

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ July 29, 2016 ★ Montrose, PA ★ No. 17



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## CASES REPORTED

Chidester Farms, Inc., Plaintiff  
v.  
Helen M. Kozlowski (deceased) and Edward J. Kozlowski, III, Defendants

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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

Michael Briechle, Esq., Editor  
mike@briechlelaw.com

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

P: 570-251-1512  
F: 570-647-0086

susqco.com

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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

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

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Lance Benedict

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Robert Klein, Esq.

#### **Prothonotary, Clerk of The Court**

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#### **Chief Public Defender**

Linda LaBarbara, Esq.

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Jason D. Miller

#### **Register of Wills/Recorder of Deeds/**

#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

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

Case No. 2015 - 1592 CP

CHIDESTER FARMS, INC., Plaintiff

v.

HELEN M. KOZLOWSKI (deceased) and  
EDWARD J. KOZLOWSKI, III, Defendants*Opinion continued from the July 22, 2016 issue*

## II. Discussion

a. *Consentable Line Doctrine*<sup>4</sup>

The consentable line doctrine is a rule of repose for the purpose of quieting title and discouraging confusing and vexatious litigation. See Moore v. Moore, 921 A.2d 1, 4 (Pa. Super. Ct. 2007)(citing Zeglin v. Gahagen, 812 A.2d 558, 561 (Pa. 2002)); Corbin v. Cowan, 716 A.2d 614, 617 (Pa. Super. Ct. 1998). Pennsylvania courts have long recognized the consentable line doctrine as a means of settling boundary disputes. See Moore, 921 A.2d at 4; Lenihan v. Davis, 31 A.2d 434, 434-35 (Pa. Super. Ct. 1943). A consentable line is judicial recognition of a boundary<sup>5</sup> which the parties have consensually accepted as the boundary, each party claiming the land on their respective sides of the boundary.<sup>6</sup> See Lilly v. Markvan, 763 A.2d 370, 371 n.1 (Pa. 2000); Dimura v. Williams, 286 A.2d 370, 371 (Pa. 1972). Once a consentable line is established, the land on each side of the consentable line becomes the property of the neighbor on each respective side of the line regardless if the consentable line adheres to the boundary line(s) specified in the original deed(s). See Moore, 921 A.2d at 5.

There are two ways to prove a binding consentable line: (1) by dispute and compromise or (2) by recognition and acquiescence. See Corbin, 716 A.2d at 617. A determination of a consentable line by acquiescence (relevant in the case at hand because no compromise has been reached) requires a finding that: 1) each party has claimed the land on his side of the line as his own; and 2) that he or she has occupied land on his side of the line for a continuous period of 21 years. See Moore, 921 A.2d at 5. The parties need not have expressly consented to the consentable line. See Niles v. Fall Creek Hunting Club, Inc., 545 A.2d 926, 930 (Pa. Super. Ct. 1988)(citing Dimura, 286 A.2d at 371)). While similar, the consentable line doctrine is a separate and distinct

4 While neither party has pled the consentable line doctrine, the Court has the ability to apply the doctrine *sua sponte* in any boundary line case. See Schimp v. Allamen, 659 A.2d 1032 (Pa. Super. Ct. 1995).

5 A consentable line boundary is typically marked by a monument, such as a fence or wall. See Corbin v. Cowan, 716 A.2d 614, 617 (Pa. Super. Ct. 1998); Sorg v. Cunningham, 687 A.2d 846, 849 (Pa. Super. Ct. 1997).

6 In fact, a party is not even required to produce a deed or to prove a granted boundary lines if a valid consentable line has been established. Niles v. Fall Creek Hunting Club, Inc., 545 A.2d 926, 934 (Pa. Super. Ct. 1988).

theory from traditional adverse possession, notably that use of the land can be sporadic and does not have to be completely exclusive. See Niles, 545 A.2d at 929-30.

To determine if the requisite 21 years has been established, the current claimant's tenancy can be tacked on to that of his predecessor(s). See Moore, 921 A.2d at 5. The actions of a predecessor of title can show the existence of a consentable line. Corbin, 716 A.2d at 618. Statements by the predecessor in title indicating their adherence to the consentable line is considered a statement adverse to the declarant and is admissible as a declaration against interest to the current tenant. See Id.(citing Kovach v. General Telephone of Pennsylvania, 489 A.2d 883, 886 (Pa. Super. Ct. 1985)).

The main purpose of the consentable line doctrine is to prevent "confusing and vexatious" boundary dispute litigation. This Court believes this case clearly falls into the "confusing and vexatious" category. This case is a boundary dispute based on two conflicting deeds, with chains of title going back to the 1890s. In a normal boundary dispute case, the court's primary function is to "ascertain and effectuate the intention of the parties at the time of the original subdivision...." See Yuscavage v. Hamlin, 137 A.2d 242, 244 (Pa. 1958). However, because this particular boundary dispute is based on conflicting deeds from 1896, and all the original parties are long deceased, this is difficult to do.

Furthermore, the specifics of the deeds throw the situation into further confusion. The two original deeds for each party's respective chain of title were executed on January 30, 1896 recorded on January 31, 1896, and listed consecutively in the deed book. (Plf. Exs. AJ and B10.) The deeds contain nearly identical attestation clauses (the only difference being the parties' names) witnessed by the same person, A. S. Waldie. (Plf. Exs. AJ and B10). The identical attestation clauses, as well as the matching execution and recording dates suggest that the deeds were executed and recorded in tandem. There is no evidence on this record that would explain the reason for the differing descriptions. Plaintiff's deed puts the boundary at "...the west side of the Old Milford and Owego Turnpike where the fence joints the line of A.S. & A.E. Waldie, thence in a northerly direction along the fence on the west side of said old road...." Defendant's deed puts the boundary at "...the center of the old Milford and Owego Turnpike...."

Plaintiff argues that the "fence on the west side of said old road" refers to the stone wall, while Defendant, pursuant to their deed, argues that the boundary is the center of the Turnpike, or in the alternate, that the boundary is the westerly side of the Turnpike. Both parties hired licensed land surveyors who surveyed the properties based on the respective deeds. Plaintiff's surveyor concluded that the boundary was the stone wall while Defendant's surveyor concluded that the boundary was the center of the Turnpike. Both parties offer valid principles of deed construction to support their respective assertions.<sup>7</sup> Two court-accepted experts came up with two feasible interpretations, based

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<sup>7</sup> Plaintiff maintains that when there is a boundary conflict between "courses or distances" and monuments, monuments prevail. See Haan v. Wells, 103 A.3d 60, 71 (Pa. Super. Ct. 2014); Pencil v. Buchart, 551 A.2d 302, 306 (Pa. Super. Ct. 1988). Defendants maintain that their more specific deed should prevail over Plaintiff's "more ambiguous deed." See Baylor v. Souka, 658 A.2d 743, 746 (Pa. 1995).

off of two different deeds.

In this case, there are two ancient deeds, seemingly executed and recorded as part of the same transaction that plainly provide a different boundary line locations. The Chidester Deed moreover reflects more ancient roots as it references replacing a lost or destroyed deed that was never recorded, which adds further question as to why the two descriptions differ.

These facts fall directly into the purview of the consentable line doctrine. The stone wall is the kind of monument contemplated by the doctrine and the parties' actions regarding their respective properties meet the requirements for a consentable line by recognition and acquiescence. The parties have treated the land on either side of the wall as their own for a continuous period of more than 21 years. While there has not been a specific declaration as such, for the most part, the parties have kept to their respective "sides" of the stone wall. With the exception of using a short cart way to access a pasture on the western side of the stone wall, Defendant has not generally used remainder of the disputed property on the eastern side of the wall except briefly for a period of time as an access road to a quarry, but even that use ended many decades ago.

Testimony indicated that Defendant's predecessors had considered the wall to be a boundary line. The parties (or their predecessors) have been neighboring landowners since 1960<sup>8</sup> and have acted as if the stone wall was the boundary for well over the 21 year period required to find a consentable line. Because the parties have essentially been using the stone wall as a *de facto* boundary marker, and because deed interpretation in this case is conflicting and complex, this Court finds that the stone wall is a "consentable line" and thus the boundary line between the lands of the Plaintiff and Defendant.<sup>9</sup>

*The Court Opinion will be continued in the next issue.*

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8 See (Plf. Ex. A-B.)

9 The location of a boundary line is a question for the factfinder. Com., Pennsylvania Game Comm'n v. Keown, 471 A.2d 937, 939-40 (Pa. Commw. Ct. 1984)(citing Murrer v. American Oil Co., 359 A.2d 817 (Pa. Super. Ct. 1976). When the factfinder determines a boundary line based on substantial evidence that boundary line will stand. See Id. at 473-74; see also Corbin v. Cowan, 716, A.2d 614 (Pa. Super. Ct. 1998)(During a judge trial for a boundary dispute, a surveyor testified that he could not determine the exact location of the boundary line, so based on other evidence presented, including the parties' past practices that indicated the parties stayed on their respective sides of a fence, the court determined the fence to be the common boundary line pursuant to the consentable line doctrine.); Schimp v. Allaman, 659 A.2d 1032 (Pa. Super. Ct. 1995)(Even though neither party raised the consentable line doctrine in their pleadings, the Superior Court accepted the trial court's determination of a boundary line via the consentable line doctrine, concluding that the trial court's determination was based on substantial evidence).

**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.*

---

**EXECUTRIX NOTICE**

Estate of Marjorie B. Lynch  
Late of Clifford Township  
EXECUTRIX  
Bonnie Tolerico  
1603 SR 2016  
Nicholson, PA 18446  
ATTORNEY  
Harry T. Coleman, Esq.  
41 N. Main St., Suite 316  
Carbondale, PA 18407

**7/29/2016 • 8/5/2016 • 8/12/2016**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of June Allen, late of Susquehanna County, Pennsylvania, on July 15, 2016 to Thomas Gately, Jr.. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to Marissa McAndrew, Esquire, 707 Main

Street, P.O. Box 157, Forest City, PA 18421.

MARISSA MCANDREW  
ESQUIRE  
Attorney for the Estate

**7/29/2016 • 8/5/2016 • 8/12/2016**

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**EXECUTRIX NOTICE**

Estate of Joyce M. Blaisure  
Late of Bridgewater Township  
EXECUTRIX  
Cheryl Chavarie  
12407 Old Camden Road  
Midland, NC 28107

**7/22/2016 • 7/29/2016 • 8/5/2016**

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**EXECUTRIX NOTICE**

Estate of Josephine Olszewski  
Late of Franklin Township  
EXECUTRIX  
Sheri Olszewski  
17900 State Rt. 29  
Montrose, PA 18801

**7/22/2016 • 7/29/2016 • 8/5/2016**

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**ADMINISTRATOR NOTICE**

Estate of William J. Marshall, Sr.  
AKA William Marshall, Sr.  
Late of New Milford Borough  
ADMINISTRATOR  
William J. Marshall, Jr.  
210 Wilson Hill Rd.  
Binghamton, NY 13905  
ADMINISTRATRIX

Brenda A. Marshall  
30 Langdon Park  
Kirkwood, NY 13905  
ATTORNEY  
Douglas P. Thomas  
415 Wyoming Ave.  
Scranton, PA 18503

7/22/2016 • 7/29/2016 • 8/5/2016

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### ADMINISTRATRIX NOTICE

Estate of Regina A. Statkun  
Late of Clifford Township  
ADMINISTRATRIX  
Susan M. Statkun  
1124 State Route 2023  
Clifford Township, PA 18421  
ATTORNEY  
David F. Bianco, Esq.  
707 Main Street, P.O. Box 84  
Forest City, PA 18421-0084

7/22/2016 • 7/29/2016 • 8/5/2016

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### NOTICE OF FILING OF SHERIFF'S SALES

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

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### SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 9, 2016

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 8-9-2016 9:00 AM

Writ of Execution No.:  
2016-462 CP  
PROPERTY ADDRESS: 3221  
State Route 3010 a/k/a RR 1 Box  
13  
Springville, Pa 18844  
LOCATION: Dimock Township  
Tax ID #: 199.00-1,052.00,000.  
IMPROVEMENTS: ONE - ONE  
AND A HALF STORY WOOD  
FRAMED DWELLING  
ONE - MOBILE HOME  
MANUFACTURED WITH An  
ADDRESS OF 3247 SR 3010  
SPRINGVILLE, PA 18844  
ONE - 12 X 15 WOOD FRAMED  
SHED  
ONE - 34 X 20 WOOD FRAMED  
SHED  
DEFENDANTS: Ann Marie  
Baldwin, as Executrix of the Estate  
of Delores Obert a/k/a Dolores A.  
Obert, a/k/a Dolores Obert  
ATTORNEY FOR PLAINTIFF:  
Kimberly A. Bonner, Esq  
(614)220-5611

### 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

**7/15/2016 • 7/22/2016 • 7/29/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
AUGUST 9, 2016**

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  
8-9-2016 9:30 AM**

Writ of Execution No.:  
2016-469 CP

PROPERTY ADDRESS: RR 5 Box  
102 a/k/a 2055 Lane Road  
Montrose, Pa 18801  
LOCATION: Forest Lake  
Township

Tax ID #: 119.00-2,004.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED  
DWELLING  
ONE - 30 X 41 WOOD FRAMED  
BARN  
ONE - 28 X 36 WOOD FRAMED  
GARAGE  
DEFENDANTS: John J. Flynn and  
Shirley A. Flynn  
ATTORNEY FOR PLAINTIFF:  
Andrew Marley, Esq  
(215) 572-8111

**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

**7/15/2016 • 7/22/2016 • 7/29/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
AUGUST 9, 2016**

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**

**8-09-2016 10:00 AM**

Writ of Execution No.:

2016-426 CP

PROPERTY ADDRESS: 55 3rd

Street f/k/a RR 2 Box 3375

Union Dale, PA 18470

LOCATION: Township of Herrick

Tax ID #: 191.13-2,042.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE - 24 X 30 WOOD FRAMED

GARAGE

DEFENDANTS: Joseph C.

Brucato, III; The United States of

America, Department of Treasury,

Internal Revenue Service

ATTORNEY FOR PLAINTIFF:

Jana Fridfinnsdottir, Esq

(614) 220-5611

**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

**7/15/2016 • 7/22/2016 • 7/29/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
AUGUST 9, 2016**

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**

**8-09-2016 10:30 AM**

Writ of Execution No.:

2016-471 CP

PROPERTY ADDRESS: 212 Lyon  
Street

Clifford Township, PA 18421

LOCATION: Township of Clifford

Tax ID #: 247.00-1,064.00,000.

IMPROVEMENTS: One - One

Story Stucco Wood Framed

Dwelling

One – 20 x 40 In-ground

Swimming Pool

One – 40 x 40 Wood Framed

Garage

DEFENDANTS: Genevieve K.

Meagher and John J. Meagher

ATTORNEY FOR PLAINTIFF:

Elizabeth Wassall, Esq

(856) 669-5400

### 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/](http://www.susquehannasheriff.com/)

[sheriffsales.html](http://sheriffsales.html)

Lance M. Benedict,

Susquehanna County Sheriff

**7/15/2016 • 7/22/2016 • 7/29/2016**

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 23, 2016**

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**

**8-23-2016 10:00 AM**

Writ of Execution No.:

2016-544 CP

PROPERTY ADDRESS: RR 2 Box

3174 AKA 60 Mountain View

Drive

Union Dale, PA 18470

LOCATION: Herrick Township

Tax ID #: 290.00-1,073.00,000.

IMPROVEMENTS: ONE – ONE

STORY WOOD FRAME

COTTAGE

DEFENDANTS: Michele S. Moore

ATTORNEY FOR PLAINTIFF:

Robert Williams, Esq

(856) 482-1400

### **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

**7/29/2016 • 8/5/2016 • 8/12/2016**

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**SUSQUEHANNA COUNTY TAX CLAIM BUREAU SALE OF LAND**

**TO THE OWNERS OR REPUTED OWNER OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:**

You are hereby notified that the Susquehanna County Tax Claim Bureau pursuant to the Act of Assembly approved July 7, 1947, Act No. 542, as amended, will expose to and offer at Public Sale, commencing Monday, September 12, 2016 at 10:00 A.M., PREVAILING TIME at the Courthouse, Montrose, Pennsylvania, the hereinafter described properties, all of which are located in Susquehanna County, as hereinafter set forth:

**(a) PURPOSE OF SALE:**

To sell such properties against which for the year 2014 and/or prior years, a tax claim or claims have become absolute and the period of redemption has expired without the property having been redeemed or against which a tax judgment(s) has heretofore been entered under the various Acts of Assembly, which judgment has not been satisfied and/or which a sale has not been stayed by agreement in the manner hereinafter provided; or if a Stay of Sale Agreement has heretofore been entered into, a default has occurred for a period of at least ninety (90) days prior to this scheduled sale.

**(b) TIME OF SALE:**

Said sale will commence MONDAY, SEPTEMBER 12, 2016 AT 10:00 A.M. PREVAILING TIME AND WILL CONTINUE FROM DAY TO DAY THEREAFTER UNTIL ALL OF THE SAID PROPERTIES HAVE BEEN EXPOSED AND OFFERED TO PUBLIC SALE. IN THOSE CASES WHERE A BID IS NOT MADE EQUAL TO THE UPSET PRICE AS HEREINAFTER SET FORTH, the sale of such properties will be continued from month to month without further advertisement, as provided by law.

**(c) PLACE OF SALE:**

In the Susquehanna County Courthouse, Montrose, Susquehanna County, Pennsylvania, 1st floor of Courthouse.

**(d) TERMS OF SALE:**

CASH OR CASHIER'S CHECK for the entire purchase price as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property will be put up again. No sale will be made unless the bid is at least equal to the upset price. The approximate upset price is hereinafter set out after the description of each property and includes all taxes, penalties, returning fees, interest and costs as recorded in the Tax Claim Bureau and the approximate cost of this sale pro-rated. Any variation or changes in the upset price of any property will be announced at the time of the sale.

**(e) AGREEMENT OF SALE:**

The sale of any property may, at the option of the Bureau, be stayed if the owner thereof, before the date of the sale enters into an agreement with the Bureau to pay the taxes in installments, as follows: Twenty-five (25%) percent of the amount due on all tax claims and tax judgments filed or entered against such property and the interest on the taxes returned to date and agreeing to pay the balance of said claims and judgments and the interest thereon in not more than three (3) installments, (the first installment to

include all costs), all within one (1) year of the date of said agreement, as provided by Section 603 of the Act of Assembly, July 7, 1947, Act No. 542.

**(f) REDEMPTION BEFORE SALE:**

Any owner, his heirs or legal representatives, or any lien creditor, heirs, assigns or legal representatives, or other interested persons, prior to the actual sale, may redeem any property for the benefit of the owner by paying the Bureau the amount of the claim, interest and all costs as well as any other accrued taxes, penalties, and interest.

**(g) CONDITIONS OF SALE:**

The Bureau sells each tax parcel as the same is described on the County Assessment rolls and the docketts maintained in the Tax Claim Bureau and makes no representation or warranty as to the description of said tax parcel, nor will the Bureau make any survey on a tax parcel sold. The Bureau makes no guarantee as to the existence of any Mobile Homes subject and exposed to sale.

All tax parcels exposed to sale and sold at the upset sale are done so pursuant to the authority contained in the Pennsylvania Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542, as amended, 72 P.S. 5860.101 et seq. Any and all titles transferred by the Tax Claim Bureau as a result of the upset sale are under and subject to said Real Estate Tax Sale Law, and any lien or claim on any such parcel sold and title therefore transferred thereby shall be divested only as may be authorized by Section 609 of said Real Estate Tax Sale Law, as amended, 72 P.S. 5860.609. The Tax Claim Bureau expressly makes no representation and disclaims any warranty as to the title of any tax parcel hereby transferred as being unencumbered.

The purchaser or purchasers shall be required to pay the current taxes of the year 2016.

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

The purchaser(s) shall also be required to provide the Bureau with a certification prior to the day of the sale that, within the municipal jurisdiction, the person(s) is NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by a verification stating payment of same. Verification to be executed by each purchaser prior to the day of the sale stating he or she is not a Susquehanna County elected official or appointed officer. A blank verification and deed form is available from the Bureau or online at [www.susqco.com](http://www.susqco.com). Purchasers must file their verification and deed form with the Bureau by Friday before the Sale to obtain a bidder number to be allowed to bid at the sale.

All properties sold in this Susquehanna County Tax Claim Bureau sale of land are sold under the **RULE OF CAVEAT EMPTOR. OR LET THE BUYER BEWARE.** and all purchasers are accordingly hereby so notified.

SUSQUEHANNA COUNTY TAX CLAIM BUREAU

JASON D MILLER, Director

**01-APOLACON TOWNSHIP**

Sale # 1

Control 01-052024

Map Number 040.00-1,052.00,000.

Name: FARR, TERRENCE

Upset Price: 4774.26

Sale # 2

Control 01-050045

Map Number 021.04-1,027.00,024.

Name: GILLINGHAM, JOHN &  
SHARON

Upset Price: 416.56

Sale # 3

Control 01-000066

Map Number 061.00-1,018.00,000.

Name: SMITH, CHRISTOPHER C

Upset Price: 1794.73

Sale # 4

Control 01-000267

Map Number 022.00-1,013.00,000.

Name: WESEMAN, WALTER SR

Co Owner: C/O GRISSSEL

WESEMAN

Upset Price: 1770.72

Sale # 5

Control 01-037907

Map Number 022.00-1,033.00,000.

Name: WESEMAN, WALTER SR

Co Owner: C/O GRISSSEL

WESEMAN

Upset Price: 2736.71

**02-ARARAT TOWNSHIP**

Sale # 6

Control 02-037751

Map Number 133.00-2,052.04,000.

Name: BEAUMONT FARM LLC

Upset Price: 1978.43

Sale # 7

Control 02-000412

Map Number 171.11-1,003.00,000.

Name: EDWARDS, BRENDA LYNN

Co Owner: C/O NAOMIE

MULDOWNEY, EXEC.

Upset Price: 3265.2

Sale # 8

Control 02-000565

Map Number 153.00-1,020.00,000.

Name: FOX, DAVID L

Upset Price: 6600

Sale # 9

Control 02-056832

Map Number 153.00-1,039.00,001.

Name: FOX, DAVID L

Upset Price: 846.52

Sale # 10

Control 02-000749

Map Number 153.01-1,009.00,000.

Name: GIANETTI, STANLEY &  
BARBARA

Upset Price: 1973.62

Sale # 11

Control 02-000501

Map Number 171.07-1,035.00,000.

Name: KILPATRICK, BERNARD

Upset Price: 4736.27

**03-AUBURN TOWNSHIP**

Sale # 12

Control 03-001004

Map Number 215.00-1,069.00,000.

Name: FLETCHER, RONALD T &  
SANDRA L

Upset Price: 1731.1

Sale # 13

Control 03-001259

Map Number 213.00-1,005.00,000.

Name: MEYERS, ALLISON A

Upset Price: 2949.98

Sale # 14

Control 03-001252

Map Number 195.00-2,036.00,000.

Name: NELSON, WILLIAM C &  
EVA M

Upset Price: 5540.22

Sale # 15  
Control 03-040465  
Map Number 195.00-2,053.00,000.  
Name: NELSON, WILLIAM C &  
EVA M  
Upset Price: 650.99

Sale # 16  
Control 03-051999  
Map Number 234.00-1,078.00,000.  
Name: ROOT, VIRGIL T &  
REBECCA A  
Upset Price: 3121.46

Sale # 17  
Control 03-001107  
Map Number 235.00-1,013.00,000.  
Name: SHADDUCK, PATRICIA A &  
BENJAMIN M  
Upset Price: 3591.92

Sale # 18  
Control 03-001308  
Map Number 197.00-2,019.00,000.  
Name: SHADDUCK, PATRICIA A &  
BENJAMIN M  
Upset Price: 1728.83

Sale # 19  
Control 03-001355  
Map Number 194.00-2,003.00,000.  
Name: SHATINSKY, BERNARD J  
Co Owner: C/O CHRIS SHATINSKY  
Upset Price: 1756.32

Sale # 20  
Control 03-001349  
Map Number 194.00-2,002.00,000.  
Name: TRUCK & VAN WASH &  
SERVICE INC  
Upset Price: 1816.7

Sale # 21  
Control 03-056479  
Map Number 212.00-1,009.02,000.  
Name: WOOD, PHILLIP J & SARA J  
Upset Price: 515.37

Sale # 22  
Control 03-038676

Map Number 212.00-1,009.01,000.  
Name: WOOD, SARA J & PHILLIP  
Upset Price: 5079.73

### **04-BRIDGEWATER TOWNSHIP**

Sale # 23  
Control 04-002216  
Map Number 161.08-1,028.00,000.  
Name: BARTKUS, STEVEN &  
BARBARA  
Upset Price: 3436.09

Sale # 24  
Control 04-055921  
Map Number 143.06-2,001.02,416.  
Name: BENSON, GWEN  
Upset Price: 531.21

Sale # 25  
Control 04-038426  
Map Number 143.06-2,001.02,404.  
Name: BICKFORD, SHARON RUTH  
Upset Price: 769.09

Sale # 26  
Control 04-037140  
Map Number 143.06-2,001.02,011.  
Name: BODIE, BRYAN  
Upset Price: 995.67

Sale # 27  
Control 04-037222  
Map Number 143.06-2,001.02,010.  
Name: BOWOLES, HARRY  
Upset Price: 984.09

Sale # 28  
Control 04-053464  
Map Number 107.03-1,003.05,000.  
Name: DEAN, JEFFREY M & DIANE  
R  
Upset Price: 1415.62

Sale # 30  
Control 04-055464  
Map Number 161.08-1,042.00,003.  
Name: DISINGER, MARY  
Upset Price: 379.98

Sale # 31  
Control 04-038434  
Map Number 143.06-2,001.02,004.  
Name: DONOVAN, COLE  
Upset Price: 1024.09

Sale # 32  
Control 04-036940  
Map Number 143.06-2,001.02,013.  
Name: FISHER, WENDY F  
Upset Price: 1024.09

Sale # 33  
Control 04-001961  
Map Number 085.00-2,011.00,000.  
Name: HOLBROOK, DUANE C &  
JANET LEE  
Upset Price: 7274.52

Sale # 34  
Control 04-039809  
Map Number 161.08-1,042.00,007.  
Name: HOLLISTER, GALEN  
Upset Price: 797.04

Sale # 35  
Control 04-036728  
Map Number 161.00-1,014.00,008.  
Name: HOWELL, SANDRA  
Upset Price: 941.75

Sale # 36  
Control 04-053936  
Map Number 143.06-2,001.02,012.  
Name: KNIGHT, CORTNEY  
Upset Price: 853.94

Sale # 37  
Control 04-036644  
Map Number 126.09-1,013.01,000.  
Name: LACOUNT, BERTIE F  
Upset Price: 5075.47

Sale # 38  
Control 04-037006  
Map Number 143.06-2,001.02,007.  
Name: LATHROP, KIM  
Co Owner: & TIM ELLIS  
Upset Price: 662.69

Sale # 39  
Control 04-001642  
Map Number 126.09-1,002.00,000.  
Name: LIDDICK, JEFFREY &  
CATHY  
Upset Price: 4635.9

Sale # 40  
Control 04-055875  
Map Number 143.06-2,007.00,003.  
Name: MAYANCELA, GASPARD  
Upset Price: 464.84

Sale # 41  
Control 04-058546  
Map Number 143.06-2,001.02,408.  
Name: PENNY, PAUL  
Upset Price: 237.65

Sale # 42  
Control 04-040291  
Map Number 143.06-2,001.02,425.  
Name: POTTS, MIKE  
Upset Price: 731.74

Sale # 43  
Control 04-034840  
Map Number 143.06-2,001.02,419.  
Name: RODNEY, TAMMY  
Upset Price: 259.83

Sale # 44  
Control 04-057616  
Map Number 142.04-1,006.01,000.  
Name: SPADINE, MICHAEL S &  
JENNIFER  
Upset Price: 514.15

Sale # 45  
Control 04-038457  
Map Number 143.07-1,012.02,000.  
Name: STINSON, ARTHUR L &  
SHARON L  
Upset Price: 4116.58

Sale # 46  
Control 04-052163  
Map Number 143.06-2,001.02,018.  
Name: THOMPSON, ROGER

Upset Price: 1004.09

Sale # 47

Control 04-034175

Map Number 143.06-2,001.02,401.

Name: TURNER, JOHN

Co Owner: LOT 101

Upset Price: 363.01

### 05-BROOKLYN TOWNSHIP

Sale # 48

Control 05-037734

Map Number 202.00-1,070.00,000.

Name: BISHOP, PAUL E

Upset Price: 3089.67

Sale # 49

Control 05-050784

Map Number 201.00-2,071.00,000.

Name: CHOPLOSKY, WILLIAM C &  
ROXANNE E

Upset Price: 1341.88

Sale # 50

Control 05-051592

Map Number 201.00-2,059.00,000.

Name: HOLL, FLOYD M &  
SHIRLEY M

Upset Price: 782.94

Sale # 51

Control 05-002641

Map Number 183.03-1,061.00,000.

Name: ODELL, JAMES & HAZEL

Upset Price: 1456.34

Sale # 52

Control 05-052300

Map Number 201.00-2,058.00,000.

Name: SWANK, DANA R  
Co Owner: & DEBORAH A

BROWNING

Upset Price: 3408.58

Sale # 53

Control 05-058944

Map Number 183.00-1,014.00,001.

Name: WELCH, JAMES

Upset Price: 553

### 06-CHOCONUT TOWNSHIP

Sale # 54

Control 06-054202

Map Number 043.04-1,015.00,002.

Name: BRYANT, EDWIN C

Upset Price: 2149.39

Sale # 55

Control 06-003062

Map Number 024.02-1,028.00,000.

Name: CHESNICK, JAMES &  
ELAINE

Upset Price: 5086.49

Sale # 56

Control 06-003308

Map Number 042.19-1,004.00,000.

Name: CIRZEVETO, PAMELA ANN

Upset Price: 4499.23

Sale # 57

Control 06-031693

Map Number 024.02-1,044.00,000.

Name: CORSO, JOHN TRUSTEE

Upset Price: 9095.41

Sale # 58

Control 06-003202

Map Number 042.15-1,004.00,000.

Name: KLIE, PETER ALLAN &  
DOROTHY M

Upset Price: 4668.07

Sale # 59

Control 06-057028

Map Number 042.00-2,003.01,000.

Name: LEGG, TRACY

Upset Price: 1216.64

Sale # 60

Control 06-003078

Map Number 024.02-1,001.00,000.

Name: MCHALE, MICHELE L

Upset Price: 3936.01

**07-CLIFFORD TOWNSHIP**

Sale # 61

Control 07-034609

Map Number 227.00-1,056.00,000.

Name: BARNEY, JEFFREY L

Upset Price: 2898.3

Sale # 62

Control 07-050703

Map Number 246.00-1,065.00,000.

Name: BARRESE, ROBERT J

Upset Price: 8675.89

Sale # 63

Control 07-015479

Map Number 245.00-2,048.00,000.

Name: BARRY, FRANK J

Upset Price: 7598.24

Sale # 64

Control 07-015296

Map Number 264.00-2,022.00,000.

Name: CLIFFORD PLAZA GROUP LLC

Co Owner: &amp; SEQUOIA PROPERTY GROUP LLC

Upset Price: 39912.6

Sale # 65

Control 07-015174

Map Number 264.00-2,021.00,000.

Name: CLIFFORD PLAZA LLC

Co Owner: &amp; SEQUOIA PROPERTY GROUP LLC

Upset Price: 29717.12

Sale # 66

Control 07-015413

Map Number 228.00-2,035.00,000.

Name: HALSTEAD, GERALD F

Upset Price: 988.57

Sale # 67

Control 07-016083

Map Number 266.01-1,005.00,000.

Name: HALSTEAD, GERALD F

Co Owner: &amp; DOROTHY MULLEN

Upset Price: 4587.62

Sale # 68

Control 07-016195

Map Number 266.01-1,070.00,000.

Name: HALSTEAD, GERALD F

Co Owner: &amp; DOROTHY A MULLEN

Upset Price: 1482.1

Sale # 69

Control 07-015217

Map Number 247.00-1,036.00,000.

Name: HOLTON INCORPORATED

Upset Price: 1537.07

Sale # 70

Control 07-015852

Map Number 226.00-2,038.00,000.

Name: HOLTON INCORPORATED

Upset Price: 8074.32

Sale # 71

Control 07-015643

Map Number 265.01-1,041.00,000.

Name: KOCHMER, SCOTT

Co Owner: PO BOX 396

Upset Price: 1214.35

Sale # 72

Control 07-050983

Map Number 245.00-2,026.00,008.

Name: LYCKE, JOHN W

Upset Price: 776.08

Sale # 73

Control 07-016026

Map Number 265.00-1,025.00,000.

Name: MUSHALA, AMY LYNN

Co Owner: &amp; PETER PAUL

MUSHALA JR

Upset Price: 3673.24

Sale # 74

Control 07-051742

Map Number 245.00-2,098.00,000.

Name: PARRY, ROBERT N

Upset Price: 1285.43

Sale # 75

Control 07-052552

Map Number 245.00-2,099.00,000.

Name: PARRY, ROBERT N

Upset Price: 1032.54

Sale # 76

Control 07-053203

Map Number 245.00-2,100.00,000.

Name: PARRY, ROBERT N

Upset Price: 298.43

Sale # 77

Control 07-056471

Map Number 245.00-2,017.00,006.

Name: POLLOCK, CHERI

Upset Price: 1243.65

Sale # 78

Control 07-015855

Map Number 245.00-3,063.00,000.

Name: REYNOLDS, CHARLES & MARY

Upset Price: 318.43

Sale # 79

Control 07-060310

Map Number 266.00-1,087.00,024.

Name: STENECK, DIANE

Upset Price: 1907.37

Sale # 80

Control 07-015237

Map Number 266.11-1,004.00,000.

Name: WALKER, KAREY R

Upset Price: 3617.55

Sale # 81

Control 07-016061

Map Number 245.00-2,036.00,000.

Name: WILKINS, EDWARD R

Upset Price: 4563.54

Sale # 82

Control 07-016174

Map Number 245.00-3,071.00,000.

Name: WILLIAMS, LEO & GISELA JR

Upset Price: 235.76

## 08-DIMOCK TOWNSHIP

Sale # 83

Control 08-036429

Map Number 178.00-2,024.01,000.

Name: ELLIS, ROBERT M & LETICIA

Co Owner: & MICHELLE LUTZ

Upset Price: 1203.49

Sale # 84

Control 08-040542

Map Number 178.00-2,026.00,000.

Name: ELLIS, ROBERT M & LETICIA

Upset Price: 4249.63

Sale # 85

Control 08-016377

Map Number 200.00-1,006.00,000.

Name: ELY, NOLEN SCOTT

Co Owner: & MONICA MARTA-ELY

Upset Price: 17167.92

Sale # 86

Control 08-034274

Map Number 181.00-1,040.00,000.

Name: FIORENTINO, JOSEPH A & NORMA J

Upset Price: 5484.78

Sale # 87

Control 08-039367

Map Number 200.00-1,045.00,000.

Name: ROOS, ERIK B J & SUSAN M

Upset Price: 2534.37

Sale # 88

Control 08-016701

Map Number 161.00-2,001.00,000.

Name: TAYLOR, WILLIAM M & WENDY S

Upset Price: 4228.54

## 09-FOREST CITY BOROUGH W1

Sale # 89

Control 09-003545

Map Number 268.11-1,020.00,000.

Name: BLOOMER, ALAN C

Upset Price: 3474.1

Sale # 90  
Control 09-003628  
Map Number 268.07-6,006.00,000.  
Name: DAVIS, MICHELLE  
Upset Price: 4218.43

Sale # 91  
Control 09-003466  
Map Number 268.06-2,005.00,000.  
Name: DOMBROWSKI, KIMBERLY  
Co Owner: & SCOTT OBELENUS  
Upset Price: 3814.62

Sale # 92  
Control 09-016831  
Map Number 268.07-6,034.00,000.  
Name: FERRICK, ALISA M  
Upset Price: 1519.98

Sale # 93  
Control 09-003636  
Map Number 268.07-5,023.00,000.  
Name: FOREST CITY PROPERTIES  
LLC  
Upset Price: 11050.96

Sale # 94  
Control 09-003540  
Map Number 268.07-5,014.00,000.  
Name: GROUP W FURNITURE  
COMPANY INC  
Upset Price: 8313.03

Sale # 95  
Control 09-003473  
Map Number 268.07-4,009.00,000.  
Name: KILPATRICK, BERNARD  
Upset Price: 4751.93

Sale # 96  
Control 09-016834  
Map Number 268.07-5,013.00,000.  
Name: LUCAS, VIRGINIA  
Upset Price: 2438.76

Sale # 97  
Control 09-016846  
Map Number 268.07-6,049.00,000.  
Name: LUCAS, ZACHARY ETAL  
Co Owner: C/O VIRGINIA LUCAS

Upset Price: 4328.22

Sale # 98  
Control 09-003571  
Map Number 268.11-1,037.00,000.  
Name: PAVELCHAK, JOHN PAUL  
Upset Price: 3057.68

Sale # 99  
Control 09-003615  
Map Number 268.07-6,020.00,000.  
Name: SELINSKY, ROBERT J  
Upset Price: 1137

Sale # 100  
Control 09-003542  
Map Number 268.11-1,081.00,000.  
Name: TURNER, RICHARD  
Upset Price: 3648.99

## **10-FOREST CITY BOROUGH W2**

Sale # 101  
Control 10-031413  
Map Number 268.07-3,005.00,013.  
Name: ADAMES, ANDREW S  
Upset Price: 395.02

Sale # 102  
Control 10-003963  
Map Number 268.07-3,005.00,011.  
Name: AFIONAS PROPERTIES LLC  
Upset Price: 248.24

Sale # 103  
Control 10-003858  
Map Number 249.19-2,039.00,000.  
Name: BRUSSELL, JOSEPH  
Upset Price: 630.65

Sale # 104  
Control 10-003935  
Map Number 249.19-1,024.00,000.  
Name: DAUGHERTY, THOMAS &  
PATRICIA ANN  
Upset Price: 3010.5

Sale # 105  
Control 10-003802

Map Number 268.07-1,027.00,000.  
Name: DEMCHAK, BRIAN R &  
LISA E  
Upset Price: 4336.68

Sale # 106  
Control 10-004009  
Map Number 268.06-1,057.00,000.  
Name: FRANK DANIEL HOMES  
INC  
Upset Price: 3481.14

Sale # 107  
Control 10-003781  
Map Number 268.06-1,017.00,000.  
Name: GARDNER, FRANK H  
Co Owner: & HOLLY GARDNER  
Upset Price: 4010.21

Sale # 108  
Control 10-004089  
Map Number 268.07-3,005.00,010.  
Name: HANEY, TADD  
Upset Price: 290.79

Sale # 109  
Control 10-004094  
Map Number 249.19-2,002.00,000.  
Name: MY HOUSE LLC  
Upset Price: 4579.06

Sale # 110  
Control 10-004103  
Map Number 268.07-2,022.00,000.  
Name: ONEILL, MICHAEL  
Co Owner: & KEVIN BRADY  
Upset Price: 6304.88

Sale # 111  
Control 10-003957  
Map Number 268.07-3,037.00,000.  
Name: PACE, EDWARD  
Upset Price: 3613.5

Sale # 112  
Control 10-003907  
Map Number 249.19-2,044.00,000.  
Name: PELICK, DAVID N  
Co Owner: & WILLIAM C PELICK  
Upset Price: 2932.24

Sale # 113  
Control 10-004022  
Map Number 268.07-2,031.00,000.  
Name: SELINSKY, ROBERT J  
Upset Price: 1210.83

Sale # 114  
Control 10-004108  
Map Number 268.06-1,076.00,000.  
Name: SOSNOWSKI, WALTER S &  
KAREN  
Upset Price: 7908.69

Sale # 115  
Control 10-004037  
Map Number 268.06-1,075.00,000.  
Name: SOSNOWSKI, WALTER S &  
KAREN M  
Upset Price: 583.76

Sale # 116  
Control 10-004147  
Map Number 268.07-3,032.00,000.  
Name: TWILLEY, BERNADETTE  
Upset Price: 3575.28

Sale # 117  
Control 10-003973  
Map Number 268.07-3,033.00,000.  
Name: TWILLEY, BERNADETTE M  
Upset Price: 2634.07

Sale # 118  
Control 10-004148  
Map Number 268.07-2,042.00,000.  
Name: TWILLEY, ROBERT J  
Upset Price: 2461.39

## 11-FOREST LAKE TOWNSHIP

Sale # 119  
Control 11-057043  
Map Number 103.00-1,005.05,000.  
Name: CAPWELL, JOSHUA S  
Upset Price: 554.06

Sale # 120  
Control 11-004681  
Map Number 082.00-1,006.00,000.

Name: DELLANE, PETER & DIANE  
Co Owner: C/O ANDREW M FEDISH  
Upset Price: 4392.13

Sale # 121  
Control 11-054147  
Map Number 119.00-2,003.02,000.  
Name: FLYNN, MARTIN A  
Upset Price: 2920.95

Sale # 122  
Control 11-004521  
Map Number 122.00-1,006.00,000.  
Name: LAMPHERE, CHRISTINE  
ETAL  
Co Owner: C/O PAT WALKER  
Upset Price: 2919.27

Sale # 123  
Control 11-034757  
Map Number 102.00-1,073.00,000.  
Name: POPE, MICHAEL & ALBINA  
Upset Price: 2228.4

Sale # 124  
Control 11-004339  
Map Number 102.00-1,049.00,000.  
Name: SHERIDAN, RAYMOND G JR  
Upset Price: 3027.29

Sale # 125  
Control 11-004256  
Map Number 103.00-1,031.00,000.  
Name: SHULTZ, CLAYTON  
Upset Price: 1832.26

## 12-FRANKLIN TOWNSHIP

Sale # 126  
Control 12-005098  
Map Number 106.00-1,020.00,000.  
Name: BAKER, JOHN F  
Upset Price: 1654.59

Sale # 127  
Control 12-060303  
Map Number 088.00-1,092.00,000.  
Name: DARROW, GARY G &  
MARGARET M  
Upset Price: 394.08

Sale # 128  
Control 12-004929  
Map Number 067.00-2,057.00,000.  
Name: HADLICK, TAMMY  
Upset Price: 2261.4

Sale # 129  
Control 12-004896  
Map Number 067.00-2,049.00,000.  
Name: HENRY, SCOTT  
Upset Price: 2936.56

Sale # 130  
Control 12-005010  
Map Number 088.00-1,045.00,000.  
Name: STRAYER, TIMOTHY C SR  
Upset Price: 9729.48

## 14-GIBSON TOWNSHIP

Sale # 131  
Control 14-005403  
Map Number 151.00-1,029.00,000.  
Name: DANIELS, EMILY  
Co Owner: & HAROLD W JR &  
MARY DANIELS  
Upset Price: 3747.68

Sale # 132  
Control 14-005402  
Map Number 151.00-1,030.00,000.  
Name: DANIELS, HAROLD W &  
MARY JR  
Upset Price: 973.47

Sale # 133  
Control 14-053115  
Map Number 149.00-3,086.00,000.  
Name: GAFFNEY, STEPHEN C  
Upset Price: 8957.11

Sale # 134  
Control 14-005579  
Map Number 151.00-1,073.00,000.  
Name: GAYNOR, KATHLEEN M  
Upset Price: 3354.23

Sale # 135  
Control 14-005499

Map Number 207.01-1,009.00,000.  
Name: HARTMAN, NANCY  
Co Owner: UNION HILL ROAD  
Upset Price: 2243.32

Sale # 136  
Control 14-039041  
Map Number 189.00-1,071.00,000.  
Name: HENNING, JAMES F  
Upset Price: 579.76

Sale # 137  
Control 14-005423  
Map Number 207.01-1,016.00,000.  
Name: PEREZ, KELLY  
Co Owner: & SUSAN HANCOCK  
Upset Price: 2399.12

Sale # 138  
Control 14-005840  
Map Number 187.00-2,041.00,000.  
Name: RESSEGUIE, JAMES J  
Co Owner: & REBECCA L TINGLEY  
Upset Price: 587.04

Sale # 139  
Control 14-057216  
Map Number 170.00-1,025.02,000.  
Name: SPARKS, CURTIS ALLEN &  
SUSAN  
Upset Price: 480.16

### **15-GREAT BEND BOROUGH**

Sale # 140  
Control 15-005969  
Map Number 031.11-2,027.00,000.  
Name: KNIFER, ERIK  
Upset Price: 1929.01

Sale # 141  
Control 15-005929  
Map Number 031.15-1,052.00,000.  
Name: PEARSON, JULIA A  
Co Owner: & ROSEMARY T  
FREEMAN  
Upset Price: 2181.14

### **16-GREAT BEND TOWNSHIP**

Sale # 142  
Control 16-006600  
Map Number 032.00-1,049.00,000.  
Name: BLEWETT, GARY S  
Co Owner: & GARY N & BONNIE  
BLEWETT  
Upset Price: 6887.41

Sale # 143  
Control 16-006787  
Map Number 050.00-2,004.00,000.  
Name: BRANT, JENNIFER SQUIRE  
& JOHN  
Upset Price: 7887.09

Sale # 144  
Control 16-006898  
Map Number 031.00-3,030.00,000.  
Name: BRANT, YVONNE M  
Upset Price: 5519.8

Sale # 145  
Control 16-031559  
Map Number 012.00-1,036.00,000.  
Name: BRENNAN, DENISE  
Upset Price: 1080.77

Sale # 146  
Control 16-006281  
Map Number 033.00-1,027.00,000.  
Name: CAPRIOTTI, CARL L JR  
Upset Price: 4633.09

Sale # 147  
Control 16-006274  
Map Number 031.00-2,040.00,000.  
Name: DECKER, HERBERT & ROSE  
HELEN  
Co Owner: C/O DEBRA J DECKER  
Upset Price: 4582.19

Sale # 148  
Control 16-051607  
Map Number 050.00-3,094.00,000.  
Name: DEPARRE, DEBORAH  
Upset Price: 1043.39

Sale # 149  
Control 16-034730  
Map Number 071.00-1,013.00,000.  
Name: DOLAN, PETER DAVID  
Upset Price: 360.53

Sale # 150  
Control 16-051793  
Map Number 033.00-1,092.00,000.  
Name: HILLARD, DONALD A &  
THERESA A  
Upset Price: 4782.28

Sale # 151  
Control 16-006163  
Map Number 032.00-1,014.00,000.  
Name: HOLDEN, PATRICIA A  
Upset Price: 6429.24

Sale # 152  
Control 16-006563  
Map Number 031.11-1,047.00,000.  
Name: LOVUOLO, VINCENT M  
Upset Price: 6401.09

Sale # 153  
Control 16-054295  
Map Number 071.00-1,025.00,001.  
Name: PHILLIPS, BRAD  
Upset Price: 484.01

Sale # 154  
Control 16-006657  
Map Number 033.00-1,041.00,000.  
Name: TRAINOR, FRANK  
Upset Price: 2792.83

### **17-HALLSTEAD BOROUGH**

Sale # 155  
Control 17-006960  
Map Number 031.19-3,049.00,000.  
Name: BARNES, VIRGINIA E &  
THOMAS C  
Co Owner: C/O EDWARD ARNOLD  
Upset Price: 4181.31

Sale # 156  
Control 17-007160  
Map Number 050.07-2,026.00,000.

Name: MARVIN, KATHLEEN S  
Upset Price: 4446.54

Sale # 157  
Control 17-007085  
Map Number 031.19-1,037.00,000.  
Name: PRESUTTO, EUGENE &  
SUSAN  
Upset Price: 1311.89

Sale # 158  
Control 17-006976  
Map Number 031.19-3,037.00,000.  
Name: SHERIDAN, RAYMOND G JR  
Upset Price: 5102.03

### **18-HARFORD TOWNSHIP**

Sale # 159  
Control 18-053405  
Map Number 186.00-1,059.02,000.  
Name: ABERANT, VIRGINIA E  
Upset Price: 1908.72

Sale # 160  
Control 18-058160  
Map Number 204.00-1,006.00,005.  
Name: BRESLIN, WILLIAM  
Co Owner: JOSEPH MACKAHINIS  
Upset Price: 344.26

Sale # 161  
Control 18-007486  
Map Number 167.09-1,035.00,000.  
Name: CHIDESTER, BARBARA M  
Upset Price: 2476.27

Sale # 162  
Control 18-037154  
Map Number 187.00-1,002.01,000.  
Name: COOPER, RAYMOND J &  
JUDY JR  
Upset Price: 2390.47

Sale # 163  
Control 18-007607  
Map Number 204.00-1,006.00,004.  
Name: CROSSMAN, PATRICIA  
Upset Price: 364.26

Sale # 164  
Control 18-007434  
Map Number 167.13-1,004.00,000.  
Name: FBO LLC  
Co Owner: PO BOX 141  
Upset Price: 3729.56

Sale # 165  
Control 18-007664  
Map Number 184.11-1,016.00,000.  
Name: HEALEY, JOSHUA E &  
JESSICA M  
Upset Price: 2912.8

Sale # 166  
Control 18-008002  
Map Number 186.00-1,017.00,000.  
Name: MAGINLEY, RORY A  
Co Owner: & JANICE A FISHER  
Upset Price: 3005.94

Sale # 167  
Control 18-008006  
Map Number 167.09-1,023.00,000.  
Name: MOSER, RICHARD F &  
CHARLENE G II  
Upset Price: 2395.43

Sale # 168  
Control 18-035677  
Map Number 186.00-1,062.00,000.  
Name: RANDT, THOMAS H ETAL  
Upset Price: 1575.5

Sale # 169  
Control 18-040260  
Map Number 147.00-2,038.15,000.  
Name: RESHETAR, RUDOLPH E  
Co Owner: & ELIZABETH M  
RESHETAR  
Upset Price: 4136.13

Sale # 170  
Control 18-007762  
Map Number 147.04-1,012.00,000.  
Name: TINGLEY, REBECCA L  
Co Owner: & JAMES J RESSEGUIE  
Upset Price: 4780.2

Sale # 171  
Control 18-053427  
Map Number 166.00-1,023.01,000.  
Name: WHITAKER, RONALD E &  
DELLA R  
Upset Price: 9553.29

### **19-HARMONY TOWNSHIP**

Sale # 172  
Control 19-030683  
Map Number 037.00-1,065.00,000.  
Name: BITLER, KENNETH W &  
SANDY L  
Upset Price: 579.41

Sale # 173  
Control 19-008147  
Map Number 037.00-1,019.00,000.  
Name: BUTTS, WALTER ESTATE  
Co Owner: C/O LAURIE  
DAVERN,ADM  
Upset Price: 813.08

Sale # 174  
Control 19-008264  
Map Number 037.00-1,025.00,000.  
Name: DECKER, RANDY  
Upset Price: 3113.57

Sale # 175  
Control 19-008353  
Map Number 037.00-1,008.00,000.  
Name: DECKER, RANDY D  
Upset Price: 814.63

Sale # 176  
Control 19-008129  
Map Number 016.00-2,043.00,000.  
Name: GORDON, CHARLES F &  
LILLIAN E  
Upset Price: 1203.87

Sale # 177  
Control 19-030148  
Map Number 057.00-1,001.00,000.  
Name: HEIM, CONNIE  
Upset Price: 516.72

Sale # 178  
Control 19-008429  
Map Number 037.00-1,023.00,000.  
Name: ROCKWELL, ALBERT JR  
Upset Price: 4369.29

Sale # 179  
Control 19-008341  
Map Number 037.00-1,040.00,000.  
Name: ROCKWELL, CHRISTOPHER  
D  
Upset Price: 849.52

## **20-HERRICK TOWNSHIP**

Sale # 180  
Control 20-009103  
Map Number 210.14-1,022.00,000.  
Name: BUTERIC, LAURA  
Upset Price: 1479.3

Sale # 181  
Control 20-038315  
Map Number 190.04-1,016.10,000.  
Name: INGRAM, DAVID R &  
KELLY B SR  
Upset Price: 2217.24

Sale # 182  
Control 20-039254  
Map Number 209.00-1,042.01,000.  
Name: SANDY, EDWARD J &  
ANNETTE  
Upset Price: 21067.51

Sale # 183  
Control 20-009028  
Map Number 191.09-2,048.00,000.  
Name: SPANO, MICHELINA  
EVELYN  
Co Owner: C/O ROSE LALLEY  
Upset Price: 665.64

## **21-HOP BOTTOM BOROUGH**

Sale # 184  
Control 21-009268  
Map Number 222.14-1,004.00,000.  
Name: BRACE, SCOTT A  
Upset Price: 1100.68

Sale # 185  
Control 21-009256  
Map Number 222.10-2,015.00,000.  
Name: FRISBIE, DAWN  
Upset Price: 2792.35

Sale # 186  
Control 21-009266  
Map Number 222.06-1,003.00,000.  
Name: HOWARD, LEWALLACE P III  
Upset Price: 5671.91

## **22-JACKSON TOWNSHIP**

Sale # 187  
Control 22-054487  
Map Number 111.00-2,006.00,001.  
Name: DEBELLA, GEORGE F  
Co Owner: & CRYSTAL ROE  
Upset Price: 538.21

Sale # 188  
Control 22-013188  
Map Number 094.00-1,006.00,000.  
Name: DECICCO, VINCENT J  
Upset Price: 2946.63

Sale # 189  
Control 22-012913  
Map Number 112.00-1,005.00,000.  
Name: DOOLITTLE, ERIC  
Upset Price: 4640.39

Sale # 190  
Control 22-013253  
Map Number 112.00-1,069.00,000.  
Name: JOHNSON, DAVID M &  
KAREN A  
Upset Price: 6959.09

Sale # 191  
Control 22-013343  
Map Number 093.16-1,038.00,000.  
Name: PRO KO PROPERTIES INC  
Upset Price: 1997.45

Sale # 192  
Control 22-013070  
Map Number 094.00-1,037.00,000.

Name: SCHARDT, PAUL III  
Upset Price: 5757.1

Sale # 193  
Control 22-038243  
Map Number 131.00-1,039.02,000.  
Name: SMITH, JAMES G &  
JEANNETTE L  
Upset Price: 5604.49

Sale # 194  
Control 22-013410  
Map Number 111.00-2,024.00,000.  
Name: WAYMAN, GORDON M &  
JUDY A  
Upset Price: 3682.37

Sale # 195  
Control 22-003396  
Map Number 093.00-1,027.00,000.  
Name: WYBER, JOHN B  
Upset Price: 395.09

### **23-JESSUP TOWNSHIP**

Sale # 196  
Control 23-058052  
Map Number 141.00-1,061.00,000.  
Name: ARNOLD, EDWARD C  
Upset Price: 3009.65

Sale # 197  
Control 23-051084  
Map Number 141.00-1,056.00,000.  
Name: BRENNAN, ROBERT  
Upset Price: 3197.91

Sale # 198  
Control 23-013675  
Map Number 140.00-1,006.00,000.  
Name: EARLEY, JAMES  
Co Owner: & DANIEL CAINE  
Upset Price: 4433.98

Sale # 199  
Control 23-013484  
Map Number 140.00-1,047.00,000.  
Name: HERMAN, REBECCA LYNN  
Co Owner: & DONNA HERMAN  
Upset Price: 2355.08

### **24-LANESBORO BOROUGH**

Sale # 200  
Control 24-013821  
Map Number 055.05-1,044.00,000.  
Name: CONSLA, RICHARD R &  
JUDY M  
Upset Price: 4119.61

Sale # 201  
Control 24-013892  
Map Number 055.05-1,029.00,000.  
Name: DILELLO, DEBRA  
Upset Price: 3146.73

Sale # 202  
Control 24-013710  
Map Number 036.14-1,008.00,000.  
Name: LANDRY, LILLIAN  
Co Owner: C/O GLENN DAVID  
LANDRY, EXEC.  
Upset Price: 4956.53

Sale # 203  
Control 24-013915  
Map Number 036.17-1,008.00,000.  
Name: WALKER, EUGENE T &  
JULIE L  
Upset Price: 699.06

Sale # 204  
Control 24-013917  
Map Number 055.05-1,012.00,000.  
Name: WILLIAMS, NATHANIEL S  
Upset Price: 788.05

### **25-LATHROP TOWNSHIP**

Sale # 205  
Control 25-014224  
Map Number 240.00-1,070.00,000.  
Name: BRACE, SCOTT  
Upset Price: 2126.9

Sale # 206  
Control 25-035606  
Map Number 240.00-1,070.00,001.  
Name: BRACE, SCOTT  
Upset Price: 378.97

Sale # 207  
Control 25-014293  
Map Number 221.00-1,038.00,000.  
Name: DODGE, DAVID A  
Upset Price: 4282.5

Sale # 208  
Control 25-040582  
Map Number 240.00-1,007.00,007.  
Name: GLOVER, JOHN  
Co Owner: MICHELLE  
BONCZKIEWICZ  
Upset Price: 246.91

Sale # 209  
Control 25-014065  
Map Number 240.00-1,044.00,000.  
Name: GRESS, MICHAEL & JUDITH  
JR  
Upset Price: 5502.18

Sale # 210  
Control 25-039742  
Map Number 239.00-2,003.01,000.  
Name: MULHERN JR, JOSEPH G  
ETAL  
Co Owner: & MICHAEL F  
MULHERN  
Upset Price: 5955.42

Sale # 211  
Control 25-058261  
Map Number 203.00-4,007.00,001.  
Name: SPICKERMAN, JOHN JR  
Upset Price: 291.53

Sale # 212  
Control 25-013941  
Map Number 240.00-1,056.00,000.  
Name: WARNER, JAMES A & IRENE  
L  
Upset Price: 3490.79

## **26-LENOX TOWNSHIP**

Sale # 213  
Control 26-016931  
Map Number 263.00-1,018.00,000.  
Name: ANDZULIS, MICHAEL

Upset Price: 4324.15

Sale # 214  
Control 26-014457  
Map Number 262.00-1,026.00,000.  
Name: BUTTON, ALICE I  
Co Owner: C/O DAVID BUTTON  
Upset Price: 2118.42

Sale # 215  
Control 26-014527  
Map Number 205.03-1,017.00,000.  
Name: CAREY, BRYAN & JODI  
LYNN  
Upset Price: 2823.04

Sale # 216  
Control 26-037157  
Map Number 260.00-1,040.03,000.  
Name: CAREY, MICHAEL W  
Co Owner: & KAYLA M GABRIEL  
Upset Price: 2293.33

Sale # 217  
Control 26-014476  
Map Number 205.03-1,043.00,000.  
Name: CHORBA, ANN J  
Upset Price: 2499.05

Sale # 218  
Control 26-050956  
Map Number 262.00-1,015.00,025.  
Name: COSGROVE, TIFFANY  
Upset Price: 334.76

Sale # 219  
Control 26-034734  
Map Number 262.00-1,034.00,000.  
Name: DEGROFF, MARY  
Upset Price: 3731.82

Sale # 220  
Control 26-036169  
Map Number 262.00-1,031.01,000.  
Name: DEGROFF, MARY E  
Upset Price: 3545.76

Sale # 221  
Control 26-014621  
Map Number 222.00-3,036.00,000.

Name: HANNIGAN, GARRETT &  
MONA ANNE  
Upset Price: 2631.49

Sale # 222  
Control 26-014724  
Map Number 225.00-1,066.00,000.  
Name: LANGHAN, THOMAS &  
LINDA JOAN  
Upset Price: 603.18

Sale # 223  
Control 26-014352  
Map Number 205.03-1,038.00,000.  
Name: MARTIN, CLAY T &  
LORRAINE  
Upset Price: 2939.39

Sale # 224  
Control 26-014671  
Map Number 263.00-1,006.00,000.  
Name: NUNES, THOMAS A JR  
Upset Price: 4315.02

Sale # 225  
Control 26-014935  
Map Number 206.00-3,005.00,000.  
Name: RESSEGUIE, JAMES  
Co Owner: & REBECCA L TINGLEY  
Upset Price: 3280.78

Sale # 226  
Control 26-037966  
Map Number 243.00-1,013.01,000.  
Name: ROSS, RAYMOND JR  
Co Owner: & RAYMOND ROSS SR  
Upset Price: 5352.84

Sale # 227  
Control 26-050947  
Map Number 241.00-2,055.00,000.  
Name: RYAN, SARAH  
Upset Price: 4404.11

Sale # 228  
Control 26-040075  
Map Number 223.00-1,012.01,000.  
Name: SMITH, VERNON L  
Upset Price: 1966.09

Sale # 229  
Control 26-015014  
Map Number 244.00-2,004.00,000.  
Name: STAS, STEFAN & LORETTA  
Upset Price: 25827.04

Sale # 230  
Control 26-014530  
Map Number 205.01-1,030.00,000.  
Name: STRENKOSKI, CINDY  
Co Owner: & SHERRI TIMLIN  
Upset Price: 4023.6

Sale # 231  
Control 26-056981  
Map Number 262.00-1,015.00,013.  
Name: VANGORDER, DAVID JR  
Co Owner: & SANDRA BIRCHARD  
Upset Price: 308.01

Sale # 232  
Control 26-052394  
Map Number 262.00-1,015.00,028.  
Name: VUKASIN, DRECUN  
Co Owner: C/O ELLA SHERWOOD  
Upset Price: 354.76

Sale # 233  
Control 26-058939  
Map Number 262.00-1,015.00,029.  
Name: WEBSTER, DANIELLE  
Upset Price: 1309.91

## **27-LIBERTY TOWNSHIP**

Sale # 234  
Control 27-035988  
Map Number 047.00-1,044.00,019.  
Name: BRAND, MAT  
Upset Price: 282.16

Sale # 235  
Control 27-050415  
Map Number 047.00-1,044.00,007.  
Name: BRAND, MATTHEW R  
Upset Price: 531.79

Sale # 236  
Control 27-032859  
Map Number 009.00-1,014.00,001.

Name: HARTMAN, NEIL & NADINE  
Upset Price: 586.41

Sale # 237  
Control 27-030074  
Map Number 009.00-1,014.00,000.  
Name: HARTMAN, NEIL F &  
NADINE M  
Upset Price: 1802.06

Sale # 238  
Control 27-034706  
Map Number 029.00-1,002.00,000.  
Name: HIBBARD, DONALD &  
DAWN  
Upset Price: 1821.42

Sale # 239  
Control 27-054340  
Map Number 011.00-1,003.00,002.  
Name: NEXTEL PARTNERS INC  
Co Owner: ATTEN PROP TAX DEPT  
Upset Price: 338.83

Sale # 240  
Control 27-017476  
Map Number 048.00-1,046.00,000.  
Name: PRICE, MARTIN E &  
FLORENCE  
Upset Price: 2809.43

Sale # 241  
Control 27-017128  
Map Number 048.00-1,045.00,000.  
Name: PRICE, MARTIN E &  
FLORENCE D  
Upset Price: 1544.07

Sale # 242  
Control 27-040092  
Map Number 068.00-1,039.00,000.  
Name: ROSENKRANS, JACK R &  
HEIDI M  
Upset Price: 3751.69

Sale # 243  
Control 27-017569  
Map Number 047.00-1,058.00,000.  
Name: SNYDER, ARTHUR L &  
OLGA A JR

Upset Price: 2701.36

Sale # 244  
Control 27-056378  
Map Number 048.00-1,060.01,001.  
Name: TYLER, JAMES  
Upset Price: 371.66

Sale # 245  
Control 27-017191  
Map Number 048.00-1,026.00,000.  
Name: VERDENSKY, KAREN  
Upset Price: 5474.09

### **28-LITTLE MEADOWS BOROUGH**

Sale # 246  
Control 28-017688  
Map Number 002.03-1,009.00,000.  
Name: BOND TRANSPORT  
COMPANY LLC  
Upset Price: 910.14

Sale # 247  
Control 28-017784  
Map Number 021.05-1,006.01,000.  
Name: KUHR, JEFFREY J  
Upset Price: 3988.8

Sale # 248  
Control 28-035789  
Map Number 021.05-1,038.01,000.  
Name: KUHR, JEFFREY J  
Upset Price: 3735.03

Sale # 249  
Control 28-017780  
Map Number 021.06-1,008.00,000.  
Name: SHAUGHNESSY, MARY  
Upset Price: 683.49

Sale # 250  
Control 28-017808  
Map Number 021.05-1,063.00,000.  
Name: TOMCHICK, LOUIS T  
Upset Price: 7837.65

## **29-MIDDLETOWN TOWNSHIP**

Sale # 251  
Control 29-017832  
Map Number 080.00-1,049.00,000.  
Name: BOEHMER, ANNA  
Co Owner: TRUSTEE FOR STACY  
BOEHMER ETAL  
Upset Price: 2653.36

Sale # 252  
Control 29-017894  
Map Number 080.00-1,009.00,000.  
Name: FITZGERALD, DANIEL L  
Upset Price: 485.19

Sale # 253  
Control 29-051007  
Map Number 099.01-1,018.00,000.  
Name: NEWHART, DAVID W &  
DEBRA  
Upset Price: 1628.2

Sale # 254  
Control 29-018027  
Map Number 099.01-1,003.00,000.  
Name: NEWHART, ELISHA J  
Upset Price: 753.98

## **30-MONTROSE BOROUGH W1**

Sale # 255  
Control 30-018236  
Map Number 124.14-2,044.00,000.  
Name: HIBBARD, DONALD S  
Upset Price: 5711.71

Sale # 256  
Control 30-035246  
Map Number 124.19-2,002.00,000.  
Name: IRVINE, JAMES  
Upset Price: 345.42

Sale # 257  
Control 30-018283  
Map Number 124.14-1,018.00,000.  
Name: STONE, NELSON B  
Co Owner: & BARBARA D  
BURCHELL STONE  
Upset Price: 3789.3

Sale # 258  
Control 30-018210  
Map Number 124.14-4,003.00,000.  
Name: VAN DE GRIEK, KAREN  
Upset Price: 5540.31

## **31-MONTROSE BOROUGH W2**

Sale # 259  
Control 31-018810  
Map Number 124.17-3,039.00,000.  
Name: SINCAVISH, PAUL &  
REBECCA  
Upset Price: 2387.27

Sale # 260  
Control 31-018658  
Map Number 124.17-3,012.00,000.  
Name: VAN DE GRIEK, KAREN  
Upset Price: 821.86

## **33-NEW MILFORD BOROUGH**

Sale # 261  
Control 33-035929  
Map Number 109.06-1,078.00,001.  
Name: BROAD, RENEE L  
Co Owner: 51 DELAWARE STREET  
Upset Price: 258.25

Sale # 262  
Control 33-019034  
Map Number 109.09-1,005.00,000.  
Name: HANNIGAN, MONA  
Co Owner: & GARRETT  
HANNIGAN JR  
Upset Price: 2832.32

Sale # 263  
Control 33-019280  
Map Number 109.10-1,021.00,000.  
Name: HOLDRIDGE, FRANCIS  
Co Owner: C/O  
HOLDRIDGE/FRANTZ  
Upset Price: 2195.07

Sale # 264  
Control 33-032527  
Map Number 109.05-1,032.00,000.

Name: PATRICK, JOHN F & CAROL  
S

Upset Price: 3135.78

Sale # 265

Control 33-019085

Map Number 109.06-1,001.00,000.

Name: SHERIDAN, RAYMOND G JR

Upset Price: 8606.64

Sale # 266

Control 33-019203

Map Number 090.18-1,017.00,000.

Name: WARNER, RICHARD L

Upset Price: 6332.47

Sale # 267

Control 33-056933

Map Number 109.10-1,015.00,001.

Name: WARNER, ROBERT

Upset Price: 365.91

### **34-NEW MILFORD TOWNSHIP**

Sale # 268

Control 34-036887

Map Number 091.00-2,010.00,001.

Name: ARSENAULT, CLARENCE &  
VELMA

Upset Price: 265.64

Sale # 269

Control 34-056236

Map Number 109.00-1,084.00,001.

Name: BUCHANAN, HARRY

Upset Price: 2109.62

Sale # 270

Control 34-019363

Map Number 111.10-1,006.00,000.

Name: CLAR, BALTASAR &  
MICHAEL L JR ETAL

Co Owner: C/O MICHAEL L ETAL

Upset Price: 3680.93

Sale # 271

Control 34-019942

Map Number 110.00-1,033.00,000.

Name: CUDO, SUSAN RAYE

Upset Price: 3194.06

Sale # 272

Control 34-020298

Map Number 108.00-1,051.00,000.

Name: HANNIGAN, GARRETT &  
MONA ANNE

Upset Price: 5517.71

Sale # 273

Control 34-053614

Map Number 128.00-1,046.00,001.

Name: SAGER, JAMES & SUSAN

Upset Price: 337.25

Sale # 274

Control 34-020194

Map Number 128.00-1,011.02,000.

Name: SCHNEIDER, ROBERT &  
LAURA ETAL

Co Owner: & WILLIAM KENNETH  
WOOD

Upset Price: 1091.36

Sale # 275

Control 34-031691

Map Number 126.00-2,008.00,000.

Name: STONE, YVONNE

Upset Price: 2192.62

Sale # 276

Control 34-019714

Map Number 111.00-1,012.00,000.

Name: TYLER, GEORGE R JR

Upset Price: 5512.76

### **35-OAKLAND BOROUGH**

Sale # 277

Control 35-020660

Map Number 054.07-1,026.00,000.

Name: BORNE, JASON M

Upset Price: 4151.89

Sale # 278

Control 35-054260

Map Number 054.00-5,008.00,001.

Name: GRAVES, TINA

Upset Price: 2476.58

Sale # 279  
Control 35-020648  
Map Number 054.10-2,044.00,000.  
Name: IRWIN, KENNETH &  
KATHALEEN  
Upset Price: 2224.16

Sale # 280  
Control 35-020448  
Map Number 054.10-2,040.00,000.  
Name: LEGERE, CHARLES J &  
KATHLEEN M  
Co Owner: C/O KATHLEEN M  
WILBUR  
Upset Price: 4423.91

Sale # 281  
Control 35-020449  
Map Number 054.10-2,041.00,000.  
Name: MARTIN, CLAY T &  
LORRAINE L  
Upset Price: 4369.82

Sale # 282  
Control 35-020464  
Map Number 054.07-1,072.00,000.  
Name: MARTIN, CLAY TAYLOR &  
LORRAINE L  
Upset Price: 507.5

Sale # 283  
Control 35-020533  
Map Number 054.10-2,043.00,000.  
Name: SCAGGS, RONALD E &  
KATHRYN  
Co Owner: C/O CARL & ROSIE  
OROPALLO  
Upset Price: 3742.98

Sale # 284  
Control 35-020577  
Map Number 054.10-2,042.00,000.  
Name: SCAGGS, RONALD E &  
KATHRYN M  
Co Owner: C/O CARL & ROSIE  
OROPALLO  
Upset Price: 725.07

Sale # 285  
Control 35-020686

Map Number 054.10-1,073.00,000.  
Name: THOMAS, ALVIN W &  
ROBIN R  
Upset Price: 3373.72

Sale # 286  
Control 35-020658  
Map Number 054.10-1,068.00,000.  
Name: TREVATHON, CAROL A  
Upset Price: 3159.2

Sale # 287  
Control 35-020402  
Map Number 054.10-2,019.00,000.  
Name: TRYNOSKI, EDWIN E  
Upset Price: 2224.27

Sale # 288  
Control 35-020405  
Map Number 054.11-1,011.00,000.  
Name: WHEELER, BRIAN F  
Upset Price: 3139.9

### **36-OAKLAND TOWNSHIP**

Sale # 289  
Control 36-058126  
Map Number 054.00-1,001.00,031.  
Name: ADAMS, RHONDA L  
Upset Price: 368.5

Sale # 290  
Control 36-058527  
Map Number 053.00-2,048.00,001.  
Name: BEACH, KEITH  
Co Owner: & LAURA CROASDALE  
Upset Price: 2412.35

Sale # 291  
Control 36-034255  
Map Number 054.00-1,001.00,025.  
Name: BUTTS, EILEEN R & LEWIS  
Upset Price: 318.65

Sale # 292  
Control 36-036593  
Map Number 074.00-1,003.01,000.  
Name: CHILEWSKI, CHESTER  
THOMAS III  
Co Owner: & JAMIE RODRIGUEZ-

**CHILEWSKI**

Upset Price: 7686.7

Sale # 293

Control 36-031133

Map Number 074.00-1,013.00,000.

Name: HARDY, CHRISTOPHER  
JAMES

Upset Price: 699.19

Sale # 294

Control 36-020995

Map Number 053.00-2,005.00,000.

Name: MANN, JOSEPH &amp; ELAINE

Upset Price: 1612.68

Sale # 295

Control 36-020838

Map Number 035.00-1,065.00,000.

Name: MARTIN, CLAY T &  
LORRAINE L

Upset Price: 704.31

Sale # 296

Control 36-020733

Map Number 054.00-2,006.00,000.

Name: TRYNOSKI, ARTHUR

Co Owner: &amp; EDWIN E TRYNOSKI

Upset Price: 754.14

**37-RUSH TOWNSHIP**

Sale # 297

Control 37-050475

Map Number 155.00-1,023.00,001.

Name: ARTHUR, AMY

Upset Price: 1020.05

Sale # 298

Control 37-035315

Map Number 157.15-1,012.00,000.

Name: BRACE, RODNEY S &  
STEPHANIE M

Upset Price: 272.97

Sale # 300

Control 37-009687

Map Number 156.00-1,018.00,000.

Name: FORCE, BURTON H &  
SHARON

Upset Price: 4711.02

Sale # 301

Control 37-009322

Map Number 195.00-1,006.00,000.

Name: FRIESEMA, THOMAS S &  
CYNTHIA A

Upset Price: 283.83

Sale # 302

Control 37-021095

Map Number 156.00-1,049.00,000.

Name: GRICK, TAWNYA L

Upset Price: 2717.55

Sale # 303

Control 37-009363

Map Number 137.02-1,036.00,000.

Name: MAST, JOHN S

Upset Price: 2187.83

Sale # 304

Control 37-021183

Map Number 156.00-1,017.00,000.

Name: NEWHART, LISA

Upset Price: 3513.22

Sale # 305

Control 37-009453

Map Number 155.00-1,029.00,000.

Name: NEWHART, ROGER A

Upset Price: 2408.66

Sale # 306

Control 37-057975

Map Number 155.00-1,025.00,000.

Name: NEWHART, ROGER JR

Upset Price: 3192.05

Sale # 307

Control 37-051809

Map Number 136.00-2,013.00,001.

Name: WALLIKAS, MICHAEL S &  
RETA MARIE

Upset Price: 2978.11

Sale # 308

Control 37-053627

Map Number 136.00-2,005.01,000.

Name: WARNER, ERIC

Upset Price: 3928.13

### **38-SILVER LAKE TOWNSHIP**

Sale # 309

Control 38-009965

Map Number 045.12-1,067.00,000.

Name: KNICKERBOCKER,  
DONALD J & ARLENE

Upset Price: 7685.74

Sale # 310

Control 38-054153

Map Number 026.00-1,017.01,001.

Name: MILLARD, MARTIN

Upset Price: 1457.11

Sale # 311

Control 38-052468

Map Number 046.05-1,008.00,001.

Name: SHATTUCK, TARA

Upset Price: 238.65

Sale # 312

Control 38-010635

Map Number 046.05-1,001.01,000.

Name: SPRY, JOEL ETAL

Upset Price: 3950.87

Sale # 313

Control 38-010472

Map Number 066.00-1,041.00,000.

Name: STEVENS, MARK F ETAL

Co Owner: C/O MARK F STEVENS

Upset Price: 2659.81

### **39-SPRINGVILLE TOWNSHIP**

Sale # 314

Control 39-055633

Map Number 218.03-1,004.00,002.

Name: BEEBE, MARTIN

Upset Price: 1072.75

Sale # 315

Control 39-036282

Map Number 237.00-1,075.01,000.

Name: BOMFORD, LOURIE A

Upset Price: 11736

Sale # 316

Control 39-011297

Map Number 257.00-1,017.00,000.

Name: BUDZINSKI, RICHARD &  
LISA

Upset Price: 3461.81

Sale # 317

Control 39-057027

Map Number 257.00-1,004.05,000.

Name: CASSELBURY, MICHAEL L  
& RUTH H

Upset Price: 1221.42

Sale # 318

Control 39-056883

Map Number 237.00-1,051.00,001.

Name: GARRISON, DALE L &  
DEBORAH L

Upset Price: 885.36

Sale # 319

Control 39-010982

Map Number 237.00-1,051.00,000.

Name: GARRISON, SHAWN L

Upset Price: 7950.97

Sale # 320

Control 39-011203

Map Number 236.00-1,056.00,000.

Name: GAYLORD, MARK L

Upset Price: 3301.05

Sale # 321

Control 39-035468

Map Number 255.08-1,021.00,000.

Name: HENRY, JAMES

Co Owner: & CARLENE ANN  
BOZZO HENRY

Upset Price: 499.35

Sale # 322

Control 39-056270

Map Number 218.00-2,022.02,000.

Name: HERNE, DAVID &  
CATHERINE

Upset Price: 2293.35

Sale # 323

Control 39-058407

Map Number 218.00-2,047.00,001.  
 Name: KEEFE, CODY  
 Upset Price: 485.27

Sale # 324  
 Control 39-011126  
 Map Number 236.00-1,065.00,000.  
 Name: MARTINKA, RUTH ESTATE  
 Co Owner: C/O MARJORIE  
 MARTINKA,ADMINTR  
 Upset Price: 711.94

Sale # 325  
 Control 39-011150  
 Map Number 239.00-1,008.00,000.  
 Name: NOBLE, RANDY V  
 Upset Price: 7251.86

Sale # 326  
 Control 39-037664  
 Map Number 219.00-1,023.01,000.  
 Name: SMITH, NANCY JANE  
 Upset Price: 4171.46

Sale # 327  
 Control 39-059891  
 Map Number 257.00-1,023.00,000.  
 Name: SPADINE, MARK A  
 Upset Price: 2518.85

Sale # 328  
 Control 39-011137  
 Map Number 238.08-1,006.00,000.  
 Name: TORRES, LOUIS M & LINDA  
 A  
 Upset Price: 4582.66

#### **40-SUSQUEHANNA BOROUGH W1**

Sale # 329  
 Control 40-011683  
 Map Number 054.15-2,056.00,000.  
 Name: ACOSTA, VICTOR N  
 Upset Price: 2727.05

Sale # 330  
 Control 40-011652  
 Map Number 054.11-5,026.00,000.  
 Name: BAKER, SHAWN &

KIMBERLY FARR  
 Upset Price: 4184.91

Sale # 331  
 Control 40-058373  
 Map Number 054.14-2,005.01,000.  
 Name: CALLAHAN, SHAWN ACE  
 Co Owner: & COLLEEN J  
 Upset Price: 344.51

Sale # 332  
 Control 40-011749  
 Map Number 054.15-2,042.00,000.  
 Name: DEWEY, TIMOTHY E  
 Upset Price: 3213.89

Sale # 333  
 Control 40-011763  
 Map Number 054.15-3,009.00,000.  
 Name: FLANDERS, RICHARD H &  
 FREIDA M  
 Upset Price: 3193.89

Sale # 334  
 Control 40-011669  
 Map Number 054.15-2,069.00,000.  
 Name: FREITAG, CONNOR  
 Upset Price: 2919.61

Sale # 335  
 Control 40-011698  
 Map Number 054.11-5,039.00,000.  
 Name: HARVEY, WALTER  
 Co Owner: PO BOX 523  
 Upset Price: 284.44

Sale # 336  
 Control 40-011405  
 Map Number 054.14-3,033.00,000.  
 Name: HUMPHRY, LORI J  
 Co Owner: AKA LORI J DEWITT  
 Upset Price: 4258.7

Sale # 337  
 Control 40-011772  
 Map Number 054.15-2,058.00,000.  
 Name: MOORE, MARIKA  
 Upset Price: 3894.38

Sale # 338  
Control 40-011540  
Map Number 054.14-2,035.00,000.  
Name: OROPALLO, CARL A JR  
Upset Price: 4244.4

Sale # 339  
Control 40-011791  
Map Number 054.15-2,005.00,000.  
Name: ROTH, CASSANDRA  
Upset Price: 3334.07

Sale # 340  
Control 40-011778  
Map Number 054.15-2,003.00,000.  
Name: TRYNOSKI, EDWIN E  
Upset Price: 4940.6

Sale # 341  
Control 40-011654  
Map Number 054.15-2,044.00,000.  
Name: VINSKO, DANIEL F III  
Upset Price: 3396.62

## **42-SUSQUEHANNA BOROUGH W2**

Sale # 342  
Control 42-011969  
Map Number 054.11-3,056.00,000.  
Name: BISHOP, CHRISTOPHER D  
Upset Price: 4393.47

Sale # 343  
Control 42-012232  
Map Number 054.12-2,081.00,000.  
Name: COLLINS, JEFFREY W &  
JEANINE  
Upset Price: 3856.83

Sale # 344  
Control 42-012008  
Map Number 054.16-2,042.00,000.  
Name: HOWARD, LEWALLACE P III  
Upset Price: 4320.28

Sale # 345  
Control 42-012211  
Map Number 054.12-2,062.00,000.  
Name: INGRAM, DAVID

Upset Price: 2541.64

Sale # 346  
Control 42-031253  
Map Number 054.11-3,030.00,000.  
Name: IVESON, MICHAEL &  
KELLY  
Upset Price: 24748.31

Sale # 347  
Control 42-011861  
Map Number 054.11-3,041.00,000.  
Name: MARTIN, CLAY  
TAYLOR & LORRAINE LONG  
Upset Price: 2917.51

Sale # 348  
Control 42-011997  
Map Number 054.12-3,010.00,000.  
Name: NORRIS, JARED W  
Upset Price: 4824.31

Sale # 349  
Control 42-012077  
Map Number 054.11-2,038.00,000.  
Name: SESTO, MICHAEL & PAULA  
Upset Price: 3565.63

Sale # 350  
Control 42-012010  
Map Number 054.16-2,043.00,000.  
Name: SHERMAN, RICHARD A  
Upset Price: 2830.49

Sale # 351  
Control 42-012204  
Map Number 054.11-2,073.00,000.  
Name: SPOONHOWER, FRANCIS &  
DOROTHY  
Upset Price: 3820.84

Sale # 352  
Control 42-011949  
Map Number 054.15-1,010.00,000.  
Name: THOMPSON, KIMBERLY  
Upset Price: 4219.26

#### **44-THOMPSON BOROUGH**

Sale # 353  
Control 44-012266  
Map Number 115.09-1,008.00,000.  
Name: FOX, CHRISTINE  
Upset Price: 1281.7

Sale # 354  
Control 44-012324  
Map Number 115.09-1,027.00,000.  
Name: ODELL, REBECCA  
Co Owner: & REBECCA CORDNER  
Upset Price: 2723.71

Sale # 355  
Control 44-035485  
Map Number 114.00-2,007.00,000.  
Name: WADEMAN, RICHARD B  
Upset Price: 1204.57

#### **45-THOMPSON TOWNSHIP**

Sale # 356  
Control 45-012503  
Map Number 115.00-2,026.00,000.  
Name: HITTE, ROBERT C & BIRDIE  
D  
Co Owner: C/O BIRDIE HITTE  
Upset Price: 579.26

Sale # 357  
Control 45-053597  
Map Number 133.00-1,002.00,000.  
Name: STOCKER, CHARLES W  
Co Owner: C/O JAMES CURRENT  
Upset Price: 5280.56

Sale # 358  
Control 45-035632  
Map Number 114.00-1,050.00,001.  
Name: STONE, GLEN  
Upset Price: 1881.78

Sale # 359  
Control 45-038407  
Map Number 095.00-1,010.01,000.  
Name: WHITNEY, LEON P  
Upset Price: 1427.23

Sale # 360  
Control 45-057095  
Map Number 095.00-1,010.00,001.  
Name: WHITNEY, LEON P  
Upset Price: 4739.9

#### **46-UNION DALE BOROUGH**

Sale # 361  
Control 46-036172  
Map Number 210.00-2,006.00,007.  
Name: MEAD, JEFFREY  
Upset Price: 216.07

Sale # 362  
Control 46-012857  
Map Number 211.00-2,041.00,000.  
Name: TWARDY, LAWRENCE G W  
Upset Price: 1570.16

**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 14, 2016 TO JULY 20, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$17,000.00
Mortgagor: ATKINSON, PAUL	Mortgagee: NET FEDERAL CREDIT UNION
2 - ATKINSON, JACQUELINE	
Locations: Parcel #	Municipality
1 - 268.07-6,052.01,000.	FOREST CITY
Information:	Consideration: \$141,391.00
Mortgagor: STROHL, SARAH A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - CALIBER HOME LOANS INC
Locations: Parcel #	Municipality
1 - 235.00-2,014.00,000.	SPRINGVILLE TOWNSHIP
2 - N/A	AUBURN TOWNSHIP
Information: COLLATERAL MTG	Consideration: \$203,000.00
Mortgagor: BENNETT, BRANDON	Mortgagee: BENNETT, KENNETH L (TRUST BY TRUSTEE)
2 - BENNETT, ADELE	2 - BENNETT, ADELE (TRUST BY TRUSTEE)
Locations: Parcel #	Municipality
1 - 166.00-1,025.00,000.	HARFORD TOWNSHIP
2 - 167.00-1,053.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$19,400.00
Mortgagor: COLWELL, GARY R JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: KLEIN, ROBERT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KLEIN, KELLY-JO A	2 - WYNDHAM CAPITAL MORTGAGE INC
Locations: Parcel #	Municipality
1 - 130.00-1,025.03,000.	NEW MILFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: WHITEHEAD, ANDREW R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITEHEAD, TRACY L	
Locations: Parcel #	Municipality
1 - 094.00-1,027.00,000.	JACKSON TOWNSHIP 2 - N/A JACKSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$100,000.00
Mortgagor: BULLOCK, CHARLES R	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 234.00-1,071.00,000.	AUBURN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$12,000.00
Mortgagor: GRANAHAH, SEAN T	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 124.13-1,025.00,000.	MONTROSE

*For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.*

Information: OPEN-END MTG Mortgagor: JOHNSON, NICK E 2 - JOHNSON, ERICA J Locations: Parcel # 1 - N/A	Consideration: \$101,700.00 Mortgagee: PS BANK  Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: BOGER, BRIAN S  2 - BOGER, BARBARA L Locations: Parcel # 1 - N/A	Consideration: \$100,427.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PACIFIC UNION FINANCIAL LLC Municipality LITTLE MEADOWS BOROUGH
Information: Mortgagor: VALLONE, RICHARD J Locations: Parcel # 1 - 220.00-1,003.00,000.	Consideration: \$75,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: BARRY, JOSEPH M Locations: Parcel # 1 - 102.00-1,013.00,000.	Consideration: \$53,150.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: SANTERAMO , FRANCINE  2 - SANTERAMO , PATRICK T SR Locations: Parcel # 1 - 149.00-3,045.00,000.	Consideration: \$127,085.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION Municipality GIBSON TOWNSHIP
Information: Mortgagor: THOMAS, DUANE B Locations: Parcel # 1 - 060.09-1,015.01,000.	Consideration: \$185,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality APOLACON TOWNSHIP
Information: Mortgagor: GLOVER, TODD M 2 - GLOVER, SHARON A Locations: Parcel # 1 - 036.17-1,058.00,000.	Consideration: \$31,343.00 Mortgagee: PSECU  Municipality LANESBORO BOROUGH
Information: OPEN-END MTG Mortgagor: VERGARI, PAUL P 2 - VERGARI, KAREN Locations: Parcel # 1 - N/A	Consideration: \$10,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality HERRICK TOWNSHIP
Information: Mortgagor: BACKER, DANIEL J  2 - BACKER, GRETCHEN Locations: Parcel # 1 - 124.17-3,085.00,000.	Consideration: \$100,000.00 Mortgagee: NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION  Municipality MONTROSE 2W
Information: OPEN-END MTG Mortgagor: KNIGHT, JESSICA L (NBM)  2 - WELCH, JESSICA Locations: Parcel # 1 - N/A	Consideration: \$80,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY  Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: STONE, NATHON 2 - STONE, KAY LA D Locations: Parcel # 1 - 042.03-1,005.01,000.	Consideration: \$102,200.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA  Municipality APOLACON TOWNSHIP

Information:	Consideration: \$90,000.00
Mortgagor: WELCH, RITA M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 162.00-1,003.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$139,032.00
Mortgagor: SIMPSON, DUSTIN R	Mortgagee: FNCB BANK
2 - SIMPSON, JENNA B	
Locations: Parcel #	Municipality
1 - 200.00-1,021.00,000.	DIMOCK TOWNSHIP

## DEEDS

Information:	Consideration: \$12,000.00
Grantor: ROSE, CAROLE K	Grantee: SPERING, HENRY L
2 - ROSE, RICHARD W	2 - SPERING, MARY S
3 - PASCOE, KATHLEEN K	
4 - PASCOE, THOMAS A	
5 - LATHROP, CHRISTINE K	
6 - LATHROP, RICHARD H	
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$16,500.00
Grantor: SMITH, KELLY M	Grantee: ARTHUR, DOUGLAS
2 - RYCHLICKI, AMY L	2 - ARTHUR, SCOTT
Locations: Parcel #	Municipality
1 - 037.00-1,056.00,000.	HARMONY TOWNSHIP
Information: QUITCLAIM DEED	Consideration: \$1.00
Grantor: COLWELL, MERLE W (TRUST BY TRUSTEE)	Grantee: COLWELL, JAY W
2 - COLWELL, GERTRUDE J (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - 014.00-1,010.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1,087.13
Grantor: NAGY, MARY ANN (BY SHERIFF)	Grantee: OCWEN LOAN SERVICING LLC
Locations: Parcel #	Municipality
1 - 065.00-1,051.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: CLARKE, ANN MARIE	Grantee: SEAMANS, EMMA FRANCES
2 - CLARKE, CHRISTOPHER	
3 - KEEVILL, JOHN	
4 - KEEVILL, EILEEN	
Locations: Parcel #	Municipality
1 - 054.11-3,036.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$144,000.00
Grantor: CHRIST, RAYMOND W	Grantee: STROHL, SARAH A
2 - CHRIST, JUDITH A	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
2 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$283,000.00
Grantor: BENNETT, KENNETH L (TRUST BY TRUSTEE)	Grantee: BENNETT, BRANDON
2 - BENNETT, BETTY LOU (TRUST BY TRUSTEE)	2 - BENNETT, ADELE
Locations: Parcel #	Municipality
1 - 166.00-1,025.00,000.	HARFORD TOWNSHIP
2 - 167.00-1,053.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$0.00
Grantor: JENSEN, NORMAN D (TRUST BY TRUSTEE)	Grantee: JENSEN, NORMAN D
2 - JENSEN, DOROTHY B (TRUST BY TRUSTEE)	2 - JENSEN, DOROTHY B
	3 - GRAMUGLIA, CHRISTINE L
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information: INT 30 WK NO. 47	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: MOORE, DONNA L
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 40 WK NO.25	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WEAVER, LAREA D
	2 - WEAVER, MARY C
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 39 WK NO. 45	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: BOGDAN, LAWRENCE C
	2 - BASE, JUDITH ANN
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 32 WK NO. 47	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: HAMMONTREE, JANE
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$93,600.00
Grantor: NOBLE, WALTER V (ESTATE AKA)	Grantee: STOCKHOLM, KEVIN
2 - NOBLE, WALTER (ESTATE)	2 - STOCKHOLM, PENNY
Locations: Parcel #	Municipality
1 - 178.00-2,008.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$90,000.00 Tax
Grantor: FRAILEY, MICHELLE (NBM)	Grantee: GUERRERO, ELIZABETH THERESE
2 - BROWN, MICHELLE	2 - GUERRERO, ANTONIO TOMAS DIAZ
3 - BROWN, DAKOTAH	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LONERGAN, ROBERT (ESTATE AKA)	Grantee: LONERGAN, ELLEN M
2 - LONERGAN, ROBERT P (ESTATE AKA)	
3 - LONERGAN, ROBERT P JR (ESTATE)	
4 - LONERGAN, MARY ELLEN (AKA)	
5 - LONERGAN, ELLEN M	
6 - LONERGAN-BOTTARY, ELLYNE (AKA)	
7 - BOTTARY, ELLYNE LONERGAN	
8 - LONERGAN, ROBERT PIII	
9 - LONERGAN, MEAGHAN E	
Locations: Parcel #	Municipality
1 - 189.00-1,056.00,000.	GIBSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: OCHSE, DORA	Grantee: AIDEN, PATRICIA
2 - AIKEN, PATRICIA	
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCALEER, DOROTHY C	Grantee: MCALEER, MICHAEL J
	2 - DORRITIE, CAROLYN
Locations: Parcel #	Municipality
1 - 222.00-1,029.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRANING, JANICE L	Grantee: BARNARD, DEBORAH L
2 - LUPOLE, SHELLEY J	2 - LUPOLE, SHELLEY J
3 - BRANNING, DANA A	3 - KINNEY, KARIN L
4 - BRANNING, ROBERT D	
5 - KINNEY, KARIN L	
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTS, ROBERT J	Grantee: BUTTS, RICHARD A
2 - BUTTS, NANCY L	2 - MORRIS, MELISSA M
	3 - DEAN, THOMAS P JR
Locations: Parcel #	Municipality
1 - 068.00-1,002.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROSE, CAROLE K	Grantee: ROSE, KENNETH S
2 - ROSE, RICHARD W	2 - ROSE, ELIZABETH A
3 - PASCOE, KATHLEEN K	
4 - PASCOE, THOMAS A	
5 - LATHROP, CHRISTINE K	
6 - LATHROP, RICHARD H	
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$3,352.80
Grantor: RYAN, NICO S (BY SHERIFF)	Grantee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - 031.19-1,006.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$70,000.00
Grantor: BREITWEISER, CAROLE (BY ATTY)	Grantee: BULLOCK, CHARLES
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$129,900.00
Grantor: MARSHALL, LEROY	Grantee: SANTE RAMO , FRANCINE
2 - MARSHALL, SHARON	2 - SANTE RAMO , PATRICK T SR
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: SMITH, ROBERT E	Grantee: SHEMONSKI, MICHAEL
2 - SMITH, DIANE P	2 - SHEMONSKI, KAREN
Locations: Parcel #	Municipality
1 - 226.07-1,001.00,000.	CLIFFORD TOWNSHIP

Information: CORRECTION DEED	Consideration: \$0.00
Grantor: GROOVER, TODD	Grantee: GROOVER, TODD
2 - GROOVER, BETSY	2 - GROOVER, BETSY
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
2 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$47,000.00
Grantor: CLARK, CHRISTINE A (ESTATE)	Grantee: SPENCER, DANIEL J
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KRAMER, WARREN R	Grantee: KRAMER, DIANE I
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: MAHER, JOHN S	Grantee: MAHER, JOHN M F (TRUST)
2 - MAHER, SUSAN H	
Locations: Parcel #	Municipality
1 - 222.00-3,045.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRENNAN, JOHN W	Grantee: WITHERINGTON, LAURA S (TRUST)
2 - WITHERINGTON, LAURA S	2 - BRENNAN, JOHN W (TRUST)
Locations: Parcel #	Municipality
1 - 111.14-1,032.00,000.	NEW MILFORD TOWNSHIP
Information: CORRECTION DEED	Consideration: \$1.00
Grantor: HIBBARD, ROSELYN F (AKA)	Grantee: HIBBARD, ROSELYN P
2 - HIBBARD, ROSELYN P	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: PENCEK, DORLENE	Grantee: REGINA'S ESTATES LLC
Locations: Parcel #	Municipality
1 - 249.19-2,025.00,000.	FOREST CITY 2W
Information:	Consideration: \$8,000.00
Grantor: NEWAK, MICHAEL	Grantee: ATKINSON, PAUL
2 - NEWAK, PATRICIA	2 - ATKINSON, RICHARD
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: TAYLOR, JOSEPH M (AKA)	Grantee: TAYLOR, JAMES E
2 - TAYLOR, JOSEPH M SR	2 - TAYLOR, PATRICIA
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: BRUNGES, CONNIE L (NBM)	Grantee: MCNAMARA, BARBARA B
2 - HOPPE, CONNIE B	
3 - HOPPE, FARNAM	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OGLINE, NANCY J	Grantee: VOGEL, EDWIN E (ESTATE)
2 - VOGEL, ALAN J	
3 - CAREY, BARBARA	
4 - VOGEL, EDWIN E (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH

Information:	Consideration: \$1.00
Grantor: VOGEL, EDWIN E (ESTATE)	Grantee: VOGEL, CHRISTOPHER E
2 - VOGEL, BRYAN PAUL	

Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH

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Information:	Consideration: \$1.00
Grantor: VOGEL, EDWIN E	Grantee: VOGEL, CHRISTOPHER E
2 - VOGEL, BRYAN PAUL	

Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH

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Information:	Consideration: \$1.00
Grantor: VOGEL, EDWIN E (ESTATE)	Grantee: VOGEL, BRYAN PAUL
2 - VOGEL, BRYAN PAUL	

Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH

# Susquehanna County LEGAL JOURNAL

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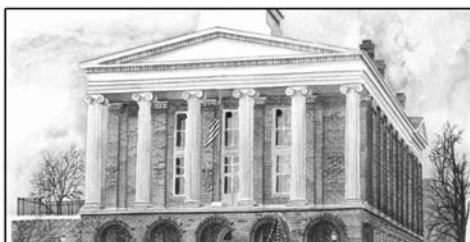
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