

OFFICIAL
LEGAL JOURNAL
 OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ August 16, 2019 ★ Montrose, PA ★ No. 20



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

The Hon. Jason J. Legg
President Judge

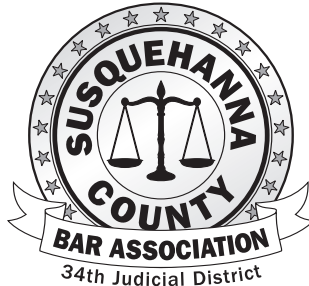
The Hon. Kenneth W. Seamans
Senior Judge

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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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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

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

Magisterial District Judges

Jeffrey Hollister
Jodi L. Corder, Esq.
Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

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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
Richard Suraci

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

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 Rose M. Thorne
Late of Apolacon Township
CO-EXECUTOR
Craig A. Thorne
701 State Route 4013
Little Meadows, PA 18830
CO-EXECUTOR
Robert T. Thorne
1182 State Route 4013
Brackney, PA 18812
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

8/16/2019 • 8/23/2019 • 8/30/2019

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF **TEMPLE I. SMITH**, late of the Township of Liberty, Pennsylvania, (died July 14, 2019) to Gail M. Henry,

Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Gail M. Henry or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902- 0106.

8/16/2019 • 8/23/2019 • 8/30/2019

EXECUTOR NOTICE

Estate of Lewis O. Galloway
Late of Oakland Township
EXECUTOR
Lewis J. Galloway
5373 Harmony Road
Susquehanna, PA 18847
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

8/16/2019 • 8/23/2019 • 8/30/2019

**NOTICE OF
DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Lois S. Stephens, Deceased, late of 1579 State Route 2021, Lenox Township, Susquehanna County, Pennsylvania 18446, who died on June 14, 2019. All persons indebted to the Estate are requested to make payment, and those having

claims or demands are to present same, without delay, to the Executor, Bruce Stephens, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire
KRISA & KRISA, P.C.**

8/16/2019 • 8/23/2019 • 8/30/2019

EXECUTOR NOTICE

Estate of Katherine S. Wood AKA
Katherine Wood
Late of Springville Township
CO-EXECUTRIX
Debra S. Flower
70 Brooks Road
Meshoppen, PA 18630
CO-EXECUTOR
Duane E. Wood
77 Hayes Street
Springville, PA 18844
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

8/9/2019 • 8/16/2019 • 8/23/2019

ESTATE NOTICE

In the Estate of Ronald Taylor, late of the Township of Friendsville of Susquehanna, Pennsylvania, Letters Testamentary having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate are requested to make

prompt payment and all having claims against said Estate will present them without delay to:

David Taylor, Executor
148 Hudson Ave West
Keansburg, NJ 07734

8/9/2019 • 8/16/2019 • 8/23/2019

NOTICE

In the Estate of Kathleen M. Bozzo a/k/a Kathleen Mary Bozzo, deceased, late of Franklin Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Kenneth G. Bozzo, Jr., all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Kenneth G. Bozzo, Jr.
585 North Railroad Avenue
Staten Island, NY 10304

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

8/9/2019 • 8/16/2019 • 8/23/2019

EXECUTRIX NOTICE

Estate of Ruth Anne Niblick
Late of Clifford Township
EXECUTRIX
Laurie Wescott Niblick

1015 Sibley Memorial Highway,
Apt. 303
Lilydale, MN 55118
ATTORNEY
Marissa McAndrew, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

8/9/2019 • 8/16/2019 • 8/23/2019

EXECUTRIX NOTICE

Estate of Robert B. Keenan
Late of Middletown Township
CO-EXECUTRIX
Mary Margaret Keenan
3926 Seabiscuit Way
Harrisburg, PA 17111
CO-EXECUTRIX
Teresa Ann Keenan
613 Truman Circle
Vienna, VA 22180
ATTORNEY
Laurence M. Kelly
Kelly Law Office
65 Public Avenue
Montrose, PA 18801

8/9/2019 • 8/16/2019 • 8/23/2019

EXECUTOR NOTICE

Estate of Mary Ann Quattrocchi
AKA Mary Quattrocchi AKA
Mary A. Quattrocchi
Late of Franklin Township
EXECUTOR
Vincent Quattrocchi
553 Conroy Rd.
Montrose, PA 18801

8/9/2019 • 8/16/2019 • 8/23/2019

EXECUTOR NOTICE

Estate of Joseph Chobot
Late of Township of Great Bend
CO-EXECUTOR
Joseph Robert Chobot
3980 Waverly Road
Owego, NY 13827
CO-EXECUTOR
Thomas Michael Chobot
221 Lincoln Drive
Reading, PA 19606
ATTORNEY
Rachael Thomas
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF HELEN M. QUINLAN, a/k/a HELEN MARIE QUINLAN, late, of the Town of Matthews North Carolina, who died on the 12th day of March, 2019, to Richard S. Quinlan, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Richard S. Quinlan or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, New York 13850.

8/2/2019 • 8/9/2019 • 8/16/2019

ADMINISTRATRIX NOTICE

Estate of James C. Teel
Late of Bridgewater Township
ADMINISTRATRIX
Margaret R. Teel
311 Scott Rd.
Montrose, PA 18801
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

8/2/2019 • 8/9/2019 • 8/16/2019

EXECUTRIX NOTICE

Estate of John E. Roth
Late of Clifford Township
EXECUTRIX
Pauline L. Roth
3486 State Rte. 106
Clifford Twp., PA 18470

8/2/2019 • 8/9/2019 • 8/16/2019

ADMINISTRATOR NOTICE

Estate of Erika Schmied
Late of Harmony Township
ADMINISTRATOR
Peter F. Schmied
3585 Bear Swamp Road
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

8/2/2019 • 8/9/2019 • 8/16/2019

ADMINISTRATRIX NOTICE

Estate of Debra L. Potter
Late of Borough of Oakland
ADMINISTRATRIX
Alisha Bixby
175 E. Church Street
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

8/2/2019 • 8/9/2019 • 8/16/2019

**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
SEPTEMBER 24, 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
September 24, 2019 at 9:00 AM**

Writ of Execution No.:
2019-694 CP
PROPERTY ADDRESS: 88 Pleasant
Avenue FKA RR 2 Box 146

Thompson, PA 18465
LOCATION: Thompson Borough
Tax ID # 115.00-1,033.00,000
IMPROVEMENTS: ONE – ONE -
ONE AND ONE HALF STORY
WOOD FRAME DWELLING
ONE - 8 X 10 METAL SHED
DEFENDANTS: Sandra Crider and
Glenn Swiers, Known Heirs of
Albert W. Swiers, Deceased; and The
Unknown Heirs of Albert Swiers,
Deceased; and The Secretary of
Housing and Urban Development
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

Lance M. Benedict,
Susquehanna County Sheriff

8/2/2019 • 8/9/2019 • 8/16/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
SEPTEMBER 24, 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
September 24, 2019 at 9:30 AM**

Writ of Execution No.:
2019-698 CP
PROPERTY ADDRESS: 68 High
Street AKA 408 High Street
Montrose, PA 18801
LOCATION: Montrose Borough
Tax ID # 124.14-2,053.00,000
IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING
ONE -14 X 16 WOOD FRAMED
SHED
DEFENDANTS: Dwight J. Dietz
and Jeanne L. Dietz
ATTORNEY FOR PLAINTIFF:
Lauren M. Moyer, 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

Lance M. Benedict,
Susquehanna County Sheriff

8/2/2019 • 8/9/2019 • 8/16/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
SEPTEMBER 24, 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
September 24, 2019 at 10:00 AM**

Writ of Execution No.:
2019-752 CP
PROPERTY ADDRESS: 175
Chenango Street
Montrose, PA 18801
LOCATION: Montrose Borough
Tax ID # 124.13-1,015.00,000
IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING
ONE- 22 X 30 WOOD FRAMED
GARAGE

DEFENDANTS: Audrey Rios and
Jose Rios
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/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

8/2/2019 • 8/9/2019 • 8/16/2019

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

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

described real estate, to wit:

SALE DATE AND TIME

October 8, 2019 at 9:00 AM

Writ of Execution No.:

2019-754 CP

PROPERTY ADDRESS: 92 Fourth Street aka 92 4th Street Hallstead, PA 18822

LOCATION: Hallstead Borough

Tax ID # 031.19-1,025.00,000

IMPROVEMENTS: ONE - TWO STORY WOOD FRAMED DWELLING

DEFENDANTS: Amber Shibley AKA Amber Griffin, solely in her capacity as heir of Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased, Natasha A.

Shibley, solely in her capacity as heir of Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased, Brianna Brewer, solely in her capacity as heir of Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased and Unknown Heirs, Successors,

Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest Form or Under Jerri L. Shibley aka Jerri Lou Shibley aka Jerri Shibley, Deceased

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

8/16/2019 • 8/23/2019 • 8/30/2019

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

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

SALE DATE AND TIME

October 8, 2019 at 9:30 AM

Writ of Execution No.:

2019-793 CP

PROPERTY ADDRESS: 277 Broad Avenue
Susquehanna, PA 18847

LOCATION: Susquehanna Borough

Tax ID # 054.12-2,040.00,000

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED
DWELLING
ONE – 14 X 22 WOOD FRAME
GARAGE
DEFENDANTS: Jay Barry and
Jacqueline Barry Canfield
ATTORNEY FOR PLAINTIFF:
David Gregory, Esq
(570) 251-9960

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

8/16/2019 • 8/23/2019 • 8/30/2019

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

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

SALE DATE AND TIME
October 8, 2019 at 10:00 AM
Writ of Execution No.:
2019-790 CP
PROPERTY ADDRESS: 2327
State Route 247
Carbondale, PA 18407
LOCATION: Clifford Township
Tax ID # 266.01-1,024.00,000
IMPROVEMENTS: ONE - TWO



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STORY WOOD FRAMED
DWELLING

DEFENDANTS: Joseph Koezeno,
Jr and Sharon Koezeno
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/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

8/16/2019 • 8/23/2019 • 8/30/2019

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

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

**SALE DATE AND TIME
October 8, 2019 at 10:30 AM**

Writ of Execution No.:

2019-800 CP

PROPERTY ADDRESS: 2264

State Route 106

Clifford Township, PA 18441

LOCATION: Clifford Township

Tax ID # 245.00-3,030.00,000

IMPROVEMENTS: ONE – ONE

STORY WOOD FRAME

DWELLING

ONE – 16 X 30 WOOD FRAME

SHED

DEFENDANTS: Melissa Dottle, as

Executrix of the Estate of Marlene

L. Innanen and The United States

of America by and Through the

Internal Revenue Service

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

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

8/16/2019 • 8/23/2019 • 8/30/2019



MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 1, 2019 TO AUGUST 1, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$35,000.00
Mortgagor: DANIELS, JEFFREY	Mortgagee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - 048.00-1,095.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: KWADER, FRANK E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KWADER, PATRICIA J	
Locations: Parcel #	Municipality
1 - 161.00-2,001.03,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$251,250.00
Mortgagor: STEELE, SEAN PATRICK	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 156.00-1,030.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: COBB, DAVID OLIN	Mortgagee: USAA FEDERAL SAVINGS BANK
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 095.00-1,002.03,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: ROUTE 29 PROPERTIES LLC	Mortgagee: LABORDA, SUZANNE K
	2 - KERR, LINDA L
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$117,826.00
Mortgagor: BATZEL, CHAD R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BATZEL, KARA	2 - PS BANK
Locations: Parcel #	Municipality
1 - 205.00-2,011.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$9,520,000.00
Mortgagor: 915 FC PROPERTY LIMITED LIABILITY COMPANY	Mortgagee: CIBC BANK USA
Locations: Parcel #	Municipality
1 - 249.19-1,003.00,000.	FOREST CITY 2W
2 - 249.19-2,045.00,000.	FOREST CITY 2W
3 - 249.19-2,046.00,000.	FOREST CITY 2W
4 - 249.19-1,041.00,000.	FOREST CITY 2W
Information:	Consideration: \$70,000.00
Mortgagor: RUDOLPH, BRUCE A	Mortgagee: COMMUNITY BANK
2 - RUDOLPH, ERICA D	
Locations: Parcel #	Municipality
1 - 124.13-1,072.00,000.	MONTROSE

Information:
 Mortgagor: KOMAR, ALEXANDER

 2 - KOMAR, BARBARA L
 Locations: Parcel #
 1 - 114.00-1,056.00,000.

Consideration: \$150,590.00
 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
 2 - EMBRACE HOME LOANS INC
 Municipality
 THOMPSON TOWNSHIP

Information:
 Mortgagor: WILLIAMS, JOHN L

 Locations: Parcel #
 1 - 249.19-3,027.00,000.

Consideration: \$112,000.00
 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
 2 - LOANDEPOT.COM LLC
 Municipality
 FOREST CITY 2W

Information:
 Mortgagor: BRYANT, EDWARD W III

 Locations: Parcel #
 1 - 031.19-3,047.00,000.

Consideration: \$72,944.00
 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
 Municipality
 HALLSTEAD BOROUGH

Information: OPEN-END MTG
 Mortgagor: ZANTOWSKY, LAURETTA
 Locations: Parcel #
 1 - 189.00-1,043.00,000.

Consideration: \$75,000.00
 Mortgagee: NET FEDERAL CREDIT UNION
 Municipality
 GIBSON TOWNSHIP

Information:
 Mortgagor: KEMMERER, MARY

 Locations: Parcel #
 1 - 054.16-2,055.00,000.

Consideration: \$101,000.00
 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
 2 - STEARNS LENDING LLC
 Municipality
 SUSQUEHANNA

Information:
 Mortgagor: LEWIS, WILLIAM PAUL

 Locations: Parcel #
 1 - 110.00-1,022.01,000.

Consideration: \$230,375.00
 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
 2 - SUMMIT MORTGAGE CORPORATION
 Municipality
 NEW MILFORD TOWNSHIP

Information:
 Mortgagor: MILLARD, ASHLEY N

 2 - MILLARD, ADAM K
 Locations: Parcel #
 1 - 111.13-1,012.00,000.

Consideration: \$223,060.00
 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
 2 - RESIDENTIAL MORTGAGE SERVICES INC
 Municipality
 NEW MILFORD TOWNSHIP

DEEDS

Information:
 Grantor: ROSENKRANS, RICHARD W JR
 2 - ROSENKRANS, JEANETTE E
 Locations: Parcel #
 1 - N/A

Consideration: \$1.00
 Grantee: ROSENKRANS, JASON R
 2 - ROSENKRANS, JESSICA
 Municipality
 GREAT BEND BOROUGH

Information:
 Grantor: LAUDE, DANIEL
 2 - LAUDE, EMILY J
 Locations: Parcel #
 1 - N/A

Consideration: \$33,500.00
 Grantee: BEESIMER, PAUL
 Municipality
 JACKSON TOWNSHIP

Information: QUITCLAIM Grantor: ALFANO, JOSEPH A (TRUST)	Consideration: \$10.00 Grantee: ALFANO, DARREN ROBERT 2 - ALFANO, JOSEPH S
Locations: Parcel # 1 - 209.09-1.045.00.000.	Municipality HERRICK TOWNSHIP
Information: Grantor: STILGER, ANDREA (ESTATE) 2 - CANNON, MARIA 3 - BARON, MARGARET S	Consideration: \$1.00 Grantee: STILGER, ANDREA 2 - CANNON, MARIA
Locations: Parcel # 1 - 267.00-1.033.00.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: MARGARET S BARON (ESTATE) 2 - STILGER, ANDREA 3 - CANNON, MARIA	Consideration: \$1.00 Grantee: STILGER, ANDREA 2 - CANNON, MARIA
Locations: Parcel # 1 - 090.18-2.035.00.000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: BRONG, CAROLINE 2 - BRONG-AMICK, CAROLINE J	Consideration: \$1.00 Grantee: BRONG, CAROLINE L (TRUST)
Locations: Parcel # 1 - 147.03-1.006.00.000.	Municipality HARFORD TOWNSHIP
Information: Grantor: BRONG, CAROLINE	Consideration: \$1.00 Grantee: BRONG, CAROLINE L (TRUST)
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information: Grantor: MOORE LIVING TRUST (BY TRUSTEE)	Consideration: \$375,000.00 Grantee: STEELE, SEAN PATRICK
Locations: Parcel # 1 - 156.00-1.030.00.000.	Municipality RUSH TOWNSHIP
Information: CORRECTIVE DEED Grantor: NILES, HELEN H (ESTATE AKA) 2 - HEMELRIGHT NILES, HELEN (ESTATE) 3 - NILES, NICHOLAS H	Consideration: \$1.00 Grantee: NILES, HELEN H (TRUST FBO) 2 - NILES, JOHN SIII
Locations: Parcel # 1 - 266.11-1.009.00.000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: HANSEN, DAVID 2 - HANSEN, WENDY	Consideration: \$30,000.00 Grantee: DRAB, WALTER M 2 - KELLY, SEAN P
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: DAVID ALEXANDER KERR JR (ESTATE)	Consideration: \$40,000.00 Grantee: ROUTE 29 PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: IANNONE, ANTHONY 2 - IANNONE, ANNA A	Consideration: \$800.00 Grantee: DELOUSIA, RICHARD A 2 - DELOUSIA, BETTY J
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

<p>Information: Grantor: THURSTON, WILLIAM ERIC 2 - THURSTON, DAWN STAR (ESTATE AKA) 3 - KAVETSKI, DAWN STAR (AKA) 4 - KAVETSKI, DAWN S (AKA) 5 - THURSTON, DAWN S KAVETSKI</p>	<p>Consideration: \$120,000.00 Grantee: BATZEL, CHAD 2 - BATZEL, KARA</p>
<p>Locations: Parcel # 1 - 205.00-2,011.00,000.</p>	<p>Municipality LENOX TOWNSHIP</p>
<p>Information: Grantor: LEQUERICA, DAREN Locations: Parcel # 1 - 054.11-2,018.00,000.</p>	<p>Consideration: \$20,000.00 Grantee: BURKE, FRANCIS T JR Municipality SUSQUEHANNA</p>
<p>Information: Grantor: FCNRC LP</p>	<p>Consideration: \$2,200,000.00 Grantee: 915 FC PROPERTY LIMITED LIABILITY COMPANY</p>
<p>Locations: Parcel # 1 - 249.19-1,003.00,000. 2 - 249.19-2,045.00,000. 3 - 249.19-2,046.00,000. 4 - 249.19-1,041.00,000.</p>	<p>Municipality FOREST CITY 2W FOREST CITY 2W FOREST CITY 2W FOREST CITY 2W</p>
<p>Information: Grantor: DECKER, ROBERT S 2 - DECKER, GAIL M</p>	<p>Consideration: \$1.00 Grantee: DECKER, ROBERT S (TRUST) 2 - DECKER, GAIL M (TRUST)</p>
<p>Locations: Parcel # 1 - N/A</p>	<p>Municipality LATHROP TOWNSHIP</p>
<p>Information: Grantor: COMMUNITY BANK (SUCC IN INT TO) 2 - GRANGE NATIONAL BANK</p>	<p>Consideration: \$1.00 Grantee: RUSH TOWNSHIP</p>
<p>Locations: Parcel # 1 - 157.00-1,076.00,000.</p>	<p>Municipality RUSH TOWNSHIP</p>
<p>Information: CORRECTION DEED Grantor: CROCK, EVELYN R (ESTATE) 2 - BAKER, JUDITH CROCK 3 - CROCK, WILLIAM S</p>	<p>Consideration: \$1.00 Grantee: BAKER LIVING TRUST 2 - CROCK, WILLIAM S</p>
<p>Locations: Parcel # 1 - 127.19-1,016.00,000.</p>	<p>Municipality NEW MILFORD TOWNSHIP</p>
<p>Information: Grantor: SNYDER, JEFFREY ROBERT 2 - SNYDER, DONALD ERIC 3 - MYNYK, CAROL ANNE (NKA) 4 - DAVIS, CAROL ANNE</p>	<p>Consideration: \$1.00 Grantee: SNYDER, DONALD ERIC 2 - DAVIS, CAROL ANNE</p>
<p>Locations: Parcel # 1 - N/A</p>	<p>Municipality CLIFFORD TOWNSHIP</p>
<p>Information: Grantor: LESLIE, FRANK G 2 - LESLIE, PHYLLIS M</p>	<p>Consideration: \$1.00 Grantee: CAREY, DAVID 2 - CAREY, NATHAN</p>
<p>Locations: Parcel # 1 - N/A</p>	<p>Municipality SPRINGVILLE TOWNSHIP</p>
<p>Information: Grantor: KLEIN, F DAVID 2 - KLEIN, JULIANNA M</p>	<p>Consideration: \$1.00 Grantee: KLEIN, F DAVID 2 - KLEIN, AMANDA M</p>
<p>Locations: Parcel # 1 - N/A</p>	<p>Municipality SILVER LAKE TOWNSHIP</p>

Information: Grantor: POWERS, JAMES W III 2 - LOTECKA, DARYL 3 - LOTECKA, RHONDA Locations: Parcel # 1 - N/A	Consideration: \$65,000.00 Grantee: GALLELLI, MAUREEN 2 - GALLELLI, JOHN Municipality GREAT BEND TOWNSHIP
Information: Grantor: BOECKER, LONNIE (AKA) 2 - BOECKER, LONNIE G 3 - BOECKER, CHRISTIE (AKA) 4 - BOECKER, CHRISTIE L Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: BOECKER, LONNIE G (TRUST) 2 - BOECKER, CHRISTIE L Municipality AUBURN TOWNSHIP
Information: Grantor: OCONNOR, MARY (ESTATE) Locations: Parcel # 1 - 215.00-1,028.00,000.	Consideration: \$1.00 Grantee: OCONNOR, JAMES 2 - CONNOR-KIRSHBAUM, KATHLEEN (AKA) 3 - KIRSHBAUM, KATHLEEN CONNOR 4 - OCONNOR, EILEEN Municipality AUBURN TOWNSHIP
Information: Grantor: OCONNOR, JAMES 2 - CONNOR-KIRSHBAUM, KATHLEEN (AKA) 3 - KIRSHBAUM, KATHLEEN CONNOR 4 - OCONNOR, EILEEN Locations: Parcel # 1 - 215.00-1,028.00,000.	Consideration: \$1.00 Grantee: OCONNORS FIELDS LLC Municipality AUBURN TOWNSHIP
Information: Grantor: BROUSSEAU, RICHARD (AKA BY ATTY) 2 - BROUSSEAU, RICHARD S (BY ATTY) 3 - DEJOHN, KAREN Locations: Parcel # 1 - N/A	Consideration: \$75,200.00 Grantee: BRYANT, EDWARD WIII Municipality HALLSTEAD BOROUGH
Information: Grantor: POWELL, KEITH 2 - POWELL, JOY Locations: Parcel # 1 - N/A	Consideration: \$295,000.00 Grantee: 5GK LLC Municipality GREAT BEND TOWNSHIP
Information: Grantor: MELILLO, SALVATORE R (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: BRITO, VICTORIA 2 - MELILLO, EDMUND 3 - MELILLO, ANTHONY 4 - MELILLO, JACQUELINE 5 - MELILLO, MICHAEL Municipality LIBERTY TOWNSHIP
Information: Grantor: HUNT, JOSEPH 2 - HUNT, LORI Locations: Parcel # 1 - 107.00-3,001.00,000.	Consideration: \$1.00 Grantee: HUNT FAMILY REVOCABLE TRUST Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: HUNT, JOSEPH J 2 - HUNT, LORI A Locations: Parcel # 1 - 107.00-1,027.00,000. 2 - N/A	Consideration: \$1.00 Grantee: HUNT FAMILY REVOCABLE TRUST Municipality FRANKLIN TOWNSHIP BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HUNT, JOSEPH J 2 - HUNT, LORI A	Grantee: HUNT FAMILY REVOCABLE TRUST
Locations: Parcel # 1 - 124.11-2.008.00.000.	Municipality MONTROSE
Information:	Consideration: \$3,000.00
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: OAKLAND TOWNSHIP
Locations: Parcel # 1 - 053.00-2.010.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: ROMAN CATHOLIC DIOCESE OF SCRANTON 2 - LITHUANIAN PARISH OF ST ANTHONY 3 - BAMBERA, JOSEPH C	Grantee: TRUSKY, ROBERT
Locations: Parcel # 1 - 268.06-2.027.00.000.	Municipality FOREST CITY
Information:	Consideration: \$99,000.00
Grantor: BENSON, AARON	Grantee: KEMMERER, MARY
Locations: Parcel # 1 - 054.16-2.055.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: COLWELL, CLARENCE L 2 - COLWELL, SUSAN M	Grantee: COLWELL, CLARENCE L 2 - COLWELL, SUSAN M
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$242,500.00
Grantor: FRITTS, TINA M (FKA) 2 - VANOSTRAND, TINA M	Grantee: LEWIS, WILLIAM PAUL
Locations: Parcel # 1 - 110.00-1.022.01.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$234,800.00
Grantor: HOFFMAN, KAREN M (ESTATE) 2 - SOWDEN, MICHAEL W	Grantee: MILLARD, ASHLEY N 2 - MILLARD, ADAM K
Locations: Parcel # 1 - 111.13-1.012.00.000.	Municipality NEW MILFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: RANGE, EDWARD A (TRUST BY TRUSTEE) 2 - RANGE, GRACE E (TRUST BY TRUSTEE) 3 - RANGE, PHYLLIS A 4 - PETERSEN, DONNA LEE 5 - RANGE, CINDY L 6 - RANGE, RONALD E	Grantee: RANGE, RONALD E
Locations: Parcel # 1 - 126.00-2.018.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RANGE, EDWARD A (TRUST BY TRUSTEE) 2 - RANGE, GRACE E (TRUST BY TRUSTEE) 3 - RANGE, PHYLLIS A 4 - PETERSEN, DONNA LEE 5 - RANGE, CINDY L 6 - RANGE, RONALD E	Grantee: RANGE, CINDY L
Locations: Parcel # 1 - 146.00-3.006.00.000.	Municipality BROOKLYN TOWNSHIP



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