

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

34th Judicial District

Vol. 2 ★ April 14, 2017 ★ Montrose, PA ★ No. 2



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**CASES REPORTED**

In Re: Nomination Petition of John Tidball, a candidate for  
Republican Party nomination for Magisterial District Judge of  
Magisterial District Number 44-3-01, Wyoming County, Pennsylvania.

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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.*

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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

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

*Individual copies available for \$5 each*

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## SUSQUEHANNA COUNTY OFFICIALS

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### *Treasurer*

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### *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  
WYOMING COUNTY, PENNSYLVANIA**

IN RE: NOMINATION :  
PETITION OF JOHN TIDBALL, :  
a candidate for Republican Party :  
nomination for Magisterial :  
District Judge of Magisterial :  
District Number 44-3-01, : No. 2017 - 242 C.P.  
Wyoming County, Pennsylvania. :

## OPINION

## I. Procedural Background

On March 13, 2017, petitioner John J. Brier (hereinafter referred to as Brier) filed a petition to set aside the Republican nomination petition of John Tidball (hereinafter referred to as Tidball), alleging that Tidball had violated the Ethics Act, namely 65 Pa. C.S. § 1104(b)(2), which required him to file a statement of financial interest with the governing authority of the political subdivision on or before the last day for the filing of nominating petitions. (Pet. ¶ 13.) Brier also sought to strike petition 8 of Tidball’s nomination packet in its entirety based upon alleged deficiencies in the manner in which this particular petition was circulated for signatures. Finally, Brier also sought to strike 19 additional names from the various nominating petitions submitted by Tidball. On March 16, 2017, Brier filed an amended petition to correct certain typographical or clerical errors contained in the initial petition.

Given the nature of this particular challenge and the supervisor relationship between President Judge Russell Shurtleff and the magisterial district judges in Wyoming County, President Judge Shurtleff recused himself from hearing Brier's petition. The undersigned jurist was assigned to this case and an evidentiary hearing was conducted on March 30, 2017. The matter is now ripe for disposition.

## II. Findings of Fact

1. The parties stipulated that Briar has standing to challenge Tidball's Republican nominating petition as Briar is a duly qualified voter and elector of the Republican Party eligible to vote in the May 2017 primary election involving the magisterial district judgeship for magisterial district number 44-3-01.
2. Wyoming County is a Seventh Class County and is governed by three county commissioners.
3. The Wyoming County Commissioners' office is located on the second floor of

the Wyoming County Courthouse.

4. The director of the office of the Wyoming County Board of Election and Voter Registration is Florence Ball (hereinafter referred as Ball) and she has held that position for the past 12 years.
5. The Wyoming County Commissioners created the Board of Elections and Voter Registration Office (hereinafter referred to as Elections Office). On its official website, Wyoming County has described the duties of this office as follows:

The three County Commissioners constitute the County Board of Elections and the County Registration Commission. They in turn appoint a Director and Deputy to direct and supervise the many functions of these two departments. The office is responsible for managing the execution of Federal, State, County and local elections and County voter registration, according to the Pennsylvania Election Code. This involves holding elections, all petitions, campaign finance filings, etc. for all candidates, preparing and printing of ballots, furnishing election equipment and supplies, conducting voting, canvassing election returns, maintaining custody of voted ballots and other election records and filing instruments.

<http://www.wycopa.org/Offices/ElectVoter/Pages/default.aspx>.<sup>1</sup>

6. Ball testified that she is a direct employee of the Wyoming County Commissioners.
7. The County Election Board has created an internal procedure and checklist that its employees follow when presented with nomination petitions, which provided the following information relative to the filing of a candidate's statement of financial interest:

Statement of Financial Interest is attached; remind them to file the original with their municipality or school district, we keep the copy. . . .

For County wide candidates, make a copy of the Financial Interest Statement and attach it to the petition and file the original in the filing cabinet with the others for that year. (Resp. Ex. 1)(emphasis added).<sup>2</sup>

8. Tidball timely filed a Nomination Petition with the Elections Office, located on the first floor of the Wyoming County Courthouse, and the procedures outlined in the "checklist" as it related to Tidball's statement of financial interest were

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<sup>1</sup> The Court has taken judicial notice of Wyoming County's public description of its Board of Elections and Voter Registration. See Pa. R. Evid. 201(c)(1); see Horton v. Washington County Tax Claim Bureau, 81 A.3d 883 (Pa. 2013) (using United States Postal Service to acquire information related to mail services); Solomon v. U.S. Healthcare Systems of Pa., Inc., 797 A.2d 346, 352 (Pa. Super. Ct. 2002) ("[W]e have recognized that a court may take judicial notice of public documents....").

<sup>2</sup> As the wording suggests, this particular document is intended to internal use by Elections Office employees. Ball testified that it was not intended for dissemination. This document does accurately reflect the well-established county practice that provided for the filing of the original statements of financial interests in the Elections Office for county-wide and magisterial district judge candidates.

followed.

9. Ball (or her designee) made a copy of Tidball's statement of financial interest and attached it to the nominating petition and retained the original statement of financial interest, which was filed in a filing cabinet specifically designated for the purpose of county-wide offices and magisterial district judges.
10. Ball testified that this has been the practice in Wyoming County for her 12 years that she has served as the director of the Board of Elections office.
11. Wyoming County Commissioner Thomas Henry, who is also the chairman of the Board of County Commissioners, likewise testified that this was the procedure in Wyoming County relative to the filing of statement of financial interests as they related to county-wide positions and magisterial district judge positions.
12. Commissioner Henry verified that he has run for county-wide election on two occasions and that this procedure was followed with his statement of financial interest, i.e., a copy was attached to his nominating petition and filed with the Election Office, which also retained the original statement of financial interest.
13. Commissioner Ronald Williams testified that he has served as a county commissioner for 22 years (though not consecutively) and was currently serving his 6th term in office. Commissioner Williams likewise confirmed that the practice in Wyoming County was for county-wide and magisterial district judge candidates to file their original statements of financial interest in the Elections Office.
14. Linda Stanick testified that she is the designated administrative assistant working in the Wyoming County Commissioners' Office who assures that the required statements of financial Interest forms are filed and received each year from county employees and elected county officials.
15. During her three years in office, Stanick testified that she has never received any statements of financial interest from any county-wide candidate until the present election year, when current incumbent Magisterial District Judge Plummer (whom Tidball would be challenging) appeared to file his original in the County Commissioners' office.
16. Stanick testified that there are no procedures in place for the filing for such candidate statements of financial interest in the Commissioners' Office.
17. Wyoming County Chief Clerk William Gaylord testified that he has served in that capacity for 29 years, and he stated that the practice in Wyoming County has always been that county-wide candidates and magisterial district judge candidates file their original statement of financial interest with the Elections Office.
18. Chief Clerk Gaylord testified that if any member of the public requested a copy of a magisterial district judge candidate's statement of financial interest, then the inquiring citizen would be directed downstairs to the Elections Office where a copy could easily be obtained for review.
19. Tidball presented a nominating petition that had 116 signatures, and Brier has

challenged a number of those signatures.

20. The parties stipulated that petition 8 of Tidball's nomination packet, and all of its 9 signatures be stricken by stipulation, thereby reducing Tidball's total number of signatures to 107.

21. The parties also stipulated that the following signatures would be stricken: Daniel Donowsky, Ralph Psolka, Reynold Lackey, Margaret Krause, Debra Dowling, and Mary Bishop. With the striking of these names, this drops Tidball's nominating petition down to 101 names.

22. Brier agreed to withdraw his objection to the following names: June Loncosky, Ardell Loncosky, Rebecca Corby, Kimberly Henning, Richard Henning, Ellen Shalata, Betsy Sayre, Benjamin Sayre and Brett Kelly.

23. The only signatures that are still being contested are: (1) James Tierney on the grounds that he is not a registered Republican; and (2) Bonnie Galle on the grounds that she does not reside in the voting district.

*The Court Opinion will be continued in the next issue.*

## LEGAL NOTICES

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

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#### 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.*

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#### EXECUTOR NOTICE

Estate of Thomas A. Kane  
Late of Oakland Township  
EXECUTOR  
Donald J. Kane a/k/a Donald Kane  
6 Haydens Road  
Susquehanna, PA 18847  
ATTORNEY  
Myron B. DeWitt  
P.O. Box 244  
Susquehanna, PA 18847

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**4/14/2017 • 4/21/2017 • 4/28/2017**

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#### EXECUTOR NOTICE

Estate of Velma M. Everitt  
Late of Silver Lake Township  
EXECUTOR  
Leonard Everitt  
21829 State Rt. 167  
Brackney, PA 18812

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**4/7/2017 • 4/14/2017 • 4/21/2017**

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#### EXECUTOR NOTICE

Estate of Debra Paul Carlson AKA  
Debra Paul  
Late of Thompson Township  
EXECUTOR  
Robbin Carlson  
1388 Churchill Lake Rd.  
Susquehanna, PA 18847

**4/7/2017 • 4/14/2017 • 4/21/2017**

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#### ESTATE NOTICE

In the Estate of Carol Mnahoncak, deceased, late of Forest Lake Township, Susquehanna County, Pennsylvania who died intestate on February 9, 2017. Letters of Administration in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims against the same are requested to present them without delay to:

Jean Marie Grassman  
224 Kane Rd.  
Montrose, PA 18801  
or  
Laurence M. Kelly  
Kelly Law Office  
Attorney for the Estate  
65 Public Avenue  
Montrose, PA 18801  
Telephone: 570-278-3861

**3/31/2017 • 4/7/2017 • 4/14/2017**

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## ESTATE NOTICE

In the Estate of DOROTHY WEGMAN, deceased, late of Montrose Borough, Susquehanna County, Pennsylvania who died testate on January 26th, 2017. Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims against the same are requested to present them without delay to:

Barbara Stroming  
706 Rathbun Avenue  
Staten Island, NY 10312

Or

Kelly Law Office  
Laurence M. Kelly  
Attorney At Law  
65 Public Avenue  
Montrose, PA 18801

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**3/31/2017 • 4/7/2017 • 4/14/2017**

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## 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.*

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## SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 25, 2017

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

**4-25-2017 9:00 AM**

Writ of Execution No.:

2017-49 CP

PROPERTY ADDRESS: 48

Willow Avenue

Susquehanna, Pa 18847

LOCATION: Borough of

Susquehanna Depot

Tax ID #: 054.11-4,055.00,000

IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAMED

DWELLING

DEFENDANTS: Linda L.  
Hermann

ATTORNEY FOR PLAINTIFF:  
Matthew 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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**3/31/2017 • 4/7/2017 • 4/14/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 25, 2017**

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**

**4-25-2017 9:30 AM**

Writ of Execution No.:

2017-78 CP

PROPERTY ADDRESS: 47

Washington Street f/k/a 806

Washington Street

Susquehanna, Pa 18847

LOCATION: Borough of Susquehanna Depot

Tax ID #: 054.14-2,050.00,000

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Edward Chandler

ATTORNEY FOR PLAINTIFF:

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

Lance M. Benedict,  
Susquehanna County Sheriff

**3/31/2017 • 4/7/2017 • 4/14/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 25, 2017**

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**

**4-25-2017 10:00 AM**

Writ of Execution No.:

2017-42 CP

PROPERTY ADDRESS: 164

McGavin Road a/k/a RR 3 Box

178

Meshoppen, PA 18630

LOCATION: Township of Auburn

Tax ID #: 215.00-1,010.00,000.

IMPROVEMENTS: One – 1 1/2

Story Wood Framed Dwelling

One – 20' x 24 Wood Framed

Garage

DEFENDANTS: Charles

Spickerman a/k/a Charles C.

Spickerman, Jr and Michelle

Spickerman a/k/a Michelle L.

Spickerman

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq (215)563-7000

**NOTICE**

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

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

[sheriffsales.html](http://sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**3/31/2017 • 4/7/2017 • 4/14/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 25, 2017**

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**

**4-25-2017 10:30 AM**

Writ of Execution No.:

2017-38 CP

PROPERTY ADDRESS: 1177

North Main Street

Forest City, Pa 18421

LOCATION: Borough of Forest City

Tax ID #: 249.19-2,002.00,000.

IMPROVEMENTS: One – 2 Story Framed Duplex

One – 6 x 8 Wood Framed Shed

DEFENDANTS: My House, LLC,  
Michael L. Yetter and Lindsay M.  
Yetter

ATTORNEY FOR PLAINTIFF:

James Shoemaker, Esq (570)287-3000

**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

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**3/31/2017 • 4/7/2017 • 4/14/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MAY 9, 2017**

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  
5-09-2017 9:00 AM**  
Writ of Execution No.:  
2017-131 CP  
PROPERTY ADDRESS: 59

Church Street  
Hallstead, Pa 18822  
LOCATION: Hallstead Borough  
Tax ID #: 031.19-3,092.00,000  
IMPROVEMENTS: ONE – TWO STORY WOOD FRAMED DWELLING  
ONE – 14 X 20 WOOD FRAMED GARAGE  
DEFENDANTS: Roy C. Somers and Doris J. Somers  
ATTORNEY FOR PLAINTIFF: Christine Graham, Esq  
(215) 790-1010

**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

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**4/14/2017 • 4/21/2017 • 4/28/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MAY 9, 2017**

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**

**5-09-2017 9:30 AM**

Writ of Execution No.:

2017-126 CP

PROPERTY ADDRESS: 369 State Route 3021 aka 371 State Route 3021

Springville, Pa 18844

LOCATION: Dimock Township

Tax ID #: 198.00-1,069.00,000

IMPROVEMENTS: ONE - ONE AND A HALF STORY WOOD FRAMED DWELLING

ONE - 24 X 31 WOOD FRAMED GARAGE

DEFENDANTS: Floyd G. Darling

ATTORNEY FOR PLAINTIFF:

Andrew Markowitz, Esq

(215) 790-1010

**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

**4/14/2017 • 4/21/2017 • 4/28/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MAY 9, 2017**

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**

**5-09-2017 10:00 AM**

Writ of Execution No.:

2017-98 CP

PROPERTY ADDRESS: 39 West Spring Loop, Village of Four Seasons

Union Dale, Pa 18470

LOCATION: Herrick Township

Tax ID #: 209.09-1,014.00,000

IMPROVEMENTS: ONE – ONE

**WOOD FRAMED COTTAGE**

DEFENDANTS: James T.

McGlynn and Jacquelyn G.

McGlynn

ATTORNEY FOR PLAINTIFF:

Joanne Semeister, Esq

(215) 772-1500

**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

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**4/14/2017 • 4/21/2017 • 4/28/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MAY 9, 2017**

**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**

**5-09-2017 10:30 AM**

Writ of Execution No.:

2017-128 CP

PROPERTY ADDRESS: 301

Porter Drive

Clifford, Pa 18421

LOCATION: Clifford Township

Tax ID #: 247.00-1,061.00,000

IMPROVEMENTS: ONE - ONE  
STORY WOOD FRAMED  
DWELLING

ONE - 10 X 14 SHED

DEFENDANTS: Danita Eggelton,  
Executrix of the Estate of William  
Eggelton, deceased and Danita  
Eggelton, in her Individual  
capacity

ATTORNEY FOR PLAINTIFF:  
Andrew Markowitz, Esq  
(570) 346-7922

**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

**4/14/2017 • 4/21/2017 • 4/28/2017**

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**MORTGAGES AND DEEDS**

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**RECORDED FROM MARCH 30, 2017 TO APRIL 5, 2017**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

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**MORTGAGES**

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Information:	Consideration: \$55,000.00
Mortgagor: CROGAN, PATRICIA A (AKA) 2 - CROGAN-FISHER, PATRICIA A 3 - FISHER, PATRICIA A CROGAN	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 268.07-1,046.00.00.	Municipality FOREST CITY 2W
Information: OPEN-END MTG	Consideration: \$32,250.00
Mortgagor: KELLEY, CHANCEY L 2 - KELLEY, CATHERINE B	Mortgagee: PS BANK
Locations: Parcel # 1 - 025.00-2,012.00.00.	Municipality SILVER LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$200,000.00
Mortgagor: BARBER, JAMES W 2 - BARBER, JEAN R	Mortgagee: PS BANK
Locations: Parcel # 1 - 261.00-1,011.00.00.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$0.00
Mortgagor: REGINAS ESTATES LLC	Mortgagee: MALLINSON, KENNETH 2 - MALLINSON, JOHANNA
Locations: Parcel # 1 - 249.19-2,025.00.00.	Municipality FOREST CITY 2W
Information:	Consideration: \$250,000.00
Mortgagor: WHITES MOBILE HOME PARK & CAMPGROUND LLC 2 - WHITE, JOHN CLIFFORD II 3 - WHITE, KAREN BURNETT	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$144,000.00
Mortgagor: WALTER, RICHARD D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-1,011.00.00.	Municipality MONTROSE
Information:	Consideration: \$25,000.00
Mortgagor: MALONEY, DENNIS	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.11-2,068.00.00.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$95,000.00
Mortgagor: BROWNLOW, JAMES C II 2 - BROWNLOW, SHERYL D	Mortgagee: AMERICAN HERITAGE FEDERAL CREDIT UNION
Locations: Parcel # 1 - 172.00-1,001.00.00.	Municipality ARARAT 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 ★

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Information:	Consideration: \$28,920.33
Mortgagor: VANTEGER, BRENT W 2 - VANTEGER, LISA E	Mortgagee: FORTH MAN , BONNIE
Locations: Parcel # 1 - 111.14-1,047.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: BUTLER, GLENN THOMAS 2 - BUTLER, JENNIFER MARIE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 171.00-1,004.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: REINWALD, CHARLES E 2 - REINWALD, MARY E	Mortgagee: PINKOWSKI, FRANCIS J 2 - PINKOWSKI, FRANCIS J JR
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$138,380.00
Mortgagor: STAHL, JOHN M 2 - STAHL, RACHEL A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LIMITED LIABILITY COMPANY
Locations: Parcel # 1 - 107.00-1,023.01.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$114,400.00
Mortgagor: BELL, KEVIN R 2 - MCGOVERN, AMY J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 244.00-1,029.03.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$323,710.00
Mortgagor: MARSHALL, STEPHEN D (TRUST BY TRUSTEE BY ATTY) 2 - SNOWMAN, STANWOOD J (TRUST BY TRUSTEE)	Mortgagee: CITIZENS BANK
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: PIFCHO, CLARENCE Locations: Parcel # 1 - 156.00-1,054.00.000.	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Information:	Consideration: \$9,950,000.00
Mortgagor: BAHS HOLDINGS LLC Locations: Parcel # 1 - 171 00-1 024 00 000	Mortgagee: PEAPACK-GLADSTONE BANK
Information:	Consideration: \$112,000.00
Mortgagor: MILLER, RICHARD E Locations: Parcel # 1 - 209.00-1,042.00.000.	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
	Municipality HERRICK TOWNSHIP

**DEEDS**

Information:	Consideration: \$15,000.00
Grantor: RICHARDS, JAMES L 2 - HAPPY ACRES FARM 3 - RICHARDS, GAIL M	Grantee: BEJESKI, EDWARD S
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAOLUCCI, WILLIAM A 2 - PAOLUCCI, CHERYL	Grantee: PAOLUCCI, WILLIAM A (TRUST) 2 - PAOLUCCI, CHERYL (TRUST)
Locations: Parcel # 1 - 261.00-1,035.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: EDDLESTON, DAVID 2 - EDDLESTON, SUSAN	Grantee: SIMMONS ROCKWELL REALTY OF PENNSYLVANIA LLC
Locations: Parcel # 1 - 050.00-3,034.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ELLIOTT, ROBERT H (AKA) 2 - ELLIOTT, ROBERT J	Grantee: SHULTZ, RAYMOND L 2 - SHULTZ, REBECCA R
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$154,500.00
Grantor: MONTROSE GENERAL HOSPITAL INC (FKA) 2 - MEDICAL ARTS HOSPITAL INC 3 - ENDLESS MOUNTAINS HEALTH SYSTEMS INC	Grantee: FIONDI INC
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$3,657.52
Grantor: GANTAR, DOROTHY A (BY SHERIFF)	Grantee: WELLS FARGO BANK
Locations: Parcel # 1 - 268.07-2,037.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$9,000.00
Grantor: REDDON, CASI 2 - REDDON, ROBERT P	Grantee: CUNNINGHAM, JORDAN
Locations: Parcel # 1 - 054.11-1,028.00.000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$59,900.00
Grantor: BRIGGS, VIRGINIA R (ESTATE AKA) 2 - BRIGGS, VIRGINIA (AKA) 3 - BRIIGGS, VIRGINIA 4 - BISHOP, TERRY	Grantee: DONAHUE, EDWARD J 2 - DONAHUE, ANGEL L
Locations: Parcel # 1 - 146.00-2,044.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARD, CHRISTINA W 2 - COTTRELL, JONATHAN D 3 - COTTRELL, DONALD E (ESTATE)	Grantee: CARD, CHRISTINA W 2 - COTTRELL, JONATHAN D
Locations: Parcel # 1 - 091.00-2,013.00.000.	Municipality NEW MILFORD 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 ★

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Information:	Consideration: \$250,000.00
Grantor: MILLER, DOUGLAS T 2 - MILLER, JENNIFER L	Grantee: PAOLELLA, ANGELO
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$162,000.00
Grantor: WALTER, RICHARD D	Grantee: FORYS, LYNN
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: LIGHTNER, THERESA L WHITE (ESTATE)	Grantee: WHITES MOBILE HOME PARK & CAMPGROUND LLC
2 - ESTATE OF JOHN CLIFFORD WHITE (AKA) 3 - WHITE, JOHN C 4 - WHITE, JOHN II 5 - WHITE, JAMES CHRISTOPHER 6 - WELDON, ERIN ELIZABETH 7 - WHITE, ERICA LOUISE	
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LIGHTNER, THERESA L WHITE (ESTATE)	Grantee: WHITE, JOHN II 2 - WHITE, KAREN BURNETT
2 - ESTATE OF JOHN CLIFFORD WHITE (AKA) 3 - WHITE, JOHN C 4 - WHITE, JOHN II 5 - WHITE, JAMES CHRISTOPHER 6 - WELDON, ERIN ELIZABETH 7 - WHITE, ERICA LOUISE	
Locations: Parcel # 1 - 266.00-1.087.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LIGHTNER, THERESA L WHITE (ESTATE)	Grantee: WHITE, JOHN II 2 - WHITE, JAMES CHRISTOPHER
2 - ESTATE OF JOHN CLIFFORD WHITE (AKA) 3 - WHITE, JOHN C 4 - WHITE, JOHN II 5 - WHITE, JAMES CHRISTOPHER 6 - WELDON, ERIN ELIZABETH 7 - WHITE, ERICA LOUISE	
Locations: Parcel # 1 - 266.00-1.087.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LIGHTNER, THERESA L WHITE (ESTATE)	Grantee: WHITE, JOHN II
2 - ESTATE OF JOHN CLIFFORD WHITE (AKA) 3 - WHITE, JOHN C 4 - WHITE, JOHN II 5 - WHITE, JAMES CHRISTOPHER 6 - WELDON, ERIN ELIZABETH 7 - WHITE, ERICA LOUISE	
Locations: Parcel # 1 - 266.00-1,001.00,000.	Municipality CLIFFORD 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 ★

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Information:		
Grantor:	LIGHTNER, THERESA L WHITE (ESTATE) 2 - ESTATE OF JOHN CLIFFORD WHITE (AKA) 3 - WHITE, JOHN C 4 - WHITE, JOHN II 5 - WHITE, JAMES CHRISTOPHER 6 - WELDON, ERIN ELIZABETH 7 - WHITE, ERICA LOUISE 8 - WHITE, JOHN C II 9 - WHITE, KAREN BURNETT	Consideration: \$1.00 Grantee: WHITE, JAMES CHRISTOPHER
Locations:	Parcel # 1 - 265.00-1,029.00,000.	Municipality CLIFFORD TOWNSHIP
Information:		
Grantor:	MEAGHER, THOMAS F III 2 - MEAGHER, GISELLE	Consideration: \$180,000.00 Grantee: WALTER, RICHARD D
Locations:	Parcel # 1 - N/A	Municipality MONTROSE
Information:		
Grantor:	NATURAL GAS WINDS LLC	Consideration: \$1,000.00 Grantee: 283 HIGH STREET LLC
Locations:	Parcel # 1 - 222.10-1,057.00,000.	Municipality HOP BOTTOM BOROUGH
Information:		
Grantor:	ESTATE OF ROY EDWARDS 2 - FORTMAN, BONNIE L (ESTATE)	Consideration: \$30,000.00 Grantee: VANTEGER, BRENT W 2 - VANTEGER, LISA E
Locations:	Parcel # 1 - 111.14-1,047.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:		
Grantor:	MOORE, JAMES 2 - MOORE, KAREN J	Consideration: \$193,000.00 Grantee: BUTLER, GLENN THOMAS 2 - BUTLER, JENNIFER MARIE
Locations:	Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:		
Grantor:	SHIEL, CARRIE LYNN	Consideration: \$176,000.00 Grantee: MININGER, JOHN MARK 2 - MININGER, DOROTHY PRESCOTT
Locations:	Parcel # 1 - N/A	Municipality THOMPSON TOWNSHIP
Information:		
Grantor:	PINKOWSKI, FRANCIS J 2 - PINKOWSKI, FRANCIS J JR	Consideration: \$90,000.00 Grantee: RENWALD, CHARLES E 2 - RENWALD, MARY E
Locations:	Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:		
Grantor:	CORRECTIVE DEED FEDUCHAK, LEO J 2 - FEDUCHAK, DOROTHY M	Consideration: \$1,000.00 Grantee: OMALLEY, KEVIN J
Locations:	Parcel # 1 - 225.00-1,088.00,000.	Municipality LENOX TOWNSHIP
Information:		
Grantor:	OMALLEY, KEVIN J	Consideration: \$1,000.00 Grantee: OMALLEY, KEVIN J
Locations:	Parcel # 1 - 225.00-1,088.00,000.	Municipality LENOX TOWNSHIP
Information:		
Grantor:	OMALLEY, KEVIN J	Consideration: \$1,000.00 Grantee: OMALLEY, SHAWN
Locations:	Parcel # 1 - 225.00-1,089.00,000.	Municipality LENOX TOWNSHIP

Information:	Consideration: \$1.00
Grantor: TOMPKINS, WAYNE L	Grantee: TOMPKINS, NATHANIEL D
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMPKINS, LYNN 2 - TOMPKINS, JANE	Grantee: TOMPKINS, NATHANIEL D
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMPKINS, LYNN 2 - TOMPKINS, JANE	Grantee: TOMPKINS, WAYNE L
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAGINLEY, RORY A 2 - FISHER, JANICE A (NBM) 3 - MAGINLEY, JANICE A	Grantee: PEDRO, ANTHONY M
Locations: Parcel # 1 - 186.00-1,017.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SULLIVAN, ROBERT T (TRUSTEE) 2 - RICCI, DANIEL R (TRUSTEE) 3 - ALLEN, LEON (TRUSTEE)	Grantee: WARREN HALL ASSOCIATION INC
Locations: Parcel # 1 - 124.17-3,005.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$143,000.00
Grantor: LARKIN, EUGENE (ESTATE AKA) 2 - LARKIN, EUGENE EBEN (ESTATE)	Grantee: BELL, KEVIN R 2 - MCGOVERN, AMY J
Locations: Parcel # 1 - 244.00-1,029.03,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SVENTEK, FRANK J 2 - SVENTEK, KATHLEEN L	Grantee: SVENTEK, FRANK J 2 - SVENTEK, KATHLEEN L
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WYANDT, HOWARD C 2 - WYANDT, MARY KAREN	Grantee: WYANDT, MARY KAREN
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH





## Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

**All Notices published are Pre-Pay.**

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.  
PLEASE PRINT CLEARLY

ESTATE OF \_\_\_\_\_

A.K.A.s \_\_\_\_\_

LATE OF TOWNSHIP/BOROUGH \_\_\_\_\_

Executor (  ) Administrator (  ) *Please check one.*

### List names and addresses of Executors or Administrators

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Mail form to:  
Bailey Design and Advertising  
c/o SCBA/Estate Notice Advertising  
3305 Lake Ariel Highway  
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

**Phone: 570-251-1512 Fax: 570-647-0086**

**Email: baileyd@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*

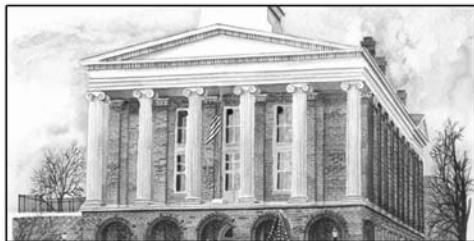
**Petition for Change of Name** \$45

*One (1) time insertion*

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**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*

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

**Full Page:**

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**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

