

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ April 21, 2017 ★ Montrose, PA ★ No. 3



## IN THIS ISSUE

COURT OPINION, PT. 2 . . . . .	4
LEGAL NOTICES . . . . .	8
SHERIFF'S SALES . . . . .	8
MORTGAGES & DEEDS . . . . .	12

## 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.

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

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P: 570-251-1512  
F: 570-647-0086  
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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.*

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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.

### PRICING & RATES

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##### *One time Insertions*

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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

#### **Subscription Rates**

##### *Per Year*

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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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**

Robert Klein, Esq.

#### **Prothonotary, Clerk of The Court**

Susan F. Eddleston

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#### **Commissioners**

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Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

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#### **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**

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No. 2017 - 242 C.P.

**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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*Opinion continued from the April 14, 2017 issue*

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**III. Discussion**

**a. Statement of Financial Interest**

The Ethics Act requires a candidate to file a statement of financial interest form and dictates the following procedure:

(2) Any candidate for county-level or local office shall file a statement of financial interests for the preceding calendar year with the governing authority of the political subdivision in which he is a candidate on or before the last day for filing a petition to appear on the ballot for election. A copy of the statement of financial interests shall also be appended to such petition.

(3) No petition to appear on the ballot for election shall be accepted by the respective State or local election officials unless the petition has appended thereto a statement of financial interests as set forth in paragraphs (1) and (2). *Failure to file the statement in accordance with the provisions of this chapter shall, in addition to any other penalties provided, be a fatal defect to a petition to appear on the ballot.*

65 Pa. C.S. § 1104(b). As such, a candidate's failure to properly or timely file a statement of financial interest will bar the candidate from appearing on the ballot. See In Re: Nomination Petition of Greg Paulmier, 937 A.2d 364, 371 (Pa. 2007)(“Therefore, we hold that the fatality rule announced in Section 1104 of the Ethics Act was intended by the Legislature to bar only those candidates from the ballot who fail to file statements of financial interests or who file them in an untimely manner.”).<sup>3</sup>

In this case, the ultimate question for the Court to decide is whether Tidball complied with § 1104(b) when he followed Wyoming County's procedure where the Elections Office retained and filed his original statement of financial interest. Brier argues that the “fatal defect” rule under § 1104(b) applies to bar Tidball from appearing

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3 The Commonwealth Court attempted to lessen the draconian impact of this “bear trap” in the case of In re: Nomination Petition of David Howells, Jr., 20 A.3d 617 (Pa. Cmwlth.), *aff'd per curiam*, 28 A.2d 915 (Pa. 2011), which suggested that the failure to file a timely statement of financial interest was not a fatal defect, but that it could be cured *nunc pro tunc*. Thereafter, the Pennsylvania Supreme Court specifically rejected the Howells line of decisions. In re: Nomination Petition of Robert Guzzardi, 99 A.3d 381, 386 (Pa. 2014).

on the ballot as Tidball failed to walk upstairs to the second floor of the Wyoming County Courthouse and filed his original statement of financial interest in the Commissioners' office.

The closest analogous case to this matter is In the Matter of Nomination Petitions of David J. Prosperino, 972 A.2d 92 (Pa. Cmwlth. 2009). In that case, David Prosperino filed a nominating petition to appear on the Democratic ballot for a magisterial district judge position in Allegheny County. Id. at 93. There was a challenge to the petition based upon the failure to file his original statement of financial interest with the Allegheny County Manager. Id. There was no dispute that Prosperino had properly appended a copy of his statement of financial interest to his nominating petition. Prosperino contended that he was told to submit the other one in the mail to the County Manager. The county elections official testified that he does inform candidates that they are required to make another filing with the County Manager, but did not recall telling Prosperino to mail it. Id. In Allegheny County, the Elections Office was located across the street in a separate building than the County Manager's office. The county elections officer testified that he did not believe he would tell a candidate to mail the original statement of financial interest when Prosperino could have simply walked across the street to the County Manager's office.<sup>4</sup> There was no dispute that Prosperino failed to file his original statement of financial interest with the County Manager by the deadline.

Prosperino contended that requiring a candidate to file two statements of financial interest with the same entity, one in the county election office and the other with the County Manager was unnecessarily redundant and did not make sense. Id. at 95-96. Prosperino conceded that requiring local candidates to file the original statement of financial interest with their municipality or school district made sense as those local municipal entities were different "governing authorities" than the county itself. In rejecting this argument, the Commonwealth Court stated:

To accept Candidate's argument that he should not be subject to the "two filings" rule found in Section 1104(b)(2) of the Ethics Act would in effect eviscerate the plain language of the statute. The Ethics Act clearly requires a candidate for a county-level office to file a statement of financial interests for the preceding calendar year with the governing authority of the political subdivision in which he is a candidate on or before the last day for filing a petition to appear on the ballot for election. This is the first filing required by the statute. Attaching a copy of the statement of financial interest to a candidate's nomination petition is the second filing required by Section 1104(b)(2). As such, this Court is constrained to follow the clear directive of the Ethics Act. If the General Assembly had wished to carve out an exception for certain or specific county level offices, such as the Office of Magisterial District Judge, it would have done so and this Court does not have the

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4 In Prosperino, the deadline for filing a nominating petition was March 10, 2009. As of the hearing date, March 25, 2009, Prosperino still had not filed his original statement of financial interest with the County Manager. Id.

authority to insert such an exception.

Id. at 96. On its face, Prosperino appears to be directly on point, but a closer examination reveals several significant distinctions.

First, Prosperino involved a situation where the original statement of financial interest was *never* filed. A copy was filed in the Elections Office and Prosperino took the original with him and never filed it. In this case, Tidball filed his original statement of financial interest with the Elections Office, which accepted it and placed it into a filing cabinet specifically designated for that purpose. Tidball also appended a copy of his statement of financial interest to his nominating petition as required by the Ethics Act. As such, Tidball has complied with the “two-filing” rule by actually filing his original financial interest statement and appending a copy of it to his nominating petition, while Prosperino failed to file his original financial interest statement at all.

Second, Allegheny County has a different governing structure than Wyoming County. The Commonwealth Court noted that Allegheny County had a home rule charter. Id. at 96 n.5. As a result, the government included “an elected City Council, an elected Chief Executive and an appointed professional Manager.” Id. The Board of Election itself “consists of three members: the Chief Executive and two at-large County Council Members.” Id. Based upon the uniqueness offered by the home rule charter, the Commonwealth Court specifically noted that Allegheny County is markedly different from a county government that is governed by county commissioners. Id.

In this regard, the Commonwealth Court also referenced positively the unpublished opinion of In re Nomination Petition of Kurt Caruso (Westmoreland County, Mar. 9, 2009). In that case, the candidate filed a nominating petition for the position of Clerk of Court. Id. at 96 n.5. The candidate also filed his statement of financial interest with the Election Office, but failed to do so with the County Commissioners’ Office. In assessing whether this was sufficient, the Commonwealth Court adopted with approval the reasoning of the trial judge William J. Ober:

Judge Ober determined that the governing authority could only be Westmoreland County and that the Ethics Act does not designate a specific county official or county office that is responsible for accepting a candidate’s statement of financial interest. Judge Ober pointed out that the Westmoreland County Election Office and its employees are the actual or ostensible agents of Westmoreland County and the Westmoreland County Commissioners and the Westmoreland County Commissioners constitute the Board of Election for the County. Judge Ober reasoned that under that the particular facts of [that] case, there [was] a latent ambiguity with regard to filing the statement of financial interest with Westmoreland County. It appeared to Judge Ober that there was no distinction between Westmoreland County and the Election Office and that the County’s use of separate offices is reflective of the division of labor and responsibility within the governing authority. *Accordingly, Judge Ober held that when a candidate files his statement of financial [interest] with the*

*Election Office, the statement is also filed with the Westmoreland County [Commissioners]; therefore the candidate had complied with Section 1104 of the Ethics Act. By order dated April 9, 2009, this Court, based upon the well-reasoned opinion of Judge Ober, affirmed Judge Ober's order denying the challenge to the candidate's nominating petition and directing the candidate to submit an additional copy of his statement of financial interests to the Westmoreland County Chief Clerk within 5 days.*

Id. (emphasis added).<sup>5</sup>

While the foregoing block quote is lengthy, it is necessary so as to understand the reasoning approved by the Commonwealth Court in Prosperino as it relates to county government utilizing county commissioners. Id. at 96 n.5. This case presents a strikingly similar situation as Caruso except that Wyoming County has an established county-wide practice of requiring the Election Office to take the original statement of financial interest from all county-wide candidates. The Wyoming County Commissioners were not only aware of this practice, but they participated in it when they were candidates. The County Commissioners' Office itself had no set procedure for accepting the original candidate statements of financial interest. Conversely, the Election Office had a set procedure memorialized in instructions to Election Office employees to take a county-wide candidate's original statement of financial interest statement and to file it in a separately maintained file cabinet specifically designated for that purpose.

In short, this case provides a more compelling circumstance than that presented in Caruso. Tidball did in fact file two statements of financial interest forms: a copy attached his nominating petition; and the original that the Election Office retained and filed pursuant to its written procedure when accepting such nominating petitions for county-wide elected office or magisterial district judge candidates. Tidball followed the practice and procedure specifically designed by the Election Office, which is an office specifically created by the County Commissioners to fulfill its election responsibilities.

The Commonwealth Court's clear approval of Judge Ober's reasoning in Caruso cannot be ignored. This Court likewise agrees that Judge Ober's decision was well-reasoned and applies with even more force to the facts presented in this case. When Tidball presented his original statement of financial interest to the Election Office, and the Election Office accepted it on behalf of Wyoming County and filed it, Tidball complied with the requirements of Section 1104.

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

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<sup>5</sup> As noted earlier, the Commonwealth Court distinguished Caruso from Prosperino by noting that Allegheny County had a home rule charter that made its operating structure unique and different from those counties governed by county commissioners. In this case, Wyoming County utilizes a county commissioner government and cannot be distinguished from Caruso on those grounds.

## 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

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

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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#### 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 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

**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

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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:

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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 10:30 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  
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be paid on the date of the sale by  
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Lance M. Benedict,  
Susquehanna County Sheriff

**4/14/2017 • 4/21/2017 • 4/28/2017**

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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 6, 2017 TO APRIL 12, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$168,000.00
Mortgagor: FRANTZ, JACQUELINE	Mortgagee: COMMUNITY BANK
2 - FRANTZ, KARCH	
Locations: Parcel #	Municipality
1 - 187.00-2,040.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$105,000.00
Mortgagor: STROHL, JEFFREY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 024.04-1,033.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: PAOLELLA, ANGELO III	Mortgagee: PNC BANK
Locations: Parcel #	Municipality
1 - 207.00-1,018.00,000.	GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$30,000.00
Mortgagor: SACCONI, EUGENE J	Mortgagee: TD BANK
2 - SACCONI, SUSAN R	
Locations: Parcel #	Municipality
1 - 080.00-1,040.00,000.	MIDDLETOWN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$56,000.00
Mortgagor: OBELENUS, JASON	Mortgagee: PSECU
2 - OBELENUS, KAREN M	
Locations: Parcel #	Municipality
1 - 268.07-3,014.00,000.	FOREST CITY 2W
Information:	Consideration: \$149,500.00
Mortgagor: DAYE, JEFFREY ALLEN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BARTOK, BRITTANY ANN	
Locations: Parcel #	Municipality
1 - 124.00-1,006.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$221,000.00
Mortgagor: LANE, JOHN F III	Mortgagee: FULTON BANK OF NEW JERSEY
2 - LANE, ELIZABETH L	
Locations: Parcel #	Municipality
1 - 266.11-1,002.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$170,991.00
Mortgagor: SNAKE CREEK LODGE LLC	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 106.00-1,028.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$170,991.00
Mortgagor: SNAKE CREEK LODGE LLC	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 105.00-1,008.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$257,000.00
Mortgagor: HILL, JAMES N	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - HILL, TAMMY M	
Locations: Parcel #	Municipality
1 - 107.00-1,035.00,000.	FRANKLIN TOWNSHIP
2 - 107.00-1,031.00,000.	FRANKLIN TOWNSHIP

Information: OPEN-END MTG	Consideration: \$100,000.00
Mortgagor: GONTARSKI, JOSEPH S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$139,200.00
Mortgagor: FRICK, RICHARD E	Mortgagee: COMMUNITY BANK
2 - FRICK, VERA K	
Locations: Parcel #	Municipality
1 - 195.00-1,003.00,000.	RUSH TOWNSHIP
2 - 195.00-1,017.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$10,000.00
Mortgagor: LAWRENCE, WILLIAM L	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 054.06-1,011.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$140,100.00
Mortgagor: FITZPATRICK, MICHAEL W	Mortgagee: HONESDALE NATIONAL BANK
2 - FITZPATRICK, MEIGO	
Locations: Parcel #	Municipality
1 - 227.00-1,014.01,000.	CLIFFORD TOWNSHIP

## DEEDS

Information:	Consideration: \$1.00
Grantor: GRAUSGRUBER, PAUL	Grantee: GRAUSGRUBER, NICHOLAS A 2 - GRAUSGRUBER, JOSEPH M
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information: IN LIEU OF FORECLOSURE	Consideration: \$250,000.00
Grantor: PREZELSKI, MARGARET	Grantee: PREZELSKI, RICHARD
Locations: Parcel #	Municipality
1 - 191.00-1,053.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JORDAN, ERIC	Grantee: JORDAN, ERIC
2 - ARMSTRONG, HEATHER S	2 - ARMSTRONG, HEATHER S
Locations: Parcel #	Municipality
1 - 226.00-1,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JORDAN, ERIC	Grantee: JORDAN, ERIC
2 - ARMSTRONG, HEATHER S	2 - ARMSTRONG, HEATHER S
Locations: Parcel #	Municipality
1 - 207.19-1,006.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JORDAN, ERIC	Grantee: JORDAN, ERIC
2 - ARMSTRONG, HEATHER S	2 - ARMSTRONG, HEATHER S
Locations: Parcel #	Municipality
1 - 226.00-1,022.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SWITZER, VICTORIA L	Grantee: SWITZER, VICTORIA L 2 - SWITZER, JIMMY L
Locations: Parcel #	Municipality
1 - 200.00-1,032.00,000.	DIMOCK TOWNSHIP

Information:	Consideration: \$210,000.00
Grantor: MANZER, MELVIN	Grantee: FRANTZ, JACQUELINE 2 - FRANTZ, KARCH
Locations: Parcel # 1 - 187.00-2,040.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODWARD, MARION 2 - WOODWARD, PATRICIA	Grantee: WOODWARD, MARION (TRUST) 2 - WOODWARD, PATRICIA (TRUST)
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: DREWRY, DEBORAH L	Grantee: STROHL, JEFFREY
Locations: Parcel # 1 - 024.04-1,033.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STELACIO, ANTHONY J	Grantee: STELACIO, ANTHONY P
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FANNIE MAE (AKA) 2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	Grantee: LSF9 MASTER PARTICIPATION TRUST
Locations: Parcel # 1 - 054.11-2,030.00,000.	Municipality SUSQUEHANNA 2W
Information:	Consideration: \$28,000.00
Grantor: LSF9 MASTER PARTICIPATION TRUST 2 - CALIBER REAL ESTATE SERVICES LLC	Grantee: SHIDAGIS, TRACY
Locations: Parcel # 1 - 054.11-2,030.00,000.	Municipality SUSQUEHANNA 2W
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: STRICKLAND, BOYD H (ESTATE)	Grantee: THORNE, DAVID A 2 - THORNE, KATHLEEN
Locations: Parcel # 1 - 238.00-1,038.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$187,000.00
Grantor: BARTOK, ANTHONY PAUL 2 - BARTOK, WENDY ANN	Grantee: BARTOK, BRITTANY ANN 2 - DAYE, JEFFREY ALLEN
Locations: Parcel # 1 - 161.08-1,037.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$16,000.00
Grantor: NEWHART, ROBERT C (AKA) 2 - NEWHART, ROBERT CHARLES	Grantee: BARTOK, ANTHONY PAUL 2 - BARTOK, WENDY ANN
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information: SPECIAL WARRANTY DEED	Consideration: \$246,919.00
Grantor: WELLS FARGO BANK (TRUSTEE) 2 - SOUNDVIEW HOME LOAN TRUST 2007-0PT1	Grantee: SAYRE, WILLIAM H 2 - SAYRE, KIMBERLY A
Locations: Parcel # 1 - 247.00-1,064.00,000.	Municipality CLIFFORD TOWNSHIP
Information: INT 22 UNIT 46	Consideration: \$100.00
Grantor: HORTON, MARY J	Grantee: KELLNER, JUDITH A
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$1,400,000.00
Grantor: TURNER, DOROTHY	Grantee: WLR FAMILY LIMITED PARTNERSHIP
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
2 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$19,500.00
Grantor: MARKARIAN, SALLY R	Grantee: DRUMM, CHAD P
	2 - DRUMM, LISA K
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$147,500.00
Grantor: LLOYD, WILLIAM B SR (ESTATE)	Grantee: FITZPATRICK, MICHAEL
	2 - FITZPATRICK, MEIGO
Locations: Parcel #	Municipality
1 - 227.00-1,014.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: TURNER, DOROTHY	Grantee: FIONDI INC
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP



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