

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

34th Judicial District

Vol. 3 ★ December 28, 2018 ★ Montrose, PA ★ No. 39



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CASES REPORTED

Commonwealth of Pennsylvania
vs.
Wayne Eugene Bradley, Defendant.

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**Court of Common Pleas
34th Judicial District:**

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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Publisher:
Bailey Design and Advertising
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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.

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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.

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

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

Subscription Rates

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Subscription Year: March–February

Prorated subscriptions available

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

COURT OPINION

No. 2017 - 467 C.R.

Commonwealth of Pennsylvania

vs.

**Wayne Eugene Bradley,
Defendant.**

Opinion continued from the December 21, 2018 issue

III. Discussion

a. Motion for Judgment of Acquittal

“A motion for judgment of acquittal challenged the sufficiency of the evidence to sustain a conviction on a particular charge, and is granted only in cases in which the Commonwealth has failed to carry its burden regarding the charge.” Commonwealth v. Foster, 33 A.3d 632, 635 (Pa. Super. 2011) (quoting Commonwealth v. Hutchinson, 947 A.2d 800, 805-06 (Pa. Super. 2008), appeal denied, 980 A.2d 606 (Pa. 2009)). Where a defendant is challenging the sufficiency of the evidence, the following standard must be applied:

The standard we apply in reviewing the sufficiency of the evidence is whether viewing all the evidence admitted at trial in a light most favorable to the verdict winner, there is sufficient evidence to enable a fact-finder to find every element of the crime beyond a reasonable doubt. In applying the above test, we may not weigh the evidence and substitute our judgment for the fact-finder. In addition, we note that the facts and circumstances established by the Commonwealth need not preclude every possibility of innocence. Any doubts regarding a defendant’s guilt may be established by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances. The Commonwealth may sustain its burden of proving every element of a crime beyond a reasonable doubt by means of wholly circumstantial evidence. Moreover, in applying the above test, the entire record must be evaluated and all evidence received must be considered. Finally, the trier of fact while passing on the

credibility of witnesses and the weight of the evidence produced, is free to believe all, part or none of the evidence.

Commonwealth v. Quel, 27 A.3d 1033, 1037-38 (Pa. Super. 2011).

As to Count 1, the elements of the crime of terroristic threats are as follows: (1) the defendant must make a threat to commit a crime of violence; and (2) the threat must be communicated with the intent to terrorize the victim or with reckless disregard of the risk that the victim would be terrorized. See Commonwealth v. Beasley, 138 A.3d 39, 45 (Pa. Super. 2016); 18 Pa. C.S. § 2706(a)(1). In reviewing the record in a light most favorable to the Commonwealth, Bradley initially approached the construction worksite wielding a large metal bar, Bradley was yelling, agitated and threatening John, he asked John if he wanted to see what would happen if the company truck was not moved, Bradley then left and returned holding a rifle which he discharged into the air, aimed at the back of the company truck being operated by David, and then nodded when David asked him if he was going to shoot members of the Perry crew. These facts plainly provide ample evidence to support: (1) that Bradley had threatened to commit a crime of violence, namely murder or aggravated assault; and (2) that Bradley had intended to terrorize the victims.¹

This case is similar to Commonwealth v. Hudgens, 582 A.2d 1352 (Pa. Super. 1990). In that case, the defendant argued with the victim and stated that he was going to “get him.” Id. at 1355. The defendant then removed a Samurai-style sword which had been concealed in his pants. Id. The defendant held the sword in close proximity to the victim’s body and touched the victim’s hand with it. Id. Thereafter, the defendant sheathed the sword and left. Id. The Superior Court concluded that the facts were sufficient to support a terroristic threats conviction. Id. at 1358 (finding that the facts were sufficient to “infer that [defendant] threatened to stick the victim with the sword, and thereby cause death or serious bodily injury”); see also In re Maloney, 636 A.2d 671, 676 (Pa. Super. 1994) (affirming conviction for terroristic threats where defendant pointed a gun at victim and told him to “get the fuck out of here”); Commonwealth v. White, 335 A.2d 436, 439 (Pa. Super. 1975) (finding that defendant committed terroristic threats where he told victim he was going to “grab her,” he carried her into an abandoned house, and then raised her skirt). Likewise, in this case, Bradley utilized a metal bar and a rifle, made a threatening statement that something was going to happen if the truck was not moved, fired a weapon into the air, and nodded when asked if he was going to shoot the Perry construction crew. When considering the totality of this conduct in a light most favorable to the Commonwealth, there is ample evidence to support Bradley’s conviction for terroristic threats.

As to Count 2, the elements of the crime of simple assault by physical menace “are

¹ Significantly, Bradley conceded that he had fired his rifle in order to show the victims that there would be “consequences” if the company truck was not moved. Thus, Bradley plainly intended to terrorize the victims by utilizing a firearm and discharging it into the air as a means to assure their compliance to his demands.

intentionally placing another in fear of serious bodily injury through the use of menacing or frightening activity.” Commonwealth v. Reynolds, 835 A.2d 720, 726 (Pa. Super. 2003); 18 Pa. C.S. § 2701(a)(3). Bradley made threatening comments while holding a large metal bar, he retrieved a rifle from his residence, returned to a location near the job site, continue to angrily yell, fired the weapon into the air, aimed the weapon at the back of the company truck that David was driving, and nodded when he was asked whether he planned on shooting members of the Perry construction crew. In reviewing the evidence in a light most favorable to the Commonwealth, the record supports the conviction Bradley’s conviction for simple assault by physical menace and Bradley’s motion for judgment of acquittal will be denied.

b. Motion for New Trial – Weight of the Evidence Claim²

The standard of review for Bradley’s weight of the evidence claim can be summarized as follows:

A motion for a new trial based on a claim that the verdict is against the weight of the evidence is addressed to the discretion of the trial court. A new trial should not be granted because of a mere conflict in the testimony or because the judge on the same facts would have arrived at a different conclusion.

Rather, the role of the trial judge is to determine that notwithstanding all the facts, certain facts are so clearly of greater weight that to ignore them or to give them equal weight with all the facts it to deny justice. It has often been stated that a new trial should be awarded when the jury’s verdict is so contrary to the evidence as to shock one’s sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail.

Commonwealth v. Thomas, 2018 WL 3679940, at *6 (Pa. Super. 2018) (quoting Commonwealth v. Clay, 64 A.3d 1049, 1054-55 (Pa. 2013)).

The facts in this case were largely undisputed: (1) Bradley approached John with a large metal bar; (2) Bradley was yelling and agitated; (3) Bradley asked John if John was going to move the company truck or whether John wanted to see what would happen if the truck was not moved; (4) John responded that he wanted to see what would happen, (5) Bradley went to his residence, retrieved a rifle and loaded it; and (6) Bradley returned to the sidewalk area near the construction site and discharged the rifle into the air while continuing to act in an angry and erratic manner.³ As noted earlier, the record amply supports Bradley’s convictions for terroristic threats and simple assault by physical menace. While Bradley contends that he was not seeking to terrorize or menace anyone and that he was simply acting out of anger in the heat of the moment, these

² Bradley filed two separate motions for a new trial which will be considered collectively.

³ The only facts that Bradley did not concede where as follows: (1) Bradley denied that he threatened to use the metal bar on John; (2) Bradley denies aiming the rifle at the company truck with David inside of it; and (2) Bradley did not admit that he nodded his head when asked if he was going to shoot members of the Perry construction crew.

claims contradict the entirety of the record. Bradley's concedes that he fired the rifle to make certain that the victims knew there would be "consequences" if they failed to move the company truck. Bradley's testimony revealed that he knew exactly what he was doing and why he was doing it – he wanted to terrorize the victims into complying with his demands. The jury's verdict does not shock anyone's sense of justice; rather, it constituted a reasonable and only conclusion as to what Bradley intended to do through his sustained and threatening conduct. For these reasons, Bradley's motion for a new trial 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.

ESTATE NOTICE

In the Estate of Henry C. Cheney, a/k/a Henry Charles Cheney, late of the Borough of San Leon, Galveston County, Texas,

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estates are requested to make prompt payment and all those having claims against said estates will present them without delay to:

Dee A. Cheney
4544 Stanley Lake Road
Friendsville, PA 18818

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

12/28/2018 • 1/4/2019 • 1/11/2019

EXECUTRIX NOTICE

Estate of Lonnie Lee Fisher AKA
Lonnie L. Fisher
Late of Great Bend Township
EXECUTRIX
LoriAnn Fisher
161 5th St.
Hallstead, PA 18822

12/28/2018 • 1/4/2019 • 1/11/2019

EXECUTRIX NOTICE

Estate of Josephine P. O'Peka
Late of Forest City, PA
EXECUTRIX
Janet Veltri
404 W. Main St.
Dalton, PA 18414

12/28/2018 • 1/4/2019 • 1/11/2019

ESTATE NOTICE

Estate of Eileen M. Wasko, deceased, of 729 Stearns Road Road, New Milford, Susquehanna County, Pennsylvania, who died October 12, 2018.

Letters Testamentary have been granted to Lori A. Wasko and Ronald E. Wasko, Co-Executors, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments,

without delay, to:

Lori A. Wasko and Ronald E.
Wasko
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

12/21/2018 • 12/28/2018 • 1/4/2019

ADMINISTRATOR NOTICE

Estate of Louis R. Vinci
Late of Gibson Township
ADMINISTRATOR
Matthew Vinci
11204 SR 92
So. Gibson, PA 18842
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

12/14/2018 • 12/21/2018 • 12/28/2018

ESTATE NOTICE

Estate of Evelyn H. Fiske,
deceased, of 47 Prospect Street,
Susquehanna, Susquehanna
County, Pennsylvania, who died
May 30, 2018.

Letters Testamentary have been
granted to Patricia Hobart,
Executrix, who requests all persons
having claims against the estate of
the decedent to make known the
same, and all persons indebted to
the decedent to make payments,
without delay, to:

Patricia Hobart
c/o Francis X. O'Connor, Esquire

PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

12/14/2018 • 12/21/2018 • 12/28/2018

ESTATE NOTICE

In the Estate of John R.
Harasymczuk and the Estate of
Teresa Harasymczuk, late of the
Township of Liberty, Susquehanna
County, Pennsylvania,

Letters Testamentary in the above
estates having been granted to the
undersigned, all persons indebted
to said estates are requested to
make prompt payment and all
those having claims against said
estates will present them without
delay to:

Louis Harasymczuk
3094 North Road
Montrose, PA 18801

Or

Attorney for the Estates
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

12/14/2018 • 12/21/2018 • 12/28/2018

EXECUTRIX NOTICE

Estate of Steven A. Hackel
Late of Choconut Township
EXECUTRIX
Terese M. Kar
216 Blake Rd.
Friendsville, PA 18818
ATTORNEY

John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

12/14/2018 • 12/21/2018 • 12/28/2018

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
SUSQUEHANNA COUNTY,
PENNSYLVANIA

Civil Action-Law
No. 2017-01217/EX2018-519CP

Notice of Action in
Mortgage Foreclosure

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

vs.

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: April J. Ramos a/k/a
April Ramos, Defendant,
whose last known address is 417
Main Street, Thompson, PA 18465.

Your house (real estate) at 417
Main Street, Thompson, PA 18465,
115.09-1,044.00,000, is scheduled
to be sold at Sheriff's Sale on
2/26/19, at 9:30 AM, at
Susquehanna County Sheriff's
Office, 105 Maple St., Montrose,
PA 18801, to enforce the court

judgment of \$80,681.73, obtained
by Nationstar Mortgage LLC d/b/a
Mr. Cooper against you.

- NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE -

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be cancelled if
you pay back to Nationstar
Mortgage LLC d/b/a Mr. Cooper,
the amount of the judgment plus
costs or the back payments, late
charges, costs, and reasonable
attorneys' fees due. To find out
how much you must pay, you may
call 610.278.6800.

2. You may be able to stop the
sale by filing a petition asking the
Court to strike or open the
judgment, if the judgment was
improperly entered. You may also
ask the Court to postpone the sale
for good cause.

3. You may be able to stop the
sale through other legal
proceedings.

4. You may need an attorney to
assert your rights. The sooner you
contact one, the more chance you
will have of stopping the sale.
(See notice below on how to obtain
an attorney.)

- YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE -

5. If the Sheriff's Sale is not
stopped, your property will be sold
to the highest bidder. You may find
out the price bid by calling
610.278.6800.

6. You may be able to petition

the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 570.278.4600, x140.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR

TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna County Lawyer Referral Service,
Susquehanna County Prothonotary Office
Courthouse,
P.O. Box 218,
11 Maple St.,
Montrose, PA 18801,
570.278.4600, x6641.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attnys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

12/28/2018



NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 8, 2019

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

SALE DATE AND TIME

1-8-2019 at 9:00 AM

Writ of Execution No.:

2018-1170 CP

PROPERTY ADDRESS: 2624 Stanley Lake Road FKA RR 1 Box 1844

Friendsville, PA 18818

LOCATION: Township of Choconut

Tax ID #: 042.00-2,023.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE - 23 X 26 TWO STORY

WOOD FRAMED GARAGE

ONE - 14 X 14 WOOD FRAMED

CARPORT

DEFENDANTS: ELENA

GROOVER SOLELY IN HER

CAPACITY AS HEIR OF

RONALD E. KOCAK AKA RONDAULD KOCAK, KIM KOCAK SOLELY IN HER CAPACITY AS HEIR OF RONALD E. KOCAK AKA RONALD KOCAK, LISA KOCAK SOLELY IN HER CAPACITY AS HEIR OF RONALD E. KOCAK AKA RONALD KOCAK AND UNKNOUWN HEIRS OF RONALD E. KOCAK AKA RONALD KOCAK, DECEASED ATTORNEY FOR PLAINTIFF: Matthew Fissel, Esq (215) 627-1322

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

12/14/2018 • 12/21/2018 • 12/28/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 8, 2019**

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

SALE DATE AND TIME

1-8-2019 at 10:00 AM

Writ of Execution No.:

2018-1274 CP

PROPERTY ADDRESS: 9135

State Route 3023

Springville, PA 18844

LOCATION: Township of Dimock
Tax ID #: 180.00-2,039.00,000

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

DEFENDANTS: Daniel B.
Gesford and Jacie L. Gesford
ATTORNEY FOR PLAINTIFF:
Stephen Hladik, Esq
(215) 855-9521

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that

Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: <http://susqco.com/> - Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

12/14/2018 • 12/21/2018 • 12/28/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 8, 2019**

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

01-08-19 11:00 AM

Writ of Execution No.:

2018-1352 CP

PROPERTY ADDRESS:
407 Jackson Avenue, Susquehanna,
Pa 18847

LOCATION: Susquehanna Depot
Borough
Tax ID #: 054.16-2,062.00,000.
IMPROVEMENTS: 1(ONE) - Two
Story Wood Frame Dwelling
1(ONE) - 12'x12' Wood
Frames Shed

DEFENDANTS: Jeffrey S. Potter
and Marcia Ann Potter a/k/a

Marcia A. Potter
ATTORNEY FOR PLAINTIFF:
Phelan Hallinan Diamond & Jones,
LLP,
(215) 563-7000

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

12/14/2018 • 12/21/2018 • 12/28/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 22, 2019**

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

01-22-2019 at 9:00 AM

Writ of Execution No.:

2018-1346 CP

PROPERTY ADDRESS:

40 Cozy Lake Court, FKA RR1
Box 1616 Mack Road, Hop
Bottom, PA 18824

LOCATION: Brooklyn Township
Tax ID #: 202.00-1,016.00,000.

IMPROVEMENTS: 1(ONE) – One
Story Wood Frame Dwelling
1(ONE) – 12'x20' Wood
Framed Garage

DEFENDANTS: Joyce M. Younica
ATTORNEY FOR PLAINTIFF:
RAS Citron, LLC
(855) 225-6906

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

12/28/2018 • 1/4/2019 • 1/11/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 22, 2019**

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
01-22-2019 at 9:30 AM**

Writ of Execution No.:
2018-1364 CP

PROPERTY ADDRESS:
RR1 Box 138, A/K/A 1264
Johnson Road, Springville, PA
18844

LOCATION: Springville Township
Tax ID #: 237.00-1,049.02,000
IMPROVEMENTS: 1(ONE) – One Story Wood Frame Dwelling
1(ONE) – 16'x40' Wood

Framed Garage

DEFENDANTS: David P. Boner
ATTORNEY FOR PLAINTIFF:
Phelan, Hallinan, Diamond &
Jones LLP
(855) 225-6906

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

12/28/2018 • 1/4/2019 • 1/11/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 22, 2019**

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
01-22-2019 at 10:00 AM**

Writ of Execution No.:
2018-1409 CP

PROPERTY ADDRESS:
761 Green Road, Montrose, PA
18801

LOCATION: Forest Lake
Township
Tax ID #: 122.00-1,004.00,000
IMPROVEMENTS: 1(ONE) – One
and a Half Story Wood Frame
Dwelling

1(ONE) – 26x36x2 Wood
Framed Garage Apt
DEFENDANTS: Susan Koziel
ATTORNEY FOR PLAINTIFF:
Kristine M. Anthou, Esquire
(412) 281-7650

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Lance M. Benedict,
Susquehanna County Sheriff

12/28/2018 • 1/4/2019 • 1/11/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 22, 2019

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
01-22-2019 at 10:30 AM

Writ of Execution No.:
2018-1420 CP

PROPERTY ADDRESS:
31 Post Street aka 14 Post Street,
Montrose, PA 18801
LOCATION: Montrose Borough
Tax ID #: 124.18-1,026.00,000
IMPROVEMENTS: 1(ONE) – Two
Story Wood Frame Dwelling

DEFENDANTS: Elaine M. Henry
aka Elaine Henry
ATTORNEY FOR PLAINTIFF:
KML Law Group, P.C.
(215) 627-1322

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Lance M. Benedict,
Susquehanna County Sheriff

12/28/2018 • 1/4/2019 • 1/11/2019

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 13, 2018 TO DECEMBER 19, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$72,000.00
Mortgagor: TERPSTRA, LEANN MARIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MOVEMENT MORTGAGE LLC
Locations: Parcel # 1 - 036.17-1,074.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$160,000.00
Mortgagor: MCCLURE, PHILIP 2 - MCCLURE, CATHERINE R	Mortgagee: BATEMAN, HOWARD
Locations: Parcel # 1 - 171.07-1,005.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: MIKLOICHE, JEFFREY T (AKA) 2 - MIKLOICHE, JEFFERY 3 - MIKLOICHE, JOAN M (AKA) 4 - MIKLOICHE, JOAN	Mortgagee: PS BANK
Locations: Parcel # 1 - 266.01-1,021.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$54,996.00
Mortgagor: DIBBLE, ROBERT M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 240.00-1,074.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$200,575.00
Mortgagor: LEDWITH, KEVIN 2 - LEDWITH, ERICA	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 267.00-1,014.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$73,000.00
Mortgagor: ELY, DUSTIN J (AKA) 2 - ELY, DUSTIN	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 124.15-2,001.00.000.	Municipality MONROE
Information: OPEN-END MTG	Consideration: \$15,000.00
Mortgagor: SAKEVICH, ANTHONY T 2 - SAKEVICH, TAMMY L	Mortgagee: NBT BANK
Locations: Parcel # 1 - 268.07-2,019.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$115,200.00
Mortgagor: JEMMOTT, CHRIS E 2 - FITZPATRICK, CATHERINE	Mortgagee: NBT BANK
Locations: Parcel # 1 - 027.00-1,029.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$105,000.00
Mortgagor: HICKS, LOUISE M (AKA) 2 - HICKS, LOUISE MAE	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 195.00-2,044.02.000.	Municipality AUBURN TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: RE-RECORDING	Consideration: \$153,600.00
Mortgagor: MOONEY, PATRICK M 2 - MOONEY, JENNIFER M	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 045.00-1,054.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: WAHL, JON	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 026.12-1,020.01.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$259,218.00
Mortgagor: HILL, JAY D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HILL, AMANDA M	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 248.00-1,008.00.000.	Municipality CLIFFORD TOWNSHIP 2 - 248.00-1,053.01.000. CLIFFORD TOWNSHIP
Information:	Consideration: \$41,250.00
Mortgagor: MEGIVERN, CARMEN M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 036.17-1,043.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$136,482.00
Mortgagor: HOLLENBACK, SUZANNE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MERSCHBACH, FRANK K	2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 133.00-3,073.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$152,500.00
Mortgagor: ARMSTRONG, CATHLEEN A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS	
Locations: Parcel # 1 - 043.02-1,012.00.000.	Municipality CHOCONUT TOWNSHIP

DEEDS

Information:	Consideration: \$80,000.00
Grantor: ANGIER, ALICE	Grantee: TERPSTRA, LEANN MARIE
Locations: Parcel # 1 - 036.17-1,074.00.000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$210,000.00
Grantor: JOHNSON, PAUL S 2 - JOHNSON, SUSAN 3 - JOHNSON, GLENN E 4 - FERRER, GAIL K 5 - FERRER, THOMAS R	Grantee: MCCLURE, PHILIP 2 - MCCLURE, CATHERINE R
Locations: Parcel # 1 - 171.07-1,005.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: WELLS FARGO BANK	Grantee: EXR LLC
Locations: Parcel # 1 - 268.06-2,063.00.000.	Municipality FOREST CITY

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$0.00
Grantor: SKORONSKI, WILLIAM 2 - SKORONSKI, DOLORES 3 - HINKSON, RONALD J	Grantee: HINKSON, RONALD J
Locations: Parcel # 1 - 033.00-1,028.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SKORONSKI, WILLIAM 2 - SKORONSKI, DOLORES 3 - HINKSON, RONALD J	Grantee: SKORONSKI, JAMES 2 - MANLEY, SUZANNE
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$53,200.00
Grantor: DARLING, PAUL 2 - DARLING, REBECCA	Grantee: KILMER, GARY 2 - KILMER, ROBIN
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information: INT 30 UNIT 39	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: PENNY, MARY A
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: OIL GAS MINERAL & HYDROCARBON	Consideration: \$10.00
Grantor: PRECISION CAPITAL LP	Grantee: STRICKLAND, BEN R 2 - STRICKLAND, LINDA R 3 - FIDELITY RESOURCES LP
Locations: Parcel # 1 - 206.00-1,002.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$7,000.00
Grantor: WADE, ROBERT CHARLES 2 - WADE, JACKIE LYNN	Grantee: WICKIZER, SCOTT T
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: PALOMBI, JOHN E 2 - PALOMBI, LISA M	Grantee: MARVIN, GARY
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: CITICORP MORTGAGE INC
Locations: Parcel # 1 - 183.00-1,012.01,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COMO, JOHN 2 - COMO, NATALIE	Grantee: LPR ENERGY LLC
Locations: Parcel # 1 - 205.00-2,043.00,000.	Municipality LENOX TOWNSHIP
Information: QUIT-CLAIM	Consideration: \$8,100.00
Grantor: US BANK (SUCC IN INT) 2 - BANK OF AMERICA (SBM) 3 - LASALLE BANK	Grantee: CR 2018 LLC
Locations: Parcel # 1 - 218.03-1,016.00,000.	Municipality SPRINGVILLE TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: MINERAL	Consideration: \$1.00
Grantor: LPR ENERGY LLC	Grantee: TREGAN ENERGY PARTNERS LP
Locations: Parcel #	Municipality
1 - 205.00-2,043.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALFRED, SYLINDA	Grantee: BIRCHARD, DON FREDERICK III
2 - ALFRED, MARTIN ROBERT	2 - BIRCHARD, DEBRA
Locations: Parcel #	Municipality
1 - 120.00-1,029.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WATSON, ROBERT G	Grantee: BZIK, CHRISTOPHER
2 - WATSON, NANCY E	2 - BZIK, JENNIFER N
Locations: Parcel #	Municipality
1 - 107.03-1,003.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$132,000.00
Grantor: SCRIMO, JOHN	Grantee: CEBULAR, RAYMOND E
2 - SCRIMO, DIANE	
3 - DIMINICH, MARIO	
Locations: Parcel #	Municipality
1 - 055.00-2,007.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: PICKERING, ROGER	Grantee: PICKERING, ROGER
2 - PICKERING, LISA ANN	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HEBERLE, KENNETH (AKA)	Grantee: MARAGOS, CHRISTINE L
2 - HABERLE, KENNETH R	
3 - HABERLE, SANDRA (AKA)	
4 - HABERLE, SANDRA E	
Locations: Parcel #	Municipality
1 - 205.03-1,070.00,000.	LENOX TOWNSHIP
2 - 205.03-1,072.00,000.	LENOX TOWNSHIP
3 - 204.00-2,013.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$128,000.00
Grantor: GREENLEY, MATTHEW D	Grantee: JEMMOTT, CHRIS E
2 - GREENLEY, DEBORAH A	2 - FITZPATRICK, CATHERINE
Locations: Parcel #	Municipality
1 - 027.00-1,029.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FOLLERT, PHILIP A (ESTATE AKA)	Grantee: FOLLERT, THOMAS GREGORY
2 - FOLLERT, PHILIP A HUDON (ESTATE)	2 - FOLLERT, KRISTEN NICOLE
3 - PETERS, DOUGLAS M (AKA)	
4 - PETERS, DOUGLAS	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: OWENS, ROBERT M	Grantee: OWENS FAMILY LIMITED PARTNERSHIP
2 - OWENS, KAREN L	2 - OWENS, ROBERT M
	3 - OWENS, KAREN L
Locations: Parcel #	Municipality
1 - 124.10-2,009.00,000.	MONTROSE

Information:	Consideration: \$1.00
Grantor: OWENS, ROBERT MERRILL JR 2 - OWENS, KAREN LYNN (AKA) 3 - OWENS, KAREN L	Grantee: OWENS FAMILY LIMITED PARTNERSHIP 2 - OWENS, ROBERT MERRILL JR 3 - OWENS, KAREN LYNN
Locations: Parcel # 1 - 124.18-1,058.00.000.	Municipality MONROSE
Information:	Consideration: \$5,000.00
Grantor: WOOD, FLOYD M 2 - WOOD, JUDITH L	Grantee: VAN KUREN, JEFFREY L
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: COOK, JAMES A 2 - COOK, MARY ANN (NBM) 3 - LOWER, MARY ANN 4 - LOWER, RICHARD	Grantee: KLESCHICK, JOSEPH JR
Locations: Parcel # 1 - 182.00-1,003.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEMASURIER, STEVEN	Grantee: LEMASURIER, ROY 2 - LEMASURIER, TERESA
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$264,000.00
Grantor: HESS, LAURIE	Grantee: HILL, JAY D 2 - HILL, AMANDA M
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information: CORRECTIVE & CONFIRMATORY	Consideration: \$1.00
Grantor: SAMPSON, VIRGINIA S 2 - SAMPSON, GEORGE G JR (BY ATTY) 3 - COSTELLO, SUSAN M 4 - COSTELLO, ROBERT J 5 - CONLON, LAURA S 6 - CONLON, JAMES 7 - RYAN, ELIZABETH S 8 - RYAN, JAMES 9 - RECKDENWALD, JULIA 10 - RECKDENWALD, PETER 11 - STICKLEY, DAVID (AKA) 12 - STICKLEY, DAVID C 13 - TYE, SARAH 14 - TYE, EDWARD 15 - STICKLEY, KARL BRANDT III 16 - STICKLEY, JENNIFER 17 - SHIELDS, JENNIFER 18 - STICKLEY, LYDIA H	Grantee: DICAMILLO, AMERICO 2 - DICAMILLO, MARY A
Locations: Parcel # 1 - 026.12-1,009.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: TURNER, ROBERT 2 - TURNER, LISA MCLEAN	Grantee: MEGIVERN, CARMEN M
Locations: Parcel # 1 - 036.17-1,043.00.000.	Municipality LANESBORO BOROUGH

Information:	Consideration: \$1.00
Grantor: DECKER, WARD H 2 - DECKER, LINDA S	Grantee: DECKER, WARD H 2 - DECKER, LINDA S 3 - HITCHCOCK, AMY S 4 - HITCHCOCK, WILBERT A JR 5 - DECKER, SCOTT E 6 - DECKER, HOLLY
Locations: Parcel # 1 - N/A 2 - N/A	Municipality JESSUP TOWNSHIP RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DECKER, WARD (AKA) 2 - DECKER, WARD H 3 - DECKER, LINDA	Grantee: DECKER, WARD H 2 - DECKER, LINDA S 3 - HITCHCOCK, AMY S 4 - HITCHCOCK, WILBERT A JR 5 - DECKER, SCOTT E 6 - DECKER, HOLLY
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$139,000.00
Grantor: SCHOTT, PAUL (ESTATE)	Grantee: HOLLOWBACK, SUZANNE 2 - MERSCHBACH, FRANK K
Locations: Parcel # 1 - 133.00-3,073.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LAUDE, GERARD E II (ESTATE)	Grantee: LAUDE, DANIEL 2 - LAUDE, EMILY J
Locations: Parcel # 1 - 092.00-2,050.00,000. 2 - 092.00-2,049.01,000.	Municipality JACKSON TOWNSHIP JACKSON TOWNSHIP
Information:	Consideration: \$162,500.00
Grantor: CHENEY, HENRY C (ESTATE AKA) 2 - CHENEY, HENRY CHARLES (ESTATE)	Grantee: ARMSTRONG, CATHLEEN A
Locations: Parcel # 1 - 043.02-1,012.00,000.	Municipality CHOCOMONUT TOWNSHIP

Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

