

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ May 27, 2016 ★ Montrose, PA ★ No. 8



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CASES REPORTED

Norman Gerald Lewandowski and Victoria Lewandowski, Plaintiffs
vs.
Susquehanna County Assessment Office and Mark Machell, 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.

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Legal Journal of Susquehanna County

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

COURT OPINION

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

NORMAN GERALD	:	
LEWANDOWSKI	:	
and VICTORIA	:	
LEWANDOWSKI,	:	
Plaintiffs,	:	
vs.	:	No. 2014-1241 C.P.
	:	
SUSQUEHANNA COUNTY	:	
ASSESSMENT OFFICE and	:	
MARK MACHELL,	:	
Defendants	:	

I. Undisputed Facts from Pleadings

1. On November 19, 2009, plaintiffs Norman Gerald Lewandowski and Victoria Lewandowski, his wife, (hereinafter referred to as plaintiffs) together with Walter Richard Lewandowski, single, and Patricia L. Lysak and Daniel Lysak, her husband, conveyed 4.25 acres in Clifford Township, Susquehanna County to Walter Richard Lewandowski. (Plf. Cmp. ¶ 3, Ex. A; Def. Ans. ¶ 3.)
2. This deed is recorded in the Susquehanna County Recorder's Office and filed to instrument number 200917384. (Plf. Comp, Ex. A.)
3. The 4.25 acre parcel is a portion of the remaining lands owned by plaintiffs, Walter Lewandowski, Patricia Lysak and Daniel Lysak, but the record does not disclose how much acreage is included in the remaining parent parcel. (Plf. Cmp. Ex. A.)
4. On December 10, 2010, plaintiffs, together with Walter Richard Lewandowski, single, and Patricia L. Lysak and Daniel Lysak, her husband, filed a corrective deed which purported to "correct" the description in the 2009 deed to reduce the acreage from 4.25 acre to only 2.00 acres. (Plf. Cmp. ¶ 6, Ex. B.)
5. This deed is recorded in the Susquehanna County Recorder's Office and filed to instrument number 201023692. (Plf. Cmp. Ex. B.)
6. The plaintiffs filed the "corrective deed" in order to avoid having the parents parcel removed from the Susquehanna County Clean and Green program. (Plf. Cmp. ¶ 5; Def. Ans. ¶ 5.)
7. Defendant Susquehanna County Assessment Office has "refused" to accept this "corrective" deed. (Plf. Cmp. ¶ 7; Def. Ans. 7.)
8. Defendant Susquehanna County Assessment Office provided the following legal

advice to plaintiffs: “drafting and executing two (2) ‘corrective’ deeds – first one conveying the four and one-quarter (4.25) acres from Walter Lewandowski to the original owners and, then, another conveying the intended two (2) acres to Walter Lewandowski – would keep the remaining parent parcel in the Clean and Green Program and only the two (2) acres conveyed in the second ‘corrective’ deed would be subject to removal.” (Def. Ans. ¶ 7.)

9. Defendant Susquehanna County Assessment Office contends that the parent parcel is no longer in the Clean and Green Program as plaintiffs have not “corrected” the 4.25 acre deed properly. (Def. Ans. ¶ 8.)
10. On March 3, 2014, Walter Richard Lewandowski conveyed the real property subject to this litigation to defendant Mark Machell, and said conveyance contended it was transferring 4.25 acres (as represented in the original deed) as opposed to 2.0 acres (as represented in the purported corrective deed).
11. On October 14, 2014, plaintiffs filed a complaint seeking mandamus relief against defendant Susquehanna County Assessment Office directing it to “accept the clear intent of the parties” that the “corrective deed” reduced the acreage owned by Walter Richard Lewandowski to 2 acres.
12. In the mandamus action, plaintiffs also sought a judicial declaration that defendant Mark Machell only owned 2 acres of real property as opposed to 4.25 acres of real property.
13. The pleadings are now closed.
14. On February 8, 2016, defendant Susquehanna County Assessment Office filed a motion for summary judgment.
15. On February 16, 2016, plaintiffs filed a motion for summary judgment.
16. On March 9, 2016, defendant Mark Machell filed for summary judgment.
17. It does not appear that the parties ever engaged in any discovery.
18. The motions for summary judgment relate to the uncontested facts contained within the pleadings themselves.

II. Standard of Review

Summary judgment is appropriate “where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” *Summers v. Certainteed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010) (citing Pennsylvania Rule of Civil Procedure 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” *Id.* Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” *Id.* This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” *Burlington Coat*

Factory of Pa., LLC v. Grace Constr. Management Co., LLC, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

III. Discussion

1. Defendant Mark Machell's Motion for Summary Judgment

Defendant Mark Machell moves for summary judgment contending that he is not a government entity that would be subject to jurisdiction in a complaint seeking a writ of mandamus. (Def. Mot. Summ. Judg., ¶¶ 11-12.) “The common law writ of mandamus lies to compel an official’s performance of a ministerial act or a mandatory duty.” *Sinkiewicz v. Susquehanna County Board of Commissioners*, 2015 WL 9583463, at *3 (Pa. Cmwlth. Dec. 20, 2015). “As a high prerogative writ, mandamus is rarely issued and never to interfere with a public official’s exercise of discretion.” *Id.* Defendant Mark Machell is a private citizen and plaintiffs have not alleged that defendant Mark Machell holds any government position that imposes upon him some official duty which he has refused to fulfill.

At best, plaintiffs argue that mandamus is appropriate to define what land, if any, Machell received by virtue of the 2014 deed. “Mandamus is not available to establish legal rights but only to enforce rights that have been established.” *Sinkiewicz*, 2015 WL 9583463, at *3. Plaintiffs seek a judicial determination as to whether the 2010 deed properly “corrected” the description in the 2009 deed, thereby re-conveying by operation of law 2.25 acres of real property back to the original owners, or if the 2010 deed failed to accomplish the contemplated re-conveyance of the real property. In other words, plaintiffs are seeking to establish legal rights – not enforce a right that has already been established. In any event, defendant Mark Machell has no official capacity through which he could be compelled to do anything through a mandamus action. For this reason, defendant Mark Machell’s motion for summary judgment will be granted.

2. Defendant Susquehanna County Assessment Office

Defendant Susquehanna County Assessment Office primarily argues that mandamus is an improper vehicle for relief where there is an assessment appeal process that could redress plaintiffs’ complaint. (Def. Mot. Summ. Judg., ¶ 3-4.) In terms of the jurisdictional exhaustion rule applicable to mandamus actions, the law is clear:

“Mandamus is not a substitute for a statutory remedy that provides the means to review a public official’s action and correct error.” *Seeton v. Adams*, 50 A.3d 268, 277 (Pa. Cmwlth. 2012). “[M]andamus cannot be used to ‘review or compel the undoing of an action taken by such an official or tribunal in good faith and in exercise of legitimate jurisdiction’ *even if the decision was wrong*.” *Green v. Tioga Board of Commissioners*, 661 A.2d 932, 934 (Pa. Cmwlth. 1995) (emphasis added)(quoting *Pennsylvania Dental Association v. Insurance Department*, 516 A.2d 647, 652 (Pa. 1986)). In other words,

mandamus cannot act as a substitute for judicial review. Pennsylvania Dental Association, 516 A.2d at 653.

Big Bear Management Fund v. Lower Macungie Twp., 2016 WL 917294, at *4 (Pa. Cmwlth. Mar. 10, 2016); See Sinkiewicz, 2015 WL 9583463, at *3 (“Mandamus requires (1) a clear legal right in the plaintiff; (2) a corresponding duty in the defendant, and (3) a lack of any other adequate and appropriate remedy at law.” (emphasis added)); Dotterer v. School Dist. of City of Allentown, 92 A.3d 875, 881 (Pa. Cmwlth. 2014) (dismissing principal’s mandamus action where there were administrative remedies available to address grievances); Howard v. Comm. Dep’t of Transp., 73 A.3d 648, 651 (Pa. Cmwlth. 2013) (finding that failure to exhaust statutory remedy defeated jurisdiction of court to hear mandamus action); Fast Enterprises, LLC v. Comm. Dep’t of General Servs., 13 A.3d 566, 568 (Pa. Cmwlth. 2011) (finding that mandamus relief does not exist where there is a statutory remedy); Burns v. Board of Directors of Uniontown Area School Dist., 748 A.2d 1263, 1268 (Pa. Cmwlth. 2000) (“We have gone so far as to suggest that the existence of an adequate, alternative statutory remedy deprives a court of jurisdiction to grant relief in mandamus.”); Gelnett v. Dep’t of Transp., Bureau of Driver Licensing, 670 A.2d 217, 220 (Pa. Cmwlth. 1996) (noting that mandamus relief does not exist where there exists “other adequate and appropriate remedy”); Borough of Brentwood v. Brentwood School District, 662 A.2d 675, 677 (Pa. Cmwlth. 1995) (“This Court has repeatedly held that a court of equity has no jurisdiction when an adequate administrative remedy exists.”); Brennan v. Taylor, 447 A.2d 1130, 1131 (Pa. Cmwlth. 1982) (“Therefore, if an alternative remedy was available . . . , mandamus would not lie and this case would have been dismissed for lack of subject matter jurisdiction.”); Merritt v. West Mifflin Area School Dist., 424 A.2d 572, 574 (Pa. Cmwlth. 1981) (“Because [plaintiff] failed to pursue her statutory remedy which was appropriate and adequate, the court below was correct in finding that it lacked jurisdiction to consider the action in mandamus.”).

More specifically, in Runyan v. Board of Assessment Appeals of Montgomery County, 401 A.2d 870 (Pa. Cmwlth. 1979), a number of county taxpayers instituted a mandamus action against the county assessment office to challenge alleged defects in assessment notices. The Commonwealth Court noted that the county taxpayers had an adequate statutory remedy in the form of the assessment appeal process. *Id.* at 871-72 (“Mandamus, which is an extraordinary writ, will not lie where there is an adequate remedy at law which has not been pursued.”). In particular, there were several statutory procedures that provided a means to challenge any adverse assessment action to the assessment appeal board – and later, if still not satisfied, to the court of common pleas. *Id.* at 871-72. As in Runyan, plaintiffs have statutory remedies available to them relative to any challenge to an assessment decision. *See* 53 Pa. C.S. § 8851 (Creating Board of Assessment Appeals); § 8844 (appellate rights defined for Board of Assessment Appeals); & § 8854 (Right to Appeal to the Court of Common Pleas).

Plaintiffs have not made any argument or offered any justification as to why

plaintiffs should be excused from exhausting their statutory assessment appeal remedies. Plaintiffs have presented no legal authority that would excuse them from pursuing the assessment appeal process. At best, plaintiffs argue that there are no “clear rules for citizens to follow” as to how to appeal the refusal to accept the 2010 deed. There are clear rules, however, in the form of a statutory right to appeal an adverse assessment decision. If plaintiffs seek to challenge their loss of the tax advantages associated with the Clean and Green program, they could have done so through the assessment appeal process upon receiving notice that the property was no longer eligible for participation in that program.

Instead, plaintiffs seek a judicial determination as to the validity of the 2010 deed. Plaintiffs contend that “a court of equity has the right to reform a deed where a mutual mistake appears. . . .” (Plf. Br., at unnumbered page 3.). Plaintiffs misconstrue the nature and scope of mandamus relief. “Mandamus is an action at law.” Parents Against Abuse in Schools v. Williamsport Area School Dist., 594 A.2d 796, 801 (Pa. Cmwlth. 1991). Thus, plaintiffs’ reference to equitable relief seeking to reform a deed is misplaced as this is an action in law, not equity. By making this argument, however, plaintiffs further confirm that there are other legal remedies available to them to determine the validity of the 2010 deed to re-convey 2.25 acres back to the original owners through a corrective description – as opposed to an outright conveyance back to the original owners by Walter Richard Lewandowski. Plaintiffs have admitted that they have other legal recourse to uphold the validity of the 2010 deed or to challenge the validity of the 2014 deed. Given that there are other remedies available, mandamus is not available. For these reasons, defendant Susquehanna County Assessment Office’s motion for summary judgment will be granted and plaintiffs’ motion for summary judgment will be denied.



LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Betty Fae Ivey AKA
Betty F. Ivey
Late of Forest Lake Township
EXECUTOR
Cody Ivey
965 Dark Hollow Road
Montrose, PA 18801
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

5/27/2016 • 6/3/2016 • 6/10/2016

ESTATE NOTICE

Notice is hereby given that letters testamentary have been granted in the ESTATE OF **ROBERT F. REDDON** late of the Jackson Township, Pennsylvania, (died April 3, 2016) to Kathleen Reddon, 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 Kathleen Reddon or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850 or PO Box F1706, Binghamton, NY 13902.

5/27/2016 • 6/3/2016 • 6/10/2016

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Charles William Burns a/k/a Charles W. Burns, late of Susquehanna County, Pennsylvania, on May 6, 2016 to Lenore Burns a/k/a Lenore M. Burns. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to Briechele Law Offices, PC, Attn: Michael Briechele, Esquire, 707 Main Street, P.O. Box 157, Forest City, PA 18421.

**MICHAEL BRIECHLE,
ESQUIRE**
Attorney for the Estate

5/27/2016 • 6/3/2016 • 6/10/2016

ESTATE NOTICE

Notice is hereby given that an exemplified copy of the Preliminary Letters Testamentary

in the ESTATE OF Charlotte Ann Alexander, late of the New York County, New York, (died November 27, 2014) issued to Nancy Olsen, Executrix, has been filed in the Susquehanna County Register of Wills. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Nancy Olsen or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902-0106.

5/20/2016 • 5/27/2016 • 6/3/2016

EXECUTOR NOTICE

Estate of Norma Osterling AKA
Norma J. Osterling
Late of New Milford Township
EXECUTOR
Scott Osterling
751 Hall Road
New Milford, PA 18834
ATTORNEY
Charles J. Aliano
37 Jackson Avenue
Susquehanna, PA 18847

5/20/2016 • 5/27/2016 • 6/3/2016

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Philip Gilbert, late of Susquehanna County, Pennsylvania, on May 5, 2016 to Dorlene Pencek. All persons indebted to said estate are required to make payment, and those having claims or demands to present the

same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

5/13/2016 • 5/20/2016 • 5/27/2016

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 JUNE 14, 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 6-14-2016 9:00 AM

Writ of Execution No.: 2016-247
CP

PROPERTY ADDRESS: RR 3 Box
319 n/k/a 18126 State Route 167
Montrose, Pa 18801

LOCATION: Silver Lake Township
Tax ID #: 065.00-1,051.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED
DWELLING WITH 25 X 26
GARAGE ATTACHED

DEFENDANTS: Unknown Heirs,
Successors, Assigns and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
from or under Mary Ann Nagy
ATTORNEY FOR PLAINTIFF:
Morris Scott, 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/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

5/20/2016 • 5/27/2016 • 6/3/2016

SHERIFF'S SALE MORTGAGE FORECLOSURE JUNE 14, 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

6-14-2016 10:00 AM

Writ of Execution No.: 2016-268
CP

PROPERTY ADDRESS: 289

Chase Avenue

Hallstead, Pa 18822

LOCATION: Hallstead Borough

Tax ID #: 031.19-1,006.00,000.

IMPROVEMENTS: ONE - 2

STORY WOOD FRAMED

DWELLING

ONE - 18 X 30 WOOD FRAMED

GARAGE

DEFENDANTS: Nico S Ryan

ATTORNEY FOR PLAINTIFF:

Jana Fridfinnsdottir, Esq

(614)222-4921

NOTICE

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

Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be

acknowledged. For details on individual Sheriff Sales please go to:
www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

5/20/2016 • 5/27/2016 • 6/3/2016



MORTGAGES AND DEEDS

*RECORDED FROM MAY 6, 2016 TO MAY 11, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$75,000.00
Mortgagor: HASSAN, SHARIEF M	Mortgagee: HUNTINGTON NATIONAL BANK
Locations: Parce	Municipality
1 - N/A	JACKSON TOWNSHIP
2 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: STOKLOSA, JAMES F	Mortgagee: PSECU
2 - STOKLOSA, SUSAN	
Locations: Parce	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: M & L EQUITY LLC	Mortgagee: VANCOTT, FORREST
	2 - VANCOTT, NANCY
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$192,000.00
Mortgagor: MELVILLE, LAURA	Mortgagee: WELLS FARGO BANK
2 - PHILLIPS, JOSEPH	
Locations: Parce	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$114,488.00
Mortgagor: HOLLISTER, ASHLEY C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parce	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: MULLINEAUX, WENDY (AKA)	Mortgagee: NBT BANK
2 - MULLINEAUX, WENDY J	
Locations: Parce	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$118,400.00
Mortgagor: NOLDY, KEVIN A	Mortgagee: CU MORTGAGE SERVICES INC
2 - NOLDY, MARY M	
Locations: Parce	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$51,000.00
Mortgagor: DEDONIS, KATHLEEN	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
2 - DEDONIS, RICHARD	
Locations: Parce	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP

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

Information:	Consideration: \$94,261.00
Mortgagor: DIPHILLIPS, RICHARD	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: RHODES, NELSON NEIL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RHODES, MICHELLE L	
Locations: Parce	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$168,000.00
Mortgagor: BOVENKAMP, JOHN A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$168,000.00
Mortgagor: BOVENKAMP, JOHN A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$205,000.00
Mortgagor: POPE, WILLIAM J JR (AKA)	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - POPE, WILLIAM	
3 - POPE, CAROL ANN	
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$20,000.00
Mortgagor: SHEA, KATRINA A	Mortgagee: HONESDALE NATIONAL BANK
2 - SHEA, JONATHAN M	
Locations: Parce	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: MTG	Consideration: \$27,000.00
Mortgagor: STEPHENS, JOHN C	Mortgagee: HONESDALE NATIONAL BANK
2 - STEPHENS, GEORGIA	
Locations: Parce	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$155,000.00
Mortgagor: BONAVIDA, ROBERT L JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$155,000.00
Mortgagor: BONAVIDA, ROBERT L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BONAVIDA, MARY J	
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$27,500.00
Mortgagor: KELLEY, CHANCEY L (AKA)	Mortgagee: PS BANK
2 - KELLEY, CHANCEY	
3 - KELLEY, CATHERINE B (AKA)	
4 - KELLEY, CATHERINE	
Locations: Parce	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

Information:	Consideration: \$211,000.00
Mortgagor: BEASLEY, JANET L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - GUARANTEED RATE INC
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$152,600.00
Mortgagor: MATTHEWS, JERRY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MATTHEWS, DOROTHY M	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$166,528.00
Mortgagor: BLAISURE, JOSEPH J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - UNFIRST MORTGAGE CORPORATION
Locations: Parce	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$37,017.00
Mortgagor: BOERNER, JORDAN F	Mortgagee: BOERNER, JON
	2 - BOERNER, JUDITH
Locations: Parce	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$78,400.00
Mortgagor: BACKLEY, MICHAEL J	Mortgagee: TIOGA STATE BANK
Locations: Parce	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: PEIRCE, HARRY J	Mortgagee: APCI FEDERAL CREDIT UNION
2 - PEIRCE, WANDA B	
Locations: Parce	Municipality
1 - N/A	LIBERTY TOWNSHIP

DEEDS

Information:	Consideration: \$140,000.00
Grantor: VOGEL, CHRISTOPHER E (ESTATE)	Grantee: M & L EQUITY LLC
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$116,600.00
Grantor: BARBEE, JOHN P	Grantee: HOLLISTER, ASHLEY C
2 - BARBEE, JULIE B	
Locations: Parce	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARSON-HALDANE, DONNA (AKA)	Grantee: CARSON, DONNA (TRUST)
2 - HALDANE, DONNA CARSON	
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$595,000.00
Grantor: CABLE, CLARK A JR	Grantee: ERTELT, HARALD
2 - CABLE, WINIFRED D	2 - ERTELT, CHRISTINE
Locations: Parce	Municipality
1 - N/A	UNIONDALE BOROUGH

Information:	Consideration: \$30,600.00
Grantor: MUSUMECI, FREYA (BY SHERIFF)	Grantee: ROOSA, BRYAN 2 - ROOSA, CANDY
Locations: Parce 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: OIL GAS MINERAL & HYDROCARBON	Consideration: \$10.00
Grantor: JOHNSON, DAVON M 2 - JOHNSON, DAVINE (BY GUARDIAN) 3 - JOHNSON, DAVONTAY (BY GUARDIAN) 4 - JOHNSON, DAMARCUS (BY GUARDIAN)	Grantee: PRECISION CAPITAL LP 2 - ENDEAVOR ACQUISITIONS LLC
Locations: Parce 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information: OIL GAS MINERAL & HYDROCARBON	Consideration: \$10.00
Grantor: ROBERTSON, JASON K	Grantee: PRECISION CAPITAL LP 2 - ENDEAVOR ACQUISITIONS LLC
Locations: Parce 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$3,806.61
Grantor: BOLLINGER, PATRICK (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: Parce 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: ESTATE OF GERARD W LYNCH 2 - CHAMBERLAIN, PATRICIA (ESTATE)	Grantee: LYNCH, DOROTHY 2 - LYNCH, GERARD 3 - LYNCH, MICHAEL 4 - CHAMBERLAIN, PATRICIA 5 - LYNCH, MARIE 6 - ROMANO, HELEN
Locations: Parce 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: INT NO 36 WEEK UNIT NO 36	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: MOORE, STEPHANIE H
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 37 WEEK OF UNIT NO 27	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WALL, ROBERT J 2 - WALL, GINA B
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 29 WEEK OF UNIT NO 27	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: HUNTER, LARRY G JR 2 - HUNTER, OMEGA J
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: FEDUCHAK, LEO J 2 - FEDUCHAK, DOROTHY M	Grantee: OMALLEY, KEVIN J
Locations: Parce 1 - N/A	Municipality LENOX TOWNSHIP
Information: INT NO 36 WK UNIT NO 36	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: MOORE, STEPHANIE H
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP

Information: INT NO 32 WEEK UNIT NO 24 Grantor: BREMER HOF OWNERS INC	Consideration: \$100.00 Grantee: MORIN, JAMES I 2 - MORIN, SHARON R
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 37 WEEK UNIT NO 27 Grantor: BREMER HOF OWNERS INC	Consideration: \$100.00 Grantee: WALL, ROBERT J 2 - WALL, GINA B
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 29 WEEK UNIT NO 27 Grantor: BREMER HOF OWNERS INC	Consideration: \$100.00 Grantee: HUNTER, LARRY G JR 2 - HUNTER, OMEGA J
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: MCKUNE CEMETERY ASSOCIATION	Consideration: \$1.00 Grantee: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
Locations: Parce 1 - N/A	Municipality OAKLAND TOWNSHIP
Information: Grantor: BECKONING ACRES LLC	Consideration: \$96,000.00 Grantee: DIPHILLIPS, RICHARD
Locations: Parce 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: TAYLOR, ANGELA C 2 - TAYLOR, MICHAEL P	Consideration: \$275,000.00 Grantee: GRACE, KIMBERLY L 2 - GRACE, ROBERT G 3 - GRACE, JANET E
Locations: Parce 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: BURCH, BELFORD LEE	Consideration: \$1.00 Grantee: BURCH, BELFORD LEE JR
Locations: Parce 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: Grantor: BURCH, BELFORD LEE	Consideration: \$1.00 Grantee: BURCH, BELFORD LEE JR
Locations: Parce 1 - N/A	Municipality MONTROSE
Information: Grantor: MAYERZAK, RAYMOND H 2 - MAYERZAK, JOANNE	Consideration: \$1.00 Grantee: MAYERZAK, JOANNE
Locations: Parce 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: MAYERZAK, RAYMOND H 2 - MAYERZAK, JOANNE	Consideration: \$1.00 Grantee: MAYERZAK, JOANNE
Locations: Parce 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GRIFFITHS, JAMES (BT ATTY AKA)	Grantee: GRIFFITHS, BRANDON D
2 - GRIFFITHS, JAMES ARTHUR (BY ATTY)	2 - GRIFFITHS, SHAYLA A
	3 - GRIFFITHS, SONYA N
	4 - GRIFFITHS, HEATHER M
	5 - GRIFFITHS, DYLAN M
	6 - ELK LAKE COMMUNITY CHRUCH
Locations: Parce	Municipality
1 - N/A	RUSH TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: EVAN, HOWARD D	Grantee: GRUBE, GARY W
2 - GRUBE, GARY W	2 - EVANS, HOWARD D
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: POOLER, MONICA M (ESTATE)	Grantee: CADEN, RODNEY T
	2 - CADEN, JILL
Locations: Parce	Municipality
1 - N/A	LANESBORO BOROUGH
Information:	Consideration: \$6,000.00
Grantor: POOLER, MONICA M (ESTATE)	Grantee: CADEN, RODNEY T
	2 - CADEN, JIL
Locations: Parce	Municipality
1 - N/A	LANESBORO BOROUGH
Information:	Consideration: \$42,500.00
Grantor: HILL, CHARLES E	Grantee: BELICOSE, ROBERT
2 - HILL, ELIZABETH L	2 - BELICOSE, SUEANNE M
Locations: Parce	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: MARY M RUPP INC	Grantee: BRIGIDI, MARGARET (AKA)
	2 - BRIGIDI, MARGARET A
	3 - MURPHY, POLLY
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: TEETSEL, JAMES P JR	Grantee: BONAVITA, ROBERT L
2 - TEETSEL, CATHERINE E (AKA)	
3 - TEETSEL, CATHERINE	
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: QUITCLAIM DEED	Consideration: \$1.00
Grantor: BEDFORD, GALE W	Grantee: BEDFORD, CARROLL H
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: UHLIG, LEE IVA	Grantee: UHLIG, AMY R
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OREILLY, ROBERT F	Grantee: OREILLY, ROBERT F
2 - OREILLY, DEBRA J	
Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP

Information: QUITCLAIM DEED	Consideration: \$1.00
Grantor: BEDFORD, CARROLL	Grantee: BEDFORD, GALE W
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$152,600.00
Grantor: ROOSA, BRYAN J	Grantee: MATTHEWS, JERRY
2 - ROOSA, CANDY S	2 - MATTHEWS, DOROTHY M
3 - BOTHELL, BONNIE J	
4 - BOTHELL, DAVID A	
5 - ROOSA, DAVID C (BY TRUSTEE)	
6 - ROOSA, JAY J (BY TRUSTEE)	
7 - ROOSA, WILLIS E (ESTATE)	
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$169,600.00
Grantor: MINER, EDWARD L (TRUST)	Grantee: BLAISURE, JOSEPH J
Locations: Parce	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONE, ELSON R	Grantee: WOOD, WILLIAM H
	2 - WOOD, ELAINE
	3 - WOOD, ROBERT C
	4 - WOOD, DEBRA A
	5 - BURDICK, JUDITH ANN
	6 - BURDICK, EDMUND W
Locations: Parce	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: PEOPLES SECURITY BANK AND TRUST COMPANY	Grantee: CARPENTER, JON
	2 - CARPENTER, ABBEY
Locations: Parce	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$37,000.00
Grantor: BOERNER, JEREMY J	Grantee: BOERNER, JORDAN F
Locations: Parce	Municipality
1 - N/A	OAKLAND BOROUGH



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