA KATHERINE
2 - OVERFIELD, JOAN T	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: COLE, LINDA KATHERINE	Grantee: OVERFIELD, DENNIS O
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: RANDOLPH, WARREN C	Grantee: RANDOLPH, WARREN C
2 - RANDOLPH, GORDENE M	2 - RANDOLPH, GORDENE M
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$86,920.00
Grantor: THOMAS, WILLIAM I (ESTATE)	Grantee: STROHL, ERIC
2 - WOOD, JOAN	2 - STROHL, MARA A
3 - CHARLES, GAYLE	
Locations: Parcel #	Municipality
1 - 124.17-1,060.00,000.	MONTROSE 2W

Information:	Consideration: \$1.00
Grantor: PHILLIPS, DAVID M	Grantee: PHILLIPS, DAVID M JR
2 - PHILLIPS, BETTY J	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP

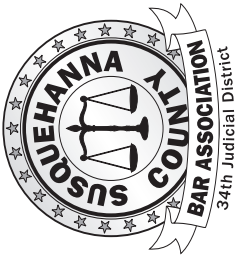
Information:	Consideration: \$285,000.00
Grantor: BENEDICT, DAVID R	Grantee: BENEDICT, JESSE R
2 - BENEDICT, DEBORAH L	
Locations: Parcel #	Municipality
1 - 131.00-1,047,00,000.	JACKSON TOWNSHIP

Information:	Consideration: \$207,900.00
Grantor: TOMAINO, BRENDAN	Grantee: PIWOWARSKI, ETHAN
2 - TOMAINO, JENNIFER	
Locations: Parcel #	Municipality
1 - 267.00-1,007,00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$3,000.00
Grantor: WALKER, EUGENE T	Grantee: DECKNER, NANCY EGAN
2 - WALKER, JULIE L	
Locations: Parcel #	Municipality
1 - 036.17-1,008,00,000.	LANESBORO BOROUGH

Information:	Consideration: \$12,000.00
Grantor: HOLDRIDGE, FRANCIS (ESTATE)	Grantee: KERR LAND HOLDINGS LLC
Locations: Parcel #	Municipality
1 - 109.10-1,021,00,000.	NEW MILFORD BOROUGH

Information: OIL GAS & MINERAL	Consideration: \$1.00
Grantor: TEMPLE, DAVID L	Grantee: TEMPLE, DAVID L
2 - TEMPLE, FRANCES J	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP



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