

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ January 12, 2018 ★ Montrose, PA ★ No. 41



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CASES REPORTED

Smokin' Joe's Tobacco Shop, Inc., Appellant,
vs.
Choconut Township, Appellee.

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

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

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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

Per Year

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Subscription Year: March–February

Prorated subscriptions available

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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**

SMOKIN' JOE'S TOBACCO SHOP,	:	
INC.,	:	
Appellant,	:	
	:	
vs.	:	
	:	No. 2017-423 C.P.
CHOCONUT TOWNSHIP,	:	
Appellee.	:	

OPINION

I. Findings of Fact

1. Appellant Smokin Joe's Tobacco Shop, Inc. (hereinafter referred to as Tobacco Shop) applied to Appellee Choconut Township (hereinafter referred to as Township) seeking a resolution to approve the intermunicipal transfer of a liquor license to Tobacco Shop's convenience store located in Choconut Township.
2. A hearing on Tobacco Shop's application was conducted on February 6, 2017 at the Township building meeting room. (App. Ex. 1.)
3. At the hearing, Tobacco Shop presented the testimony of David Supko (hereinafter referred to as Supko), the director of Tobacco Shop's operations. (App. Ex. 2.)
4. Supko's written statement provided the following information:
 - a. Tobacco Shop is a family owned business that was established in 1992 in Mayfield, Pennsylvania. (App. Ex. 2.)
 - b. Tobacco Shop now runs 30 retail tobacco stores, with 28 stores in Pennsylvania and 2 in Delaware. (App. Ex. 2.)
 - c. Tobacco Shop employs 272 people in different capacities. (App. Ex. 2.)
 - d. Tobacco Shop provides competitive wages and opportunities for advancement within the corporate structure. (App. Ex. 2.)
 - e. Tobacco Shop has operated a store in Choconut Township for 20 years, which currently has a staff of 11 full-time employees and 13 part-time employees. (App. Ex. 2.)
 - f. As a result of a change in the liquor law, Tobacco Shop looked to expand its product base to include alcoholic beverages at its convenience stores. (App. Ex. 2.)

- g. Tobacco Shop sought an intermunicipal transfer of a liquor license to the Choconut Township store in order to increase its business.
 - h. Tobacco Shop had a proven track record of selling a heavily regulated product as its business model is based on tobacco sales. (App. Ex. 2.)
 - i. Tobacco Shop indicated that its track record of responsible sale of tobacco products demonstrated that it had the ability to also sell alcohol in a responsible manner consistent with state regulations. (App. Ex. 2.)
5. Tobacco Shop had acquired the “R” liquor license from an establishment in Ararat Township, Susquehanna County, and sought an inter-municipal transfer of this “R” liquor license to Tobacco Shop’s convenience store in Choconut Township. (App. Ex. 4.)
 6. The Township expressed concerns regarding the high accident rate on the highway directly adjacent to the Tobacco Shop convenience store. (App. Ex. 1.)
 7. Silver Lake Volunteer Fire Company Chief Joseph Tims testified that two children died as a result of an accident near Tobacco Shop’s convenience store. (App. Ex. 1.)
 8. The Township tabled Tobacco Shop’s application and adjourned the hearing. (App. Ex. 1.)
 9. At the March 6, 2017 meeting, the Township Supervisors accepted additional public comment on Tobacco Shop’s petition, and then unanimously denied it. (App. Ex. 3.)
 10. Township then sent a written explanation of its decision to Tobacco Shop. (App. Ex. D.)
 11. The date on the Township’s written decision was February 8, 2017, which was two days after the first hearing that occurred on February 6, 2017 and approximately 26 days prior to the March 6, 2017 public meeting where the Township Supervisors unanimously denied Tobacco Shop’s petition. (App. Ex. D.)
 12. The Township’s written decision provided the following justifications for the denial of Tobacco Shop’s petition:
 - a. “[T]he consensus of the people in attendance was that because of the high accident rate at this location, expansion of the current business must not be encouraged.” (App. Ex. D.)¹
 - b. None of the members of the public present at the meeting were in favor of granting Tobacco Shop’s petition. (App. Ex. D.)²
 - c. Since 2001, there were 17 motor vehicle accidents entering or existing

1 The minutes reflect that 12 members of the public attended the February 6, 2017 meeting, while 10 members of the public attended the March 6, 2017 meeting. Under the 2010 U.S. Census, Choconut Township had a total population of 713 persons. See <https://www.census.gov/2010census/popmap/ipmtext.php?fl=42>.

2 As noted, the members of the public present at the meeting represented approximately 1.6% of the total population of Choconut Township.

Tobacco Shop's convenience store. (App. Ex. D.)³

- d. In connection with these accidents, two of them resulted in fatalities, including the one accident already referenced where two children lost their lives. (App. Ex. D.)⁴
- e. Tobacco Shop's convenience store is located on the border of New York State and the Commonwealth of Pennsylvania. On the New York side of the border, the speed limit is 55 miles per hour, while on the Pennsylvania side of the border the speed limit is 45 miles per hour. (App. Ex. D.)⁵
- f. "The sight distance for traffic heading north is limited by a natural curve and dip in the road." (App. Ex. D.)⁶
- g. Over the past several years, there had been an increase in traffic as a result of natural gas activity as well as the addition of a natural gas compressor station whose commercial vehicles utilized the highway upon which Tobacco Shop's convenience store abutted. As a result of the compressor station, there was an increase of up to 100 large tractor trailers per day traveling the highway. (App. Ex. D.)⁷
- h. During the construction seasons, a large number of commercial vehicles use the highway as well traveling to and from a quarry located in or around Choconut Township. (App. Ex. D.)⁸
- i. Because of "concerns regarding health, safety and general welfare," the Township denied the license transfer petition. (App. Ex. D.)

13. On April 6, 2017, Tobacco Shop filed this appeal of the Township's denial of its application for an intermunicipal transfer of its liquor license.

II. Discussion

a. Standard of Review

Pursuant to the Local Agency Law, the following standard of appeal applies to any appeal of a local agency determination:

- (a) **INCOMPLETE RECORD.** In the event a full and complete record of the proceedings before the local agency was not made, the court may hear the

³ It is not clear how this information was obtained or presented at the hearing itself. The Township decision notes that the Susquehanna County 911 Center reported this figure, but there is no indication in the minutes of any representative from the Susquehanna County 911 center ever testifying at the hearing itself or that any records from the Susquehanna County 911 Center were ever admitted into the evidence.

⁴ The minutes reflect that the Silver Lake Township Volunteer Fire Company Chief Joseph Tims testified as to the deaths of the two children. It is unclear as to how the Township obtained information concerning any other fatalities as the meeting minutes fail to identify that any such evidence was ever presented.

⁵ There was no testimony in the meeting minutes as to these facts.

⁶ There was no testimony in the meeting minutes as to these facts. Moreover, the record fails to disclose the amount of sight distance in either direction from Tobacco Shop's store.

⁷ There was no testimony in the meeting minutes as to these facts.

⁸ There was no testimony in the meeting minutes as to these facts.

appeal *de novo*, or may remand the proceedings to the agency for the purpose of making a full and complete record or for further disposition in accordance with the order of the court.

- (b) **COMPLETE RECORD.** In the event a full and complete record of the proceedings before the local agency was made, the court shall hear the appeal without a jury on the record certified by the agency. After hearing the court shall affirm the adjudication unless it shall find that the adjudication is in violation of the constitutional rights of the appellant, or it is not in accordance with the law, or that the provision of Subchapter B of Chapter 5 (relating to practice and procedure of local agencies) have been violated in the proceedings before the agency, or that any finding of fact made by the agency and necessary to support its adjudication is not supported by substantial evidence. If the adjudication is not affirmed, the court may enter any order authorized by 42 Pa. C.S. § 706 (relating to disposition of appeals).

2 Pa. C.S. § 754. The parties have stipulated that there is a full and complete record and that this matter should be reviewed based upon the record submitted by the parties. (App. Exs. A-D.) In challenging the Township's denial, Tobacco Shop has not raised any assertions related to any constitutional violations, or violations of law, or procedural violations. Instead, Tobacco Shop argues that there was not substantial evidence to support the findings of fact upon which the Township based its decision. (App. Br., at 9.)

"Substantial evidence is 'more than a mere scintilla' of evidence and that which a reasonable mind might accept as adequate to support a conclusion." SSEN, Inc. v. Borough Council of Borough of Eddystone, 810 A.2d 200, 207 (Pa. Commw. Ct. 2002) (quoting Kish v. Annville-Cleona School District, 645 A.2d 361, 363-64 (Pa. Commw. 1994)); see also Pennsylvania State Police, Bureau of Liquor Control Enforcement v. Big D Restaurants, LLC, 149 A.3d 890, 900 (Pa. Commw. Ct. 2016) (defining substantial evidence as "'relevant evidence upon which a reasonable mind could base a conclusion.'" (quoting Weaver Hauling & Excavating, LLC v. Dep't of Labor and Indus., 132 A.3d 557, 566 (Pa. Commw. 2016)).⁹

The Court Opinion will continue in the next issue.

⁹ Under 47 P.S. § 4-461(b.3), Tobacco Shop was required to apply for and obtain Township approval to transfer its liquor license from Ararat Township to Choconut Township. The statute requires that at least "one public hearing" be conducted on an application for an intermunicipal transfer of a liquor license. *Id.* The municipality has 45 days to render a written decision by ordinance or resolution. *Id.* The statute provides the following curious language: "The municipality may approve the request. A decision by the governing body of the municipality to deny the request may not be appealed." *Id.* (emphasis added.) The legislature amended the statute in 2006 to eliminate the statutory language that allowed for an appeal of the municipal decision denying the application for an intermunicipal transfer of a liquor license. Despite the attempt by the legislature to eliminate appellate rights under this statute, the Commonwealth Court recently determined this language was ineffective and that an aggrieved licensee may still file an appeal of the denial of a municipality's denial of an application for a transfer of a liquor license. See Giant Stores, LLC v. Penn Township, 2017 WL 3026922, at *9 (Pa. Commw. Ct. July 18, 2017). Township has not objected to the standing of Tobacco Shop to seek appellate review of its administrative decision. Pursuant to Giant Stores, Township's denial of Tobacco Shop's application for a transfer of its liquor license must be appealed to the Court of Common Pleas as it constituted an adverse adjudication by a local agent under 2 Pa. C.S. § 752.

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 Dorothy Feduchak AKA
Dorothy M. Feduchak
Late of Kingsley
EXECUTOR
Greg Feduchak
5560 SR 92
Kingsley, PA 18826
EXECUTRIX
Arlene O'Malley
1634 Scott Road
Blakley, PA 18447
ATTORNEY
Patrick A. Walsh
715 N. State St.
Clarks Summit, PA 18411

1/12/2018 • 1/19/2018 • 1/26/2018

EXECUTRIX NOTICE

Estate of Ralph E. Johnson Jr.
AKA Ralph Johnson
Late of Gibson Township
EXECUTRIX
Wendy Keklar

521 Foote Road
New Milford, PA 18834
ATTORNEY
Myron B. DeWitt
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/12/2018 • 1/19/2018 • 1/26/2018

EXECUTOR NOTICE

Estate of Mary Lou Butts
Late of Borough of Susquehanna
EXECUTOR
Daniel Butts
639 Churchill Lake Road
Thompson, PA 18465
ATTORNEY
Myron B. DeWitt, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

1/12/2018 • 1/19/2018 • 1/26/2018

OTHER NOTICES

**ORPHANS' COURT DIVISION
ESTATE NOTICE**

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

Estate of SHEILA V. GOFF,
deceased
Charm K. Giangrieco, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, January 16, 2018, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

1/5/2018 • 1/12/2018

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

COURT OF COMMON PLEAS
CIVIL DIVISION
SUSQUEHANNA COUNTY
No. 2017-01147

NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY
Plaintiff

vs.

DAVID BEAN, in his capacity as
Heir of MARIAN A. BEAN,
Deceased
KENNY BEAN, in his capacity as
Heir of MARIAN A. BEAN,
Deceased
PATTI MEGIVERN, in her
capacity as Heir of MARIAN A.
BEAN, Deceased

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MARIAN A.
BEAN, DECEASED
ELIZABETH M. SNELL
Defendants

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MARIAN A.
BEAN, DECEASED

You are hereby notified that on 10/12/2017, Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, filed a Quiet Title Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of SUSQUEHANNA County Pennsylvania, docketed to No. 2017-01147. Wherein Plaintiff seeks to satisfy a lien on the property located at RR 1 BOX 38, UNION DALE, PA 18470 and confirm NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the holder of a first priority mortgage on the Property.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file

your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
SUSQUEHANNA COUNTY
SUSQUEHANNA COUNTY
PROTHONOTARY OFFICE
SUSQUEHANNA COUNTY
COURTHOUSE
Montrose, PA 18801
Telephone (570) 278-4600 x120

Lawyer Referral Service:
Pennsylvania Lawyer Referral
Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

1/12/2018

SERVICE BY PUBLICATION

**COURT OF COMMON PLEAS
SUSQUEHANNA COUNTY
PENNSYLVANIA
NO. 2017 1079 CB**

Construction Estimating and
Business Development School of
Practical Learning LLC

vs.

Andrew Miller

Notice is given that the above was named as defendant in a civil action to recover damages for breach of contract in the amount of \$3,360.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE

YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Prothonotary of Susquehanna
County
31 Lake Avenue
PO Box 218
Montrose, PA 18801
570-278-4600

Morris & Adelman, P.C.
P.O. Box 2235
Bala Cynwyd, PA 19004
215-568-5621

1/12/2018

**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 23, 2018**

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

SALE DATE AND TIME

1-23-2018 9:00 AM

Writ of Execution No.:

2017-1101 CP

PROPERTY ADDRESS: 714

Susquehanna Street

Forest City, Pa 18421

LOCATION: Borough of Forest
City

Tax ID #: 268.07-1,085.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAME

DWELLING

ONE - 8 X 12 WOOD FRAME
SHED

DEFENDANTS: Kristian Ray
Short and Nicole Elizabeth Short
ATTORNEY FOR PLAINTIFF:
Matthew McDonnell, Esq
(215) 942-2090

NOTICE

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

sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

12/29/2017 • 1/5/2018 • 1/12/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 23, 2018**

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

**SALE DATE AND TIME
1-23-2018 9:30 AM**

Writ of Execution No.:

2017-1087 CP

PROPERTY ADDRESS: 952

Harmony Road

Susquehanna, Pa 18847

LOCATION: Township of Great
Bend

Tax ID #: 032.00-1,029.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAME

DWELLING

DEFENDANTS: Elizabeth J.

Swartwood

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:

[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

12/29/2017 • 1/5/2018 • 1/12/2018

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 28, 2017 TO JANUARY 3, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$145,959.00
Mortgagor: CARPENTER, TODD M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - OSHEA, SHELIA	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$8,735.38
Mortgagor: RAMEY, RICHARD	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - RAMEY, MICHELLE	
Locations: Parcel #	Municipality
1 - 156.00-1,045,00,000.	RUSH TOWNSHIP
Information:	Consideration: \$70,200.00
Mortgagor: GILLETTE, TANNER T	Mortgagee: MCCONEGHY, CYNTHIA ALICE
	2 - MCCONEGHY, THOMAS ROBERT
Locations: Parcel #	Municipality
1 - 207.01-1,009.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$188,000.00
Mortgagor: HAWLEY, BENJAMIN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HAWLEY, MICHELLE P	2 - PS BANK
Locations: Parcel #	Municipality
1 - 161.11-1,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$145,000.00
Mortgagor: LADDEN, DAREK	Mortgagee: DIME BANK
2 - CASELLA, RACHEL	
Locations: Parcel #	Municipality
1 - 184.11-1,025.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$450,000.00
Mortgagor: LADDEN, DAREK A (AKA)	Mortgagee: DIME BANK
2 - LADDEN, DAREK	
Locations: Parcel #	Municipality
1 - 204.00-2,011.00,000.	LENOX TOWNSHIP
2 - 224.00-1,010.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$450,000.00
Mortgagor: LADDEN, DAREK	Mortgagee: DIME BANK
2 - CASELLA, RACHEL	
Locations: Parcel #	Municipality
1 - 205.03-1,009.00,000.	LENOX TOWNSHIP
2 - 262.00-1,037.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$162,400.00
Mortgagor: BENUSKA, MAURA E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BENUSKA, CHRISTOPHER M	
Locations: Parcel #	Municipality
1 - 178.00-2,009.00,000.	DIMOCK TOWNSHIP

Information:	Consideration: \$216,000.00
Mortgagor: DEMI, ETHAN R	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 165.00-2,033.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: VOGEL, CHRISTOPHER E	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 050.07-2,047.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$280,000.00
Mortgagor: CECCATO, ARTHUR	Mortgagee: HONSDALE NATIONAL BANK
2 - CECCATO, TYRALYNN	
Locations: Parcel #	Municipality
1 - 171.07-1,024.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: MCFADDEN, ANTHONY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MCFADDEN, SANDRA	2 - PS BANK
Locations: Parcel #	Municipality
1 - 190.04-1,016.21,000.	HERRICK TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: MCFADDEN, SANDRA	Mortgagee: WALK, DAVID A
	2 - WALK, LINDA K
Locations: Parcel #	Municipality
1 - 190.04-1,016.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$26,000.00
Mortgagor: DEMI, ETHAN R	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 165.00-2,033.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$204,568.00
Mortgagor: LOBDELL, DAVID K	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LOBDELL, PATRICIA	2 - INTERCONTINENTAL CAPITAL GROUP INC
Locations: Parcel #	Municipality
1 - 031.00-3,042.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: PERRY, MARY E	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
2 - PERRY, ROBERT D	
Locations: Parcel #	Municipality
1 - 064.00-1,012.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$189,039.00
Mortgagor: WALLACE, RONALD J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WALLACE, NOREEN	2 - LOANDEPOT.COM LLC
Locations: Parcel #	Municipality
1 - 186.00-1,010.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$240,000.00
Mortgagor: ROBINSON, RICHARD J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - LAKEVIEW LOAN SERVICING LLC
Locations: Parcel #	Municipality
1 - 236.00-1,013.01,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$152,000.00
Mortgagor: LEWIS, CHRISTOPHER (AKA)	Mortgagee: HONESDALE NATIONAL BANK
2 - LEWIS, CHRISTOPHER W	
Locations: Parcel #	Municipality
1 - 031.11-2,013.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$19,000.00
Mortgagor: LEWIS, CHRISTOPHER (AKA)	Mortgagee: HONESDALE NATIONAL BANK
2 - LEWIS, CHRISTOPHER W	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH

DEEDS

Information:	Consideration: \$144,500.00
Grantor: RACE, DONALD	Grantee: CARPENTER, TODD
2 - CROSSMAN, BONNIE E (AKA)	2 - OSHEA, SHELIA
3 - RACE, BONNIE E CROSSMAN	
Locations: Parcel #	Municipality
1 - 268.00-1,005.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$70,200.00
Grantor: MCCONEGHY, CYNTHIA ALICE	Grantee: GILLETTE, TANNER T
2 - MCCONEGHY, THOMAS ROBERT	
Locations: Parcel #	Municipality
1 - 207.01-1,009.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: STOPKA, STEPHANIE (BY ATTY)	Grantee: HAWLEY, BENJAMIN J
	2 - HAWLEY, MICHELLE P
Locations: Parcel #	Municipality
1 - 161.11-1,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: THOMAS, HUGH S JR (ESTATE)	Grantee: MARSH, CHERITH L
	2 - MARSH, KEITH A
Locations: Parcel #	Municipality
1 - 184.11-1,042.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARSH, CHERITH L	Grantee: TRUITT, TIMOTHY
2 - MARSH, KEITH A	2 - TRUITT, ASHLEY RUTH
Locations: Parcel #	Municipality
1 - 184.11-1,042.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: TRUITT, TIMOTHY	Grantee: CASELLA, RACHEL
2 - TRUITT, ASHLEY RUTH	2 - LADDEN, DAREK
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TEEL, RONALD J	Grantee: CHRISTIAN, MARY JANE
2 - TEEL, ANNE	
Locations: Parcel #	Municipality
1 - 200.00-1,030.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CHRISTIAN, MARY JANE (BY ATTY)	Grantee: CHRISTIAN, MARY JANE
Locations: Parcel #	Municipality
1 - 200.00-1,030.00,000.	DIMOCK TOWNSHIP

Information: CORRECTIVE DEED	Consideration: \$183,000.00
Grantor: CHRISTIAN, MARY JANE (BY ATTY)	Grantee: TEEL, RONALD J
Locations: Parcel #	Municipality
1 - 200.00-1,030.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$59,950.00
Grantor: HORNBECK, ALAN JR	Grantee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
2 - HORNBECK, MARIE	
3 - HORNBECK, LAUREN	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$4,323.77
Grantor: WINN, BRUCE T (BY SHERIFF)	Grantee: CITIZENS SAVINGS BANK
Locations: Parcel #	Municipality
1 - 132.00-3,003.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEWEY, MICHAEL J	Grantee: DEWEY, ALLISON LYN
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEWEY, MICHAEL J	Grantee: DEWEY, ALLISON LYN
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$4,824.44
Grantor: BRAND, FLORENCE (BY SHERIFF AKA)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
	2 - BRAND, FLORENCE A (BY SHERIFF)
Locations: Parcel #	Municipality
1 - 031.19-3,040.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$20,000.00
Grantor: COLEMAN, PAULA LEE	Grantee: HUNHINGER, RAYMOND EDWIN
2 - COLEMAN, KEVIN	2 - HUNHINGER, MELISSA ANN
3 - SHAW, JO ANN	
4 - PESESKY, MARILYN JEAN	
5 - PESESKY, MARK	
6 - HICKS, RONALD JAY	
7 - HICKS, MELISSA	
8 - CAMPBELL, DIANE MICHELE (AKA)	
9 - CAMPBELL, DIANE MICHELE	
10 - CAMPBELL, RICK	
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$2,600.00
Grantor: PETROSKI, THOMAS	Grantee: HARRIS, MIKE (AKA)
	2 - HARRIS, MICHAEL
Locations: Parcel #	Municipality
1 - 225.00-1,066.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MASE, NICHOLAS III	Grantee: MASE, NICHOLAS III
2 - MASE, VICKI	2 - MASE, VICKI
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP

Information:	Consideration: \$30,000.00
Grantor: MOSER, RICHARD F II	Grantee: HINKLEY, JUSTIN C
2 - MOSER, CHARLENE G	2 - HINKLEY, BRIANNA D
Locations: Parcel #	Municipality
1 - 167.09-1,023.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$203,000.00
Grantor: WARNER, DANIEL S	Grantee: BENUSKA, MAURA E
2 - WARNER, GRETCHEN M	2 - BENUSKA, CHRISTOPHER M
Locations: Parcel #	Municipality
1 - 178.00-2,009.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DANDO, DOROTHY	Grantee: DANDO, STEPHANIE
2 - DANDO, SANDRA	2 - DANDO, JOHN M JR
Locations: Parcel #	Municipality
1 - 093.00-1,031.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ETHAN DEMI CONSTRUCTION LLC	Grantee: DEMI, ETHAN R
Locations: Parcel #	Municipality
1 - 165.00-2,033.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$500,000.00
Grantor: CENTONZE, ROCCO S	Grantee: DURANTE REAL ESTATE HOLDINGS LLC
2 - FLORA, ROBERT	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 10 UNIT 46	Consideration: \$100.00
Grantor: DENNEY, CHARLES R	Grantee: BREMER HOF OWNERS INC
2 - DENNEY, JOAN A	
3 - DENNEY, THOMAS B	
4 - DOD, SONYA M	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$350,000.00
Grantor: PENTECOST, JOHN F	Grantee: CECCATO, ARTHUR
2 - PATTERSON, DANA	2 - CECCATO, TYRALYNN
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: CITIZENS SAVINGS BANK	Grantee: ELMORE, RICKY
Locations: Parcel #	Municipality
1 - 132.00-3,003.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: WALK, DAVID A	Grantee: MCFADDEN, ANTHONY
2 - WALK, LINDA K	2 - MCFADDEN, SANDRA
Locations: Parcel #	Municipality
1 - 190.04-1,016.21,000.	HERRICK TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: WALK, DAVID A	Grantee: MCFADDEN, SANDRA
2 - WALK, LINDA K	
Locations: Parcel #	Municipality
1 - 190.04-1,016.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$60,759.79
Grantor: LEWIS, DENNIS C	Grantee: LEWIS, CHRISTOPHER
2 - LEWIS, SALLIE V	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH



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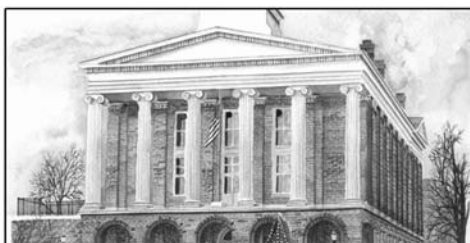
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