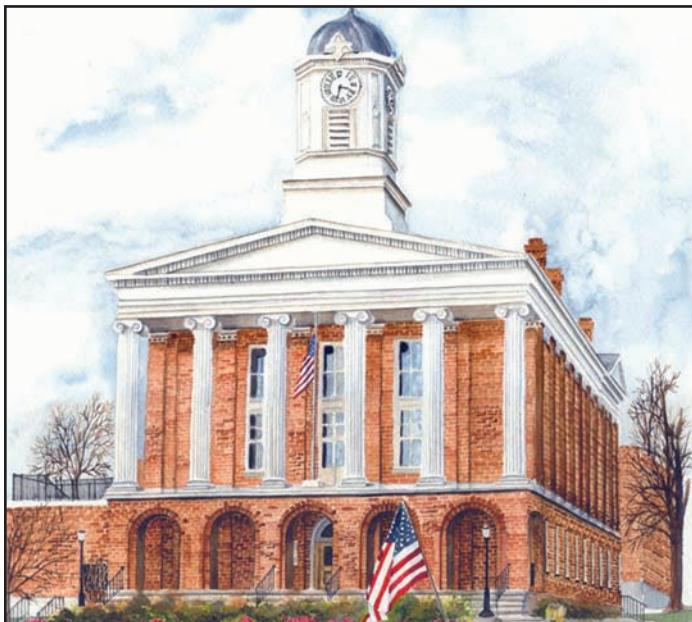


OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

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



**IN THIS ISSUE**

COURT OPINION, PT. 1 . . . . .	4
LEGAL NOTICES . . . . .	8
SHERIFF'S SALES . . . . .	11
MORTGAGES & DEEDS . . . . .	13

**CASES REPORTED**

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

© 2018 Legal Journal of Susquehanna County



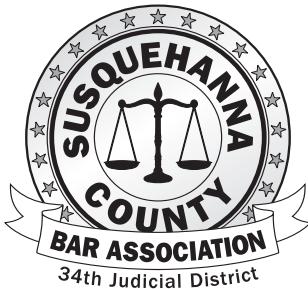
**Court of Common Pleas  
34th Judicial District:**

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

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

***The Official Legal Publication of Susquehanna County, Pennsylvania***



Legal Journal of Susquehanna County

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

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
P: 570-251-1512  
F: 570-647-0086  
susqco.com

**Submit advertisements to**  
**baileyd@ptd.net**

**OFFICERS**

***President***  
**Michael Briechle, Esq.**

***Vice-President***  
**Francis X. O'Connor, Esq.**

***Secretary***  
**Marion O'Malley, Esq.**

***Treasurer***  
**Zachary D. Morahan, Esq.**

***Court Administrator***  
**Cathy Hawley**

---

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

---

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

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

### *Subscription Rates*

#### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

### *Judge of the Court of Common Pleas*

Jason J. Legg, *President Judge*  
Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

Jeffrey Hollister  
Jodi L. Cordner, Esq.  
Suzanne Brainard

### *Court Administrator*

Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

Robert Klein, Esq.

### *Prothonotary, Clerk of The Court*

Susan F. Eddleston

### *Chief Public Defender*

Linda LaBarbara, Esq.

### *Commissioners*

Alan M. Hall  
Elizabeth M. Arnold  
MaryAnn Warren

### *Treasurer*

Jason D. Miller

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

*Clerk of The Orphan's Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

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

**COURT OPINION**

---

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

<b>SMOKIN' JOE'S TOBACCO SHOP,</b>	:
<b>INC.,</b>	:
<b>Appellant,</b>	:
	:
<b>vs.</b>	:
	:
<b>CHOCONUT TOWNSHIP,</b>	:
<b>Appellee.</b>	:

---

**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.)<sup>1</sup>
- b. None of the members of the public present at the meeting were in favor of granting Tobacco Shop’s petition. (App. Ex. D.)<sup>2</sup>
- c. Since 2001, there were 17 motor vehicle accidents entering or existing

---

<sup>1</sup> 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/iphmttext.php?fl=42>.

<sup>2</sup> 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.)<sup>3</sup>

- 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.)<sup>4</sup>
- 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.)<sup>5</sup>
- f. "The sight distance for traffic heading north is limited by a natural curve and dip in the road." (App. Ex. D.)<sup>6</sup>
- 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.)<sup>7</sup>
- 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.)<sup>8</sup>
- 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

---

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> There was no testimony in the meeting minutes as to these facts.

<sup>6</sup> 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.

<sup>7</sup> There was no testimony in the meeting minutes as to these facts.

<sup>8</sup> 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 evident 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)).<sup>9</sup>

*The Court Opinion will continue in the next issue.*

<sup>9</sup> 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 an 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/](http://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 - STEARNS LENDING LLC
2 - OSHEA, SHELIA	Municipality
Locations: Parcel #	CLIFFORD TOWNSHIP
1 - N/A	
Information:	Consideration: \$8,735.38
Mortgagor: RAMEY, RICHARD	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - RAMEY, MICHELLE	Municipality
Locations: Parcel #	RUSH TOWNSHIP
1 - 156.00-1,045.00.000.	
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 - PS BANK
2 - HAWLEY, MICHELLE P	Municipality
Locations: Parcel #	BRIDGEWATER TOWNSHIP
1 - 161.11-1,001.00.000.	
Information:	Consideration: \$145,000.00
Mortgagor: LADDEN, DAREK	Mortgagee: DIME BANK
2 - CASELLA, RACHEL	Municipality
Locations: Parcel #	HARFORD TOWNSHIP
1 - 184.11-1,025.00.000.	
Information:	Consideration: \$450,000.00
Mortgagor: LADDEN, DAREK A (AKA)	Mortgagee: DIME BANK
2 - LADDEN, DAREK	Municipality
Locations: Parcel #	LENOX TOWNSHIP
1 - 204.00-2,011.00.000.	LENOX TOWNSHIP
2 - 224.00-1,010.00.000.	
Information:	Consideration: \$450,000.00
Mortgagor: LADDEN, DAREK	Mortgagee: DIME BANK
2 - CASELLA, RACHEL	Municipality
Locations: Parcel #	LENOX TOWNSHIP
1 - 205.03-1,009.00.000.	LENOX TOWNSHIP
2 - 262.00-1,037.00.000.	
Information:	Consideration: \$162,400.00
Mortgagor: BENUSKA, MAURA E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BENUSKA, CHRISTOPHER M	Municipality
Locations: Parcel #	DIMOCK TOWNSHIP
1 - 178.00-2,009.00.000.	

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

---

Information:	Consideration: \$216,000.00
Mortgagor: DEMI, ETHAN R	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 165.00-2,033.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: VOGEL, CHRISTOPHER E	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 050.07-2,047.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$280,000.00
Mortgagor: CECCATO, ARTHUR	Mortgagee: HONESDALE NATIONAL BANK
2 - CECCATO, TYRALYNN	Municipality
Locations: Parcel #	ARARAT TOWNSHIP
1 - 171.07-1,024.00,000.	Municipality
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	Municipality
Locations: Parcel #	ARARAT TOWNSHIP
1 - 190.04-1,016.01,000.	HERRICK TOWNSHIP
Information:	Consideration: \$26,000.00
Mortgagor: DEMI, ETHAN R	Mortgagee: HONESDALE 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	Municipality
Locations: Parcel #	SILVER LAKE TOWNSHIP
1 - 064.00-1,012.00,000.	Municipality
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 - 236.00-1,013.01,000.	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

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

---

Information: CORRECTIVE DEED	Consideration: \$183,000.00
Grantor: CHRISTIAN, MARY JANE (BY ATTY)	Grantee: TEEL, RONALD J
Locations: Parcel # 1 - 200.00-1,030.00,000.	Municipality 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 # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$4,323.77
Grantor: WINN, BRUCE T (BY SHERIFF)	Grantee: CITIZENS SAVINGS BANK
Locations: Parcel # 1 - 132.00-3,003.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEWEY, MICHAEL J	Grantee: DEWEY, ALLISON LYN
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEWEY, MICHAEL J	Grantee: DEWEY, ALLISON LYN
Locations: Parcel # 1 - N/A	Municipality 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 # 1 - 031.19-3,040.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$20,000.00
Grantor: COLEMAN, PAULA LEE 2 - COLEMAN, KEVIN 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	Grantee: HUNHINGER, RAYMOND EDWIN 2 - HUNHINGER, MELISSA ANN
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$2,600.00
Grantor: PETROSKI, THOMAS	Grantee: HARRIS, MIKE (AKA) 2 - HARRIS, MICHAEL
Locations: Parcel # 1 - 225.00-1,066.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MASE, NICHOLAS III 2 - MASE, VICKI	Grantee: MASE, NICHOLAS III 2 - MASE, VICKI
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

---

Information:	Consideration: \$30,000.00
Grantor: MOSER, RICHARD F II 2 - MOSER, CHARLENE G	Grantee: HINKLEY, JUSTIN C 2 - HINKLEY, BRIANNA D
Locations: Parcel # 1 - 167.09-1,023.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$203,000.00
Grantor: WARNER, DANIEL S 2 - WARNER, GRETCHEN M	Grantee: BENUSKA, MAURA E 2 - BENUSKA, CHRISTOPHER M
Locations: Parcel # 1 - 178.00-2,009.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DANDO, DOROTHY 2 - DANDO, SANDRA	Grantee: DANDO, STEPHANIE 2 - DANDO, JOHN M JR
Locations: Parcel # 1 - 093.00-1,031.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1,000
Grantor: ETHAN DEMI CONSTRUCTION LLC	Grantee: DEMI, ETHAN R
Locations: Parcel # 1 - 165.00-2,033.01.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$500,000.00
Grantor: CENTONZE, ROCCO S 2 - FLORA, ROBERT	Grantee: DURANTE REAL ESTATE HOLDINGS LLC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 10 UNIT 46	Consideration: \$100.00
Grantor: DENNEY, CHARLES R 2 - DENNEY, JOAN A 3 - DENNEY, THOMAS B 4 - DOD, SONYA M	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$350,000.00
Grantor: PENTECOST, JOHN F 2 - PATTERSON, DANA	Grantee: CECCATO, ARTHUR 2 - CECCATO, TYRALYNN
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: CITIZENS SAVINGS BANK	Grantee: ELMORE, RICKY
Locations: Parcel # 1 - 132.00-3,003.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: WALK, DAVID A 2 - WALK, LINDA K	Grantee: MCFADDEN, ANTHONY 2 - MCFADDEN, SANDRA
Locations: Parcel # 1 - 190.04-1,016.21.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: WALK, DAVID A 2 - WALK, LINDA K	Grantee: MCFADDEN, SANDRA
Locations: Parcel # 1 - 190.04-1,016.01.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$60,759.79
Grantor: LEWIS, DENNIS C 2 - LEWIS, SALLIE V	Grantee: LEWIS, CHRISTOPHER
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH



## Susquehanna Legal Journal Subscription Form PLEASE PRINT CLEARLY

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address \_\_\_\_\_ @ \_\_\_\_\_

### Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.  
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to [baileyadv@ptd.net](mailto:baileyadv@ptd.net)

---

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email [baileyadv@ptd.net](mailto:baileyadv@ptd.net)

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2017 LEGAL ADVERTISING RATES

**Incorporation Notices** \$45

*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

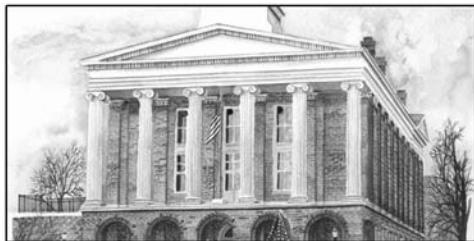
**Petition for Change of Name** \$45

*One (1) time insertion*

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.



### General Advertising Rates

**All Advertisements Are Pre-Pay**

**Subject to approval**

**Subject to space availability**

**Credit Cards accepted—Mastercard and Visa only.**

**Prices are based upon your advertisement**

**submitted camera-ready or via email in PDF**

**or JPG format.**

*Certain Restrictions Apply*

**The Legal Journal of Susquehanna County**  
is published every Friday—52 issues per year.

**The deadline for all advertising is 10 AM on**

**Monday for the Friday publication.**

### Contact for Advertising Details:

**Phone: 570-251-1512**

**Fax: 570-647-0086**

**Email: baileyd@ptd.net**

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
<b>Full Page</b>	\$100	\$850	\$1,300	\$2,100
<b>Half Page</b>	\$75	\$525	\$795	\$1,265
<b>Quarter Page</b>	\$50	\$325	\$475	\$745
<b>Eighth Page</b>	\$35	\$195	\$275	\$435

*Ad Changes subject to artwork adjustment fee, call for details*

### Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year

**Full Page:**

4"W X 7"H

**Half Page:**

4"W X 3 1/2"H

**Quarter Page:**

2"W X 3 1/2"H

4"W X 1 3/4"H

**Eighth Page:**

2"W X 1 3/4"H

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

