

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ January 18, 2019 ★ Montrose, PA ★ No. 42



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CASES REPORTED

Harry E. Phillips and Maria R. Phillips, his wife, Plaintiffs,
v.
National General Assurance Company, Defendant.

© 2019 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

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

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susqco.com

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baileyd@ptd.net

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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.

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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

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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

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

HARRY E. PHILLIPS and	:	
MARIA R. PHILLIPS, his wife,	:	
Plaintiffs,	:	
v.	:	
	:	
NATIONAL GENERAL ASSURANCE	:	No. 2016 - 959 C.P.
COMPANY,	:	
Defendant.	:	

ORDER

NOW, this 30th day of November, 2018, upon consideration of defendant's omnibus motion *in limine*, as well as the briefs submitted by the parties, **IT IS HEREBY ORDERED THAT:**

1. Defendant's motion *in limine* related to Defendant's assertion of privilege and/or redacted information in the claims file is **GRANTED**.¹
2. Defendant's motion *in limine* seeking to prohibit plaintiffs' counsel from asking the jury to stand in Plaintiffs' shoes is **GRANTED**.²
3. Defendant's motion *in limine* seeking to prohibit plaintiffs' counsel from making references to their personal opinions or beliefs is **GRANTED**.³

¹ See Argenyi v. Creighton University, 2013 WL 4434424, at *5 (D. Neb. 2013) (excluding any evidence concerning privilege assertions or discovery disputes from jury as those "references could cause confusion or undue prejudice"); McKesson Information Solutions, Inc. v. Bridge Medical, Inc., 434 F. Supp.2d 810, 811 (E.D. Ca. 2006) (precluding any evidence regarding assertion of privilege where it would be "inescapable" that jury would misuse such evidence); Anheuser Busch, Inc., v. A-B Distributors, Inc., 1996 WL 34719787, at *1 (M.D. Fla. 1996) (excluding evidence of privilege log where it would be improper to allow a jury to draw an adverse inference based upon the assertion of a lawful privilege); Fountain Square Properties, LLC v. Grosvenor House Associates, LP, 2007 WL 5210014 (Md. Cir. Ct. 2007) (holding that any assertions of privilege in videotaped deposition would not be played to jury as it would "invite[] the jury to draw an adverse (and impermissible) inference"); Sprader v. Mueller, 121 N.W.2d 176, 180 (Minn. 1963) (noting the "danger of [a jury] drawing [an] odious inference" against the party asserting a lawful privilege).

² See Millen v. Miller, 308 A.2d 115, 117-18 (Pa. Super. 1973) (finding reversible error where attorney requested the jury to put themselves into the shoes of the client).

³ See Strout v. American Stores, Co., 122 A.2d 797, 799 (Pa. 1956) (finding that it is improper for trial counsel to inject their personal beliefs into case); Saxton v. Pittsburgh RYS. Co., 68 A. 1022, 1022-23 (Pa. 1908) (finding that asking jury to give client "justice" and similar statements were "intemperate appeals to the prejudices of the jury and invitations to find a verdict on false grounds"); Freeman v. Wilkes-Barre & Wyoming Valley Traction Co., 36 Pa. Super. 166 (1908) (finding that it was improper for trial counsel to make reference to "personal experience" during closing argument).

4. Defendant's motion *in limine* seeking to prohibit plaintiffs' counsel from using the term "victim" in reference to plaintiffs is **DENIED**.⁴
5. Defendant's motion *in limine* seeking to prohibit plaintiffs' counsel from making arguments asking the jury to "send a message" or to act as "the conscience of the community" is **GRANTED**.⁵
6. Defendant's motion *in limine* seeking to prohibit plaintiffs' counsel from making reference to any motions or discovery disputes is **GRANTED** as there is no probative value to such evidence as it relates to the issues being tried.
7. Defendant's motion *in limine* seeking to preclude the parties from requesting information or documents in the presence of the jury is **DENIED** for lack of specificity.
8. Defendant's motion *in limine* seeking to preclude introduction of evidence of each parties' respective financial worth is **GRANTED**.⁶

Jason J. Legg
President Judge



4 Trial courts may place limitations on the use of specific words, terms or phrases in a trial if there is showing that such usage would have a prejudicial impact. See *Com. v. Lugo*, 47 N.E.3d 41, 50 (Mass. App. Ct. 2016) (noting it was improper for prosecutor to use term "victim" in closing where trial court had prohibited such use of the term in limine); *McIntosh v. State*, 545 S.E.2d 61, 65 (Ga. Ct. App. 2001) (prohibiting use of word "rape" where defense was one of consent); *Anderson v. Boring*, 39 P.3d 822, 823 (Okla. Civ. App. 2001) (noting that trial court had restricted any reference to a Workers Compensation Claim in a medical malpractice action); *State v. Jack*, 813 S.W.2d 57, 60 (Mo. Ct. App. 1991) (restricting the police from using the word "confession"). The term "victim" means "one that is injured" with a specific usage example being "victim of the auto crash." See <https://www.merriam-webster.com/dictionary/victim>. There is no dispute in this case that plaintiff Harry Phillips was a victim of an automobile accident and there is no suggestion on this record that he shares any culpability for his injuries. For these reasons, the court will not prohibit plaintiffs' counsel from properly identifying plaintiff Harry Phillips as a victim of the automobile accident.

5 See *Westbrook v. General Tire & Rubber Co.*, 754 F.2d 1233, 1242 (5th Cir. 1985) (finding that counsel's community conscience arguments were improper, erroneous and harmful); *Blue Grass Shows, Inc. v. Collins*, 614 So.2d 626, 627 (Fla. Dist. Ct.) (noting that there are "legions of cases condemning [community conscience] arguments" and finding such arguments to be improper), appeal denied, 624 So.2d 264 (Fla. 1993).

6 Plaintiffs contend that defendant's financial worth is relevant as it relates to the request for punitive damages. (Pl. Ans., ¶ 3.) Plaintiffs' punitive damage claim arises from the statutory bad faith claim which has already been bifurcated from the jury trial on the UIM and breach of contract claims. As such, the defendant's financial worth has no relevance in connection with the issues being tried in the jury trial. As to the statutory bad faith claim, plaintiffs may admit such evidence at the bifurcated judge trial.

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.

ADMINISTRATRIX NOTICE

Estate of Robert Thatcher AKA
Robert J. Thatcher, Sr. AKA Robert
John Thatcher, Sr.
Late of Hallstead Borough
ADMINISTRATRIX
Carol A. Thatcher
84 Railroad Avenue
Hallstead, PA 18822
ATTORNEY
Susan L. English, Esq.
21-23 Public Ave.
Montrose, PA 18801

1/18/2019 • 1/25/2019 • 2/1/2019

ESTATE NOTICE

In the Estate of Dora Ochse,
deceased, late of Jessup Township,
Susquehanna County, Pennsylvania,
who died on December 8, 2018.
Letters Testamentary having been
granted unto Patricia O. Aiken, as
Executrix of the said Estate by the
Register of Wills of Susquehanna
County on December 19, 2018, all

persons having claims against the
Estate of said decedent are requested
to make known the same and all
persons indebted to the said decedent
to make payment without delay to
Patricia O. Aiken, c/o Thomas R.
Daniels, Esq., 34 East Tioga Street,
Tunkhannock, PA 18657.

1/18/2019 • 1/25/2019 • 2/1/2019

ESTATE NOTICE

In the Estate of Hubert J. Blatnik
of Forest City, Susquehanna
County, Pennsylvania.

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

Gloria Grablutz, Executrix
C/O Marissa McAndrew, Esquire
Brieche Law Offices, P.C.
707 Main Street P.O. Box 157
Forest City, PA 18421

1/11/2019 • 1/18/2019 • 1/25/2019

EXECUTOR NOTICE

Estate of Geraldine R. Demarest
Late of Forest Lake Township
EXECUTRIX
JoAnne Demarest
77 Fenner Hill Road
Port Crane, NY 13833

ATTORNEY

Robert J. Hollister, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

1/11/2019 • 1/18/2019 • 1/25/2019

EXECUTOR NOTICE

Estate of William Frederick
Wallace AKA William F. Wallace
Late of Ararat Township
CO-EXECUTOR
William E. Wallace
26 Kline Blvd.
Whitehouse Station, NJ 08889
CO-EXECUTOR
Michael D. Wallace
35 Hillside Avenue
Midland Park, NJ 07432
ATTORNEY
Zachary D. Morahan
21-23 Public Avenue, P.O. Box 361
Montrose, PA 18801

1/4/2019 • 1/11/2019 • 1/18/2019

ADMINISTRATOR NOTICE

Estate of Ruth Hoggard
Late of Forest City Borough
CO-ADMINISTRATOR
William Pace
536 S. Boston Ave.
Hastings, NE 68901
CO-ADMINISTRATRIX
Sheila M. Stewart
429 Main St., Apt. 1
Forest City, PA 18421
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main St., Suite 415
Carbondale, PA 18407

1/4/2019 • 1/11/2019 • 1/18/2019

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:

EARL R. ARMON, deceased
Earl S. Armon, Executor

FRANCIS E KAVULICH,
deceased
Linda J. Parlanti, Administratrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, February 19, 2019, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

1/18/2019 • 1/25/2019



**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
FEBRUARY 12, 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

02-12-2019 at 9:00 AM

Writ of Execution No.:

2008-1443 CP

PROPERTY ADDRESS:

80 Fernheim Road, (aka 33
Fernheim Road; f/k/a RR3, Box
33), Montrose, PA 18801

LOCATION: Bridgewater
Township

Tax ID #: 124.00-1,016.00,000

IMPROVEMENTS: 1(ONE) – Two
Story Wood Frame Dwelling

1(ONE) – 12x21 Wood Framed
Shed

1(ONE) – 24x32 Wood Framed
Garage

1(ONE) – 10x12 Wood Framed
Shed

1 (ONE) – 10x14 Wood Framed
Shed

DEFENDANTS: Joseph Cross and
Rebecca Cross

ATTORNEY FOR PLAINTIFF:

Leon P. Haller, Esquire

(717) 234-4178

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/sheriff
fsales.html](http://www.susquehannasheriff.com/sheriff
fsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

1/4/2019 • 1/11/2019 • 1/18/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 12, 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

02-12-2019 at 9:30 AM

Writ of Execution No.:

2018-1449 CP

PROPERTY ADDRESS:

Rural Route 1 Box 1195, AKA
26759 State Route 29, Hallstead,
PA 18822

LOCATION: Liberty Township

Tax ID #: 011.03-1,004.00,000

IMPROVEMENTS: 1(ONE) – Two
Story Wood Frame Dwelling

1(ONE) – 14x26 In Ground

Swimming Pool

DEFENDANTS: Dawn M.

Branzuela, Individually and as
Executrix to the Estate of David H.

Branzuela, AKA David Henry
Branzuela; Leilani B. Branzuela
ATTORNEY FOR PLAINTIFF:

Meredith H. Wooters, Esquire
(614) 220-5611

NOTICE

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

of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:
www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

1/4/2019 • 1/11/2019 • 1/18/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 12, 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

2-12-2019 9:45 AM

Writ of Execution No.:

2018-1515 CP

PROPERTY ADDRESS: 735 Main
Street, Forest City, PA 18421

LOCATION: Forest City Borough

Tax ID #: 268.07-2,009.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAME
DWELLING

DEFENDANTS: BETHANY A.
MCCANN AND ROBERT W.
MCCANN, JR.

ATTORNEY FOR PLAINTIFF:
Katherine M. Wolf, Esq
(610) 278-6800

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

1/4/2019 • 1/11/2019 • 1/18/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 12, 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 2-12-2019 10:30 AM

Writ of Execution No.:
 2018-1479 CP

PROPERTY ADDRESS: 65
 VANVLECK STREET F/K/A RR1
 BOX 1284, GREAT BEND, PA
 18821

LOCATION: Great Bend Township
 Tax ID #: 031.00-3,064.00,000.

IMPROVEMENTS: ONE – Two
 Story Wood Framed Dwelling
 ONE – 24 X 24 Wood Framed
 Garage

ONE – 16 X 16 Wood Framed
 Shed

DEFENDANTS: Michael D. Welch
 and Deborah J. Welch

ATTORNEY FOR PLAINTIFF:
 Matthew J. 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

1/4/2019 • 1/11/2019 • 1/18/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 12, 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
2-12-2019 11:00 AM**

Writ of Execution No.:

2018-1533 CP

PROPERTY ADDRESS: 30
LACKAWANNA AVENUE F/K/A
25 LACKAWANNA AVENUE,
HALLSTEAD, PA 18822

LOCATION: Hallstead Borough

Tax ID #: 050.07-2,005.00,000.

IMPROVEMENTS: ONE – Two
Story Wood Framed Dwelling
ONE – 14 X 21 Wood Framed
Garage

DEFENDANTS: Michael J.
Wayman

ATTORNEY FOR PLAINTIFF:

Leon P. Haller, Esq
(717) 234-4178

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

1/4/2019 • 1/11/2019 • 1/18/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
FEBRUARY 26, 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
2-26-2019 at 9:30 AM**

Writ of Execution No.:

2018-1559 CP

PROPERTY ADDRESS: 417 Main
Street, Thompson, PA 18465

LOCATION: Thompson Borough

Tax ID #: 115.09-1,044.00,000.

IMPROVEMENTS: ONE – TWO
STORY WOOD FRAMED
DWELLING

ONE – 23 X 26 WOOD FRAMED
GARAGE

ONE – 5 X 10 WOOD FRAMED
SHED

DEFENDANTS: April J. Ramos
a/k/a April Ramos
ATTORNEY FOR PLAINTIFF:
Samantha Gable, Esq
(610) 278-6800

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

1/4/2019 • 1/11/2019 • 1/18/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 26, 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 2-26-2019 10:00 AM

Writ of Execution No.:

2018-1606 CP

PROPERTY ADDRESS: 1957

Mack Road a/k/a RR1 Box 1611,
Hop Bottom, PA 18824

LOCATION: Brooklyn Township

Tax ID #: 202.00-1,065.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING

DEFENDANTS: Christine A.

Tyriw & Robert M. Tyriw

ATTORNEY FOR PLAINTIFF:

Matthew K. Fissel, Esq
(215) 825-6344

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

1/4/2019 • 1/11/2019 • 1/18/2019

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 3, 2019 TO JANUARY 9, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$27,500.00
Mortgagor: BENNETT, KENNETH A	Mortgagee: SHEPHARD, SUSAN J
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: WATKINS, JOHN L	Mortgagee: WATKINS, DAVID
Locations: Parcel #	Municipality
1 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$114,400.00
Mortgagor: BUCHANAN, JASON R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 037.00-1,016.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$81,720.00
Mortgagor: TANTANELLA, DONALD F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - TANTANELLA, LINDA	2 - LOANDEPOT.COM
Locations: Parcel #	Municipality
1 - 222.10-2,026.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$84,000.00
Mortgagor: SHIPTOSKI, JEREMY	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 054.00-1,022.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$10,500.00
Mortgagor: SHIPTOSKI, JEREMY	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 054.00-1,022.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: KELLY, BRIAN J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - JOHNSON, BRIDGET L (NKA)	
3 - KELLY, BRIDGET L	
Locations: Parcel #	Municipality
1 - 175.00-1,008.01,000.	RUSH TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: KUROSKY, THOMAS P	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - KUROSKY, KATHLEEN F (AKA)	
3 - KUROSKY, KATHLEEN FARRELL	
Locations: Parcel #	Municipality
1 - 124.09-2,001.00,000.	MONTROSE
Information:	Consideration: \$35,000.00
Mortgagor: GODSHALL, KIMBERLY S	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 252.00-1,001.01,000.	AUBURN TOWNSHIP

Information:
Mortgagor: PRITCHARD, BRETT
2 - PRITCHARD, MICHELE

Locations: Parcel #
1 - 226.08-1,021.00,000.

Information:
Mortgagor: BENACQUISTO, CHRISTY ANN

Locations: Parcel #
1 - 031.19-4,003.00,000.

Information:
Mortgagor: LAKE IDLEWILD PROPERTIES LLC

Locations: Parcel #
1 - 226.12-1,001.01,000.

Information:
Mortgagor: HOEHLE, FRANCIS

2 - HOEHLE, KIMBERLY
Locations: Parcel #
1 - 186.00-1,029.00,000.

Information:
Mortgagor: BUCHANAN, JASON R

Locations: Parcel #
1 - 054.12-3,013.00,000.

Information:
Mortgagor: KUWAYE, CHAD E

Locations: Parcel #
1 - 026.00-1,013.00,000.

Information:
Mortgagor: BACKER PROPERTIES INC

Locations: Parcel #
1 - 126.06-1,027.00,000.

Information:
Mortgagor: BACKER, DANIEL J

2 - BACKER, GRETCHEN P
Locations: Parcel #
1 - 126.06-1,026.00,000.

Information:
Mortgagor: DECKER, SHANE

2 - DECKER, DANELLE
Locations: Parcel #
1 - 110.00-2,022.00,000.

Consideration: \$110,000.00
Mortgagee: BRINK, CHARLES
2 - BRINK, CATHY

Municipality
CLIFFORD TOWNSHIP

Consideration: \$40,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
GREAT BEND TOWNSHIP

Consideration: \$750,000.00
Mortgagee: WELLS FARGO BANK

Municipality
CLIFFORD TOWNSHIP

Consideration: \$124,500.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - STATE FARM BANK

Municipality
HARFORD TOWNSHIP

Consideration: \$57,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
SUSQUEHANNA

Consideration: \$141,548.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - RESIDENTIAL MORTGAGE SERVICES INC

Municipality
SILVER LAKE TOWNSHIP

Consideration: \$650,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
BRIDGEWATER TOWNSHIP

Consideration: \$650,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
BRIDGEWATER TOWNSHIP

Consideration: \$165,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
NEW MILFORD TOWNSHIP

DEEDS

Information:	Consideration: \$30,000.00
Grantor: SHEPHARD, SUSAN J	Grantee: BENNETT, KENNETH A
2 - SHEPHARD, NANCY	2 - ROBINSON, GALE S
Locations: Parcel #	Municipality
1 - 062.01-1,002.03,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OBRIEN, PHILIP D	Grantee: OBRIEN, LORRIE A
2 - OBRIEN, LORRIE A	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEROSA, OLIVIA	Grantee: DEROSA, OLIVIA
2 - DEROSA, JOHN J	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: BOWERS, JOANNE	Grantee: MONAHAN, CHRISTINE
2 - BOWERS, WILLIAM J	
Locations: Parcel #	Municipality
1 - 191.09-2,031.00,000.	HERRICK TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: BUCHANAN, JASON R	Grantee: BUCHANAN, JASON R
Locations: Parcel #	Municipality
1 - 037.00-1,016.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WRIGHT, ROBERT F (ESTATE)	Grantee: WRIGHT, ROBERT F (2015 REVOCABLE TRUST BY TRUSTEE)
Locations: Parcel #	Municipality
1 - 106.03-1,014.00,000.	BRIDGEWATER TOWNSHIP
2 - 106.00-1,016.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OWENS, ROBERT M	Grantee: OWENS FAMILY LIMITED PARTNERSHIP
2 - OWENS, KAREN L (AKA)	2 - OWENS, ROBERT M
3 - OWENS, KAREN	3 - OWENS, KAREN L
Locations: Parcel #	Municipality
1 - 159.00-2,005.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OWENS, ROBERT	Grantee: OWENS FAMILY LIMITED PARTNERSHIP
2 - OWENS, KAREN LYNN (AKA)	2 - OWENS, ROBERT
3 - OWENS, KAREN	3 - OWENS, KAREN LYNN
Locations: Parcel #	Municipality
1 - 143.05-1,019.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OWENS, ROBERT M JR	Grantee: OWENS FAMILY LIMITED PARTNERSHIP
2 - OWENS, KAREN LYNN (AKA)	2 - OWENS, ROBERT M JR
3 - OWENS, KAREN	3 - OWENS, KAREN LYNN
Locations: Parcel #	Municipality
1 - 143.05-1,008.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: RED ARROW FAMILY TRUST	Grantee: RYDER, TONI J
Locations: Parcel #	Municipality
1 - 026.00-2,056.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: LEWIS, JOSEPH M	Grantee: SHIPTOSKI, JEREMY
2 - LEWIS, SHANNON R	
Locations: Parcel #	Municipality
1 - 054.00-1,022.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FRANKLIN, KAREN THOMAS (NKA)	Grantee: CANFIELD, KAREN
2 - CANFIELD, KAREN	2 - CANFIELD, DALE J
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: BRINK, CHARLES	Grantee: PRITCHARD, BRETT
2 - BRINK, CATHY	2 - PRITCHARD, MICHELE
Locations: Parcel #	Municipality
1 - 226.08-1,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$43,000.00
Grantor: BENVENUTO, ELEANOR M	Grantee: BRUNORI, RICHARD
	2 - BRUNORI, ANN C
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARNER, JAMES A	Grantee: LPR ENERGY LLC
2 - WARNER, IRENE L	
Locations: Parcel #	Municipality
1 - 240.00-1,056.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: YURKOVIC, MICHAEL A SR	Grantee: YURKOVIC, MICHAEL A SR
	2 - YURKOVIC, MARY JO D
Locations: Parcel #	Municipality
1 - 149.00-3,033.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOEHLE, FRANCIS	Grantee: HOEHLE, FRANCIS
2 - HOEHLE, KIMBERLY	2 - HOEHLE, KIMBERLY
3 - CHAPMAN, JENNIFER LEE	
Locations: Parcel #	Municipality
1 - 186.00-1,029.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: SYKES, DIANE MARIE (AKA)	Grantee: COLWELL, JAMES WILLIAM
2 - SYKES, DIANA MARIE	2 - COLWELL, BRIAN LESLIE
	3 - COLWELL, LEANNE MARIE
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$76,000.00
Grantor: MAZIKEWICH, STEPHEN C	Grantee: BUCHANAN, JASON R
2 - JONES, KELIANN	
Locations: Parcel #	Municipality
1 - 054.12-3,013.00,000.	SUSQUEHANNA

Information:	Consideration: \$144,160.00
Grantor: FANNIE MAE (AKA)	Grantee: KUWAYE, CHAD E
2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	
Locations: Parcel #	Municipality
1 - 026.00-1,013.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$550,000.00
Grantor: LEWIS, WILLIAM R	Grantee: BACKER PROPERTIES INC
2 - LEWIS, DEBORAH M	
Locations: Parcel #	Municipality
1 - 126.06-1,027.00,000.	BRIDGEWATER TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: ALLEN, NICOLE (AKA)	Grantee: ALLEN, CORY S
2 - ALLEN, NICOLE GILLINGHAM	
Locations: Parcel #	Municipality
1 - 124.18-2,022.00,000.	MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: ALLEN, CORY	Grantee: ALLEN, CORY
2 - ALLEN, NICOLE (AKA)	
3 - ALLEN, NICOLE GILLINGHAM	
Locations: Parcel #	Municipality
1 - 137.02-1,046.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PARKHURST, GERALD JR	Grantee: PARKHURST FAMILY TRUST
2 - PARKHURST, COLLEEN	
Locations: Parcel #	Municipality
1 - 214.00-1,025.02,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PARKHURST, GERALD JR	Grantee: PARKHURST FAMILY TRUST
2 - PARKHURST, COLLEEN	
Locations: Parcel #	Municipality
1 - 214.00-1,025.04,000.	AUBURN TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: MONTEFORTE, ROBERT ALLEN	Grantee: MONTEFORETE, ROBERT ALLEN
2 - MONTEFORTE, MARITA LAHOOD	2 - MONTEFORETE, MARITA L
Locations: Parcel #	Municipality
1 - 110.00-2,018.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTON, ARNOLD C	Grantee: REED, KIM E
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: LUDWIG, JOHN	Grantee: DECKER, SHANE
2 - LUDWIG, THERESA	2 - DECKER, DANIELLE
Locations: Parcel #	Municipality
1 - 110.00-2,022.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNER, MARJORIE (ESTATE)	Grantee: HENRY, KAREN KINNER
	2 - KINNER, CHRIS B
	3 - KINNER, GARY FLOYD
Locations: Parcel #	Municipality
1 - 200.00-1,014.00,000.	DIMOCK TOWNSHIP

Information:

Grantor: BANK OF NEW YORK MELLON (FKA)
2 - BANK OF NEW YORK

Locations: Parcel #

1 - 111.14-1,065.00,000.

Consideration: \$202,125.00

Grantee: JONES, JENNIFER MARGARET

Municipality

NEW MILFORD TOWNSHIP

Information:

Grantor: BARON, MARGARET S (ESTATE)

2 - CANNON, WALTER

3 - CANNON, MARIA

4 - STILGER, JOHN

5 - STILGER, ANDREA

Locations: Parcel #

1 - 268.07-5,063.00,000.

Consideration: \$60,000.00

Grantee: AHC PROPERTIES LLC

Municipality

FOREST CITY



SUSQUEHANNA COUNTY BAR ASSOCIATION



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3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431