

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ February 23, 2018 ★ Montrose, PA ★ No. 47



IN THIS ISSUE

COURT OPINION, PT. 1	4
LEGAL NOTICES	7
SHERIFF'S SALES	10
MORTGAGES & DEEDS	14

CASES REPORTED

John Sershen, Plaintiff
v.
Helen Marie Sershen, 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.

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Legal Journal of Susquehanna County

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

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.

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Per Year

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Kenneth W. Seamans, *Senior Judge*

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Richard Suraci

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

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

COURT OPINION

**IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA****JOHN SERSHEN****Plaintiff****v.****HELEN MARIE SERSHEN****Defendant**:
:
:
:
:
:
:**No. 2017-1142 CP**

OPINION**I. Procedural and Factual Background**

John Serphen (hereinafter “Husband”) and Helen Marie Serphen (hereinafter “Wife”) were married on September 22, 2012.¹ They separated in May of 2017. Prior to their physical separation on January 19, 2017, the parties executed a post-nuptial agreement containing the following relevant paragraphs:

Whereas, the parties desire to contract by this agreement with each other concerning all matters relating to the disposition of the financial aspects of the marriage, including but not limited to equitable distribution, spousal support, alimony pendent lite, alimony, Counsel fees and expenses, and their separate and marital property in the event of their death or divorce: and

1. The purpose of this agreement for each of the parties, after careful consideration, to knowingly waive certain rights that each of them might otherwise have with regard to the property of the other, the death of one of [the] parties, or in the event of separation, annulment or divorce, and to further limit any rights that each of them may have against the other for spousal support, maintenance, alimony, alimony pendent lite, legal fees, costs and expenses, and such other similar rights that may occur in the event of a separation between the parties, or an action for annulment or divorce....
2. Both parties acknowledge that they have, in negotiating this agreement, fully disclosed to the other all their respective assets, incomes, debts and liabilities, and each further represents that they are satisfied that full and fair disclosure has been made, and that they enter into this agreement with full knowledge of the financial affairs of the other. Each has considered the financial information

¹ Prior to their marriage, the parties had lived together for 10 years.

submitted to them, and all questions relative to that information have been fully and satisfactorily discussed, and are fully understood. In furtherance of this purpose, both Parties have attached to this Agreement exhibits, Exhibit A for Husband and Exhibit B for Wife, of their respective net worth. While neither Party represents his or her Exhibit to be an exact statement of his/her net worth, both agree each Exhibit constitutes a reasonable approximation of that value.

3. Except as otherwise provided in this Agreement, each party agrees that the following property is and shall remain separate property and not joint or marital property for the purposes of this Agreement...

Husband's property

1. Marital residence located at 4166 State Route 267...;
2. Commercial property located in Franklin Forks...;
3. 4 vacant lots in Lanark FL;
4. Rental house on Smith Road...;
5. Rental house at 48 State Route 3023...;
6. 8.75 acres on County Road...;
7. Central PA Teamsters Pension;
8. Proctor & Gamble retirement accounts and 401K.

Wife's property

1. Residence/house in New Milford, PA (this property will be purchased by Husband for Wife and the title for property shall be in her name only);
 2. All pensions in Wife's name at the signing of this agreement.
4.Because the assets of the marital estate were acquired as a result of Husband's finances only, the net marital estate will be transferred to him, except for the residence in New Milford, Pennsylvania, without regard to the factors set forth in section 3052 of the Pennsylvania Divorce Code....The Parties agree that Husband shall purchase the residence in New Milford, Pennsylvania as Wife's sole and separate property....

....

6. If both parties, or either of them, separates himself or herself from the other for any reason whatsoever at any time, and it is the intent of either or both of them not to live with the other, the parties agree that neither party shall be entitled to a claim of spousal support, alimony pendent lite, and/or alimony against the other....

This provision shall not include an informal agreement between the parties for minor repairs and/or construction work done by Husband on the premises in New Milford, PA which Husband will be purchasing for Wife as part of this Agreement. Under no circumstances [will] this informal agreement between the parties [as it] concerns house repairs continue beyond 12 months from the date

of purchase of this property.

....

8. This agreement represents the full and complete understanding between the parties hereto relative to their respective property rights...

....

10. The parties agree that each will make him-/herself available for the signing of any and all documentation necessary to be executed to complete the transfers and conveyances as stated and contemplated herein. Furthermore each party will make him-/herself available for such signing, etc., within 30 days of any request by the other party for the execution of any paperwork.

....

12. The parties hereto acknowledge that they have discussed the terms and conditions of this Agreement between them, that they have fully disclosed all of his/her assets and liabilities to the other spouse and that they are entering into the Agreement knowingly, voluntarily and with full understanding of all its terms and conditions.

(Motion to Compel, Exhibit A).²

On October 10, 2017, Husband filed a divorce complaint against Wife. On that same date, Husband filed a Motion to Compel Enforcement of Agreement as Wife refused to sign paperwork necessary for Husband to convey real property located at 4166 State Route 267 to his daughter. On December 22, 2017, Wife filed a Motion to Invalidate a Marital Agreement. A hearing was conducted on December 22, 2017. The matter is now ripe for disposition.

The Court Opinion will continue in the next issue.

² The real property acquired during the marriage consisted of: (1) 4 vacant lots in Florida; (2) rental property on Smith Road in Montrose, Pennsylvania; and (3) the 8.75 acres in Oxford, New York.

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Jennie A. Bowen a/k/a Jennie Adams Bowen, Deceased. Late of Montrose Borough, Susquehanna County, PA. D.O.D. 1/20/18. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Anne C. Bowen, Executrix, 1713 Towne Dr., West Chester, PA 19380. Or to her Atty.: Karen M. Stockmal, KMS Law Offices, LLC, 1055 Westlakes Dr., Ste. 160, Berwyn, PA 19312.

2/23/2018 • 3/2/2018 • 3/9/2018

ESTATE NOTICE

In the Estate of MARY JANE CHRISTIAN, deceased, late of Dimock Township, Susquehanna County, Pennsylvania who died testate on January 24th, 2018. Letters of Administration in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims against the same are requested to present them without delay to: Judith E. Kelly
404 Church Street
Montrose, PA 18801
or
Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

2/23/2018 • 3/2/2018 • 3/9/2018

EXECUTOR'S NOTICE

Estate of Marjorie A. Eberly a/k/a/ Marjorie Ann Eberly
Late of Harford Township,
Deceased

Letters of Testamentary on said estate having being granted to the undersigned, all persons indebted thereto are requested to make immediate payment, and those

having claims or demands against the same will present them without without delay for settlement to the undersigned.

Residing at c/o 135 North George Street, York, PA 17401.

James Lamar Eberly, Executor

CGA Law Firm, PC
By: Devon M. Myers, Attorney

2/16/2018 • 2/23/2018 • 3/2/2018

EXECUTOR NOTICE

Estate of Phyllis M. Callender
Late of Dimock Township
EXECUTOR
David Callender
PO Box 22
Hallstead, PA 18822

2/16/2018 • 2/23/2018 • 3/2/2018

EXECUTRIX NOTICE

Estate of Ralph E. Johnson Jr.
AKA Ralph Johnson
Late of Gibson Township
EXECUTRIX
Wendy Keklak
521 Foote Road
New Milford, PA 18834
ATTORNEY
Myron B. DeWitt
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

2/9/2018 • 2/16/2018 • 2/23/2018

ESTATE NOTICE

Notice is hereby given that letters testamentary have been granted in the ESTATE OF GILBERT S. ROUFF late of the Silver Lake Township, Pennsylvania, (died August 11, 2017) to Rose Ann B. Rouff, Executrix. All persons indebted to the estate are required to make payment, and those having claims or demands to present the same without delay to Rose Ann B. Rouff or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY.

2/9/2018 • 2/16/2018 • 2/23/2018

OTHER NOTICES

NOTICE

Court of Common Pleas
Susquehanna County, Pennsylvania

Civil Action-Law
No. 2017-01217

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff

vs.

April J. Ramos a/k/a April Ramos,
Defendant

To the Defendant, April J. Ramos
a/k/a April Ramos: TAKE NOTICE
THAT THE Plaintiff, Nationstar
Mortgage LLC d/b/a Mr. Cooper
has filed an action Mortgage

Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE 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 County Lawyer
Referral Service
Susquehanna County Prothonotary
Office Courthouse
P.O. Box 218, 11 Maple St.,
Montrose, PA 18801

Christopher A. DeNardo, Kristen
D. Little, Kevin S. Frankel,

Samantha Gable, Daniel T. Lutz,
Leslie J. Rase, Alison H. Tulio &
Katherine M. Wolf, Attys. for
Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

2/23/2018

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

NO. 2017-734-CP

Pennymac Loan Services, LLC,
Plaintiff

vs.

Bucky E. Beaver and Christina I.
Cook, Defendants

NOTICE

To: Bucky E. Beaver, Defendant,
whose last known address is 4217
SR 267 a/k/a 4217 State Road 267,
Meshoppen, PA 18630.
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY
TAKE NOTICE that the real estate
located at 4217 SR 267 a/k/a 4217
State Road 267, Meshoppen, PA
18630, is scheduled to be sold at
Sheriff's Sale on 4/10/18, at the
Susquehanna County Courthouse,
Courthouse Sq., Montrose, PA
18801, to enforce the court
judgment of \$172,364.93, obtained
by PENNYMAC LOAN
SERVICES, LLC, against you.
Property Description: Prop. sit in

the Township of Auburn. BEING prem.: 4217 SR 267 a/k/a 4217 State Road 267, Meshoppen, PA 18630. Tax Parcel: 214.00-1-024.01-000. Improvements consist of residential property. Sold as the property of Bucky E. Beaver. **TERMS OF SALE:** The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Susquehanna County conveying to the purchaser all the right, title, interest and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale. **TAKE NOTICE** that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers, Kirn & Associates, LLC,
Atty.s. for Plaintiff
Eight Neshaminy Interplex, Ste.
215
Trevose, PA 19053
215.942.2090

2/23/2018

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 MARCH 13, 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

3-13-2018 9:00 AM

Writ of Execution No.:

2017-1243 CP

PROPERTY ADDRESS: 18857

State Route 706

Montrose, Pa 18801

LOCATION: Township of
Bridgewater

Tax ID #: 125.00-1,007.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING

ONE - 28 X 60 WOOD FRAMED
GARAGE

ONE - 16 X 32 SWIMMING
POOL

DEFENDANTS: David R. Potter
and Carol A. Potter

ATTORNEY FOR PLAINTIFF:

Deana Maier, 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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

2/16/2018 • 2/23/2018 • 3/2/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MARCH 13, 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

3-13-2018 9:30 AM

Writ of Execution No.:

2017-1294 CP

PROPERTY ADDRESS: 402

Bethel Hill Road

Susquehanna, Pa 18847

LOCATION: Township of

Harmony

Tax ID #: 076.00-1,027.00,000.

IMPROVEMENTS: ONE - ONE

STORY MANUFACTURED

HOME

ONE - 8 X 12 WOOD FRAMED

SHED

DEFENDANTS: Barry Heller and

Sheri L. Heller

ATTORNEY FOR PLAINTIFF:

James Shoemaker, Esq

(570) 287-3000

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

2/16/2018 • 2/23/2018 • 3/2/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MARCH 13, 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

3-13-2018 10:00 AM

Writ of Execution No.:

2017-1277 CP

PROPERTY ADDRESS: 303

Chase Avenue AKA 277 Chase
Avenue

Hallstead, Pa 18822

LOCATION: Borough of Hallstead

Tax ID #: 031.19-1,007.00,000.

IMPROVEMENTS: ONE - ONE

AND HALF STORY WOOD

FRAMED DWELLING

ONE - UNKNOWN SIZE WOOD

FRAMED SHED

ONE - 10 X 16 WOOD FRAMED

CLOSED SHED

DEFENDANTS: James F. Jackson
and Jessica Jackson

ATTORNEY FOR PLAINTIFF:

Jennie 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: <http://susqco.com/> -Law
Enforcement, Sheriff's Office, Sale
listings

Lance M. Benedict,
Susquehanna County Sheriff

2/16/2018 • 2/23/2018 • 3/2/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MARCH 13, 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

3-13-2018 10:30 AM

Writ of Execution No.:

2017-1288 CP

PROPERTY ADDRESS: RR1 Box

1812 aka 208 Sorensen Road

Friendsville, Pa 18818

LOCATION: Township of

Choconut

Tax ID #: 042.00-2,005.01,000.

IMPROVEMENTS: ONE -ONE
AND ONE HALF STORY WOOD
FRAMED DWELLING
ONE - 24 X 30 WOOD FRAMED
GARAGE

DEFENDANTS: Chris Sorensen
aka Christian E. Sorensen
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: <http://susqco.com/> -Law
Enforcement, Sheriff's Office, Sale
listings

Lance M. Benedict,
Susquehanna County Sheriff

2/16/2018 • 2/23/2018 • 3/2/2018

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 8, 2018 TO FEBRUARY 14, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$32,696.01
Mortgagor: CUNNINGHAM, JORDAN B	Mortgagee: PSECU
Locations: Parcel #	Municipality
1 - 054.11-1,039.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$110,000.00
Mortgagor: GLEZEN III, DANIEL O	Mortgagee: HONESDALE NATIONAL BANK
2 - GLEZEN, ALISSA L	
3 - GLEZEN JR, DANIEL O	
4 - GLEZEN, MARGARET ANN	
Locations: Parcel #	Municipality
1 - 050.00-1,008.00,000.	LIBERTY TOWNSHIP
Information: OPEN-END MTG	Consideration: \$100,000.00
Mortgagor: QUIGLEY, DOLORES J (AKA)	Mortgagee: NBT BANK
2 - SEXTON, DOLORES	
Locations: Parcel #	Municipality
1 - 045.15-1,018.00,000.	SILVER LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$75,000.00
Mortgagor: HARTMAN, JAMES P	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 108.00-2,045.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: FOSTER, ELLEN A	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 211.00-2,012.02,000.	UNIONDALE BOROUGH
Information:	Consideration: \$45,000.00
Mortgagor: BIXBY, SHARON E	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 248.00-1,026.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$131,200.00
Mortgagor: GENTILE, ANTHONY J	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - GENTILE, DEANA M	
Locations: Parcel #	Municipality
1 - 031.18-1,005.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: 604 CHURCH STREET LLC	Mortgagee: CASE, RICHARD
	2 - CASE, COLLEEN S
	3 - BRUNO, KATHERINE J
No Municipality Information	
Information:	Consideration: \$213,750.00
Mortgagor: MCCLOSKEY, KELLY LYNN	Mortgagee: HONESDALE NATIONAL BANK
2 - MCCLOSKEY, QUINLAN	
Locations: Parcel #	Municipality
1 - 048.00-1,098.00,000.	LIBERTY TOWNSHIP

Information:	Consideration: \$138,100.00
Mortgagor: HAVRILIAK, JACQUELINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - AMERISAVE MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 161.11-1,008.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: DEANGELIS, DANIEL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - LOANDEPOT.COM LLC
Locations: Parcel #	Municipality
1 - 114.00-1,069.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$159,375.00
Mortgagor: DIAZ, ERIC	Mortgagee: DIAZ FAMILY LIMITED PARTNERSHIP
2 - DIAZ, BOBBI JO	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$88,084.00
Mortgagor: JONES, CHRISTOPHER P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - E MORTGAGE MANAGEMENT LLC
Locations: Parcel #	Municipality
1 - 031.19-3,096.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$207,070.00
Mortgagor: LITZ, EUGENE M JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 191.00-1,051.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$145,800.00
Mortgagor: POTTER, MARY C	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 126.10-1,009.00,000.	BRIDGEWATER TOWNSHIP

DEEDS

Information:	Consideration: \$80,000.00
Grantor: CASTROGIOVANNI, BRADLEY J	Grantee: FRYSTAK, WALTER W
2 - CASTROGIOVANNI, CELESE	2 - FRYSTAK, BRENDA C
Locations: Parcel #	Municipality
1 - 103.00-2,006.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: MARTIN, GABRIELE	Grantee: QUINN, JOHN J
	2 - QUINN, RENEE C
Locations: Parcel #	Municipality
1 - 189.00-1,036.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1,309.76
Grantor: BERTHELSON, ADELE (ESTATE BY SHERIFF)	Grantee: FANNIE MAE
Locations: Parcel #	Municipality
1 - 108.00-1,050.00,000.	NEW MILFORD TOWNSHIP

Information: QUIT CLAIM DEED	Consideration: \$0.00
Grantor: WESTERN OILFIELDS SUPPLY COMPANY (AKA) 2 - WESTERN OILFIELDS SUPPLY CO	Grantee: ROBINSON PROPERTY HOLDINGS LLC
Locations: Parcel # 1 - 206.00-2,040.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOUT, CATHERINE J (ESTATE)	Grantee: STOUT, MARY JO 2 - STOUT, MICHAEL
Locations: Parcel # 1 - 062.04-2,004.00,000.	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$0.00
Grantor: CAMPBELL, MARIE E	Grantee: CAMPBELL, COURTNEY S (TRUST) 2 - CAMPBELL, MARIE K (TRUST)
Locations: Parcel # 1 - 237.00-1,039.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$117,000.00
Grantor: EMERSON, C ROBERT 2 - EMERSON, BONNIE D	Grantee: 604 CHURCH STREET LLC
Locations: Parcel # 1 - 090.18-2,047.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$225,000.00
Grantor: MYERS, JUSTIN 2 - MYERS, SUMERS	Grantee: MCCLOSKEY, QUINLAN BRADY 2 - MCCLOSKEY, KELLY LYNN
Locations: Parcel # 1 - 048.00-1,098.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: YAKELY, JOHN JOSEPH III (ESTATE AKA) 2 - YAKELY, JOHN JOSEPH (ESTATE AKA) 3 - YAKELY, JOHN J (ESTATE) 4 - YAKELY, MARY LYNN 5 - YAKELY, MARY L	Grantee: LA DUCA, SALVATORE 2 - LA DUCA, KAREN
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$377,500.00
Grantor: GONZALEZ, JOSE R 2 - SOTO, CHRISTINE A	Grantee: DEANGELIS, DANIEL
Locations: Parcel # 1 - 114.00-1,069.00,000.	Municipality THOMPSON TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: CUNNINGHAM, DONALD	Grantee: CUNNINGHAM, DONALD
Locations: Parcel # 1 - 080.00-1,049.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MONTROSE HILLBILLIES II LP (AKA) 2 - MONTROSE HILLBILLIES II LLP	Grantee: WHITE, JAY J
Locations: Parcel # 1 - 086.00-1,020.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$170,000.00
Grantor: DIAZ FAMILY LIMITED PARTNERSHIP	Grantee: DIAZ, ERIC 2 - DIAZ, BOBBI JO
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: ZELLERS, DOUGLAS G	Grantee: ZELLERS, DOUGLAS G 2 - MCCAREY, DAYLE LANILOA SWACKHAMMER
Locations: Parcel # 1 - 160.00-1,011.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$97,872.00
Grantor: CANFIELD, JAMES L 2 - CANFIELD, TRACY L (FKA) 3 - SOLLER, TRACY L	Grantee: JONES, CHRISTOPHER P 2 - SPEAR, KADI M
Locations: Parcel # 1 - 031.19-3,096.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$205,000.00
Grantor: SWARTZ, KENNETH J JR 2 - SWARTZ, ANNE E	Grantee: LITZ, EUGENE M
Locations: Parcel # 1 - 191.00-1,051.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MONTEFORTE, IRENO 2 - MONTEFORTE, MARY 3 - MONTEFORTE, JAMES	Grantee: MONTEFORTE, JAMES
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$162,000.00
Grantor: THOMAS, BASHEER L 2 - FRASER, STEPHANIE	Grantee: POTTER, MARY C
Locations: Parcel # 1 - 126.10-1,009.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DARCY, JOHN M II 2 - DARCY, SARAH E	Grantee: DARCY, JOHN M II 2 - DARCY, SARAH E
Locations: Parcel # 1 - 183.00-1,018.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DELSORDO, FELIX P JR 2 - DELSORDO, JOANNE 3 - DELSORDO, FELIX P (TRUST BY TRUSTEES) 4 - DELSORDO, JOANNE (TRUST BY TRUSTEES)	Grantee: DELSORDO, FELIX P JR 2 - DELSORDO, JOANNE
Locations: Parcel # 1 - 067.00-2,001.01,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DELSORDO, FELIX P JR 2 - DELSORDO, JOANNE 3 - DELSORDO, FELIX P (TRUST BY TRUSTEES) 4 - DELSORDO, JOANNE (TRUST BY TRUSTEES)	Grantee: DELSORDO, FELIX P JR 2 - DELSORDO, JOANNE
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP



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Email: baileyd@ptd.net

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