

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ January 7, 2022 ★ Montrose, PA ★ No. 41



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CASES REPORTED

Nationwide Affinity Insurance Company, Petitioner,
vs.
Nicholas Kasdaglis, Respondent.

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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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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.

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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

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Incorporation Notices	\$45
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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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Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

NATIONWIDE AFFINITY INSURANCE	:	
COMPANY,	:	
Petitioner,	:	
	:	
vs.	:	
	:	
NICHOLAS KASDAGLIS,	:	No. 2021 - 1017
Respondent.	:	

ORDER

NOW, this 30th day of December, 2021, upon consideration of a Petition to Compel Rule 4010 Medical Examination of Nicholas Kasdaglis filed by Nationwide Affinity Insurance Company, as well as the response of Nicholas Kasdaglis, as well as oral argument on the same, **IT IS HEREBY ORDERED AS FOLLOWS:** ¹

1 Pennsylvania Rule of Civil Procedure 4010(a) (2) provides that a party in litigation may petition the court for a medical examination of the adverse party whenever the medical condition of the adverse party “is in controversy.” In order to compel such a medical examination, the moving party must provide “good cause” to support the request for a medical examination. Pa. R. Civ. P. 4010(a)(3). In this case, however, there is no litigation pending between the parties; rather, Nationwide Affinity Insurance Company relies upon their contractual policy language that provides that their insured, Nicholas Kasdaglis, will submit to medical examinations upon request.

Nicholas Kasdaglis contends that Rule 4010 has no applicability to a contractual dispute between an insurer and an insured and contends that this matter is governed by 75 Pa. C.S. § 1796. Recently, the Pennsylvania Supreme Court made clear that such requests by an insurer for an independent medical examination must comply with 75 Pa. C.S. § 1796. See Sayles v. Allstate Insurance Co., 219 A.3d 1110, 1126-27 (Pa. 2019) (holding that insurance contractual provision requiring independent medical examination as a contractual condition of receiving first party medical benefits are void as against public policy and that an insurer must comply with 75 Pa. C.S. § 1796 when seeking an independent medical examination of an insured). Section 1796 requires that an insured file a petition with the court for an independent medical examination, that the insured demonstrate “good cause” for the independent medical examination, and, if “good cause” is found, the court itself, not the insurer, selects the physician and sets forth the conditions and scope of the examination. Id. At oral argument, Nationwide Affinity Insurance Company orally requested the court to consider its petition as having been filed under 75 Pa. C.S. § 1796.

Regardless of whether the court considers the underlying petition under Rule 4010 or Section 1796, Nationwide Affinity Insurance Company bears the burden of demonstrating “good cause” to support an independent medical examination. In this case, Nationwide Affinity Insurance Company has not met that burden as it presented no competent evidence to support its request for the independent medical examination aside from an allegation that it received an anonymous tip that Nicholas Kasdaglis was “carrying sheet rock, a toilet and a heavy dresser.” (Pet. ¶ 9.) At the hearing

1. Nationwide Affinity Insurance Company's Petition to Compel Rule 4010 Medical Examination is **DENIED WITHOUT PREJUDICE**.

Jason J. Legg
President Judge



on the underlying petition, no witnesses were presented as to how this “tip” was received, what steps, if any, were undertaken to assess the veracity of the “tip,” and why the “tip” itself was deemed credible. Moreover, there was no evidence presented as to any review whatsoever of Nicholas Kasdaglis’ medical records that would support the need for an independent medical examination. See White v. Allstate Insurance Co., 265 S.W.3d 254, 256 (Ky. Ct. App. 2007) (finding “good cause” for independent medical examination where insurance company had a physician review the insured’s medical records and opine that the medical bills being submitted were “unnecessary and unreasonable”). Nor has there been any evidence presented that Nationwide Affinity Insurance Company has been unable to access and review the medical records of Nicholas Kasdaglis. See State Farm Ins. Cos. v. Swantner, 594 A.2d 316, 321 (Pa. Super. 1991) (finding good cause for independent medical examination under § 1796 where insurer had reviewed insured’s medical record and submitted those records for a peer review evaluation and determined that questions existed as to the need for continued medical treatment), appeal denied, 606 A.2d 903 (Pa. 1992). Aside from an uncorroborated anonymous tip, Nationwide Affinity Insurance Company has presented no competent evidence to demonstrate that “good cause” exists to order an independent medical examination.

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.

ADMINISTRATOR NOTICE

Estate of Chelsea Max Bruce AKA
Chelsea Bruce
Late of Milford, PA
ADMINISTRATOR
David R. Bruce
182 Overbrook Run
Milford, PA 18337
ATTORNEY
Raymond W. Ferrario
538 Biden Street - Suite 528
Scranton, PA 18503

1/7/2022 • 1/14/2022 • 1/21/2022

ESTATE NOTICE

ADMINISTRATION NOTICE

In the Estate of HARLAND S.
BROWN, deceased, late of Great
Bend Borough, Susquehanna
County, Pennsylvania.

Letters of Administration in the
above estate having been issued to
Roger I. Brown, all persons

indebted to the said estate are
requested to make payment; those
having claims to present the same
without delay to:

Administrator for the Estate:
Roger J. Brown
296 Church Street
Great Bend, PA 18821

OR

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

1/7/2022 • 1/14/2022 • 1/21/2022

EXECUTOR NOTICE

Estate of Joan Louise Scott Benson
AKA Joan S. Benson
Late of Township of Jackson
CO-EXECUTRIX
Ellen B. Holdredge
336 Tiffany Road
Kingsley, PA 18826
CO-EXECUTOR
R. Scott Benson
P.O. Box 464
Waymart, PA 18472
ATTORNEY
Rachael Thomas
1220 Main Street
Susquehanna, PA 18847

12/31/2021 • 1/7/2022 • 1/14/2022

NOTICE

In the Estate of ERNEST W. BENJAMIN, III, deceased, late of Hallstead Borough, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate having been issued to Margo E. Benjamin, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Administratrix for the Estate:
Margo E. Benjamin
4514 Dubois Street
Hallstead, PA 18822

OR

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

12/31/2021 • 1/7/2022 • 1/14/2022

ESTATE NOTICE

ESTATE OF NANCY SMITH A/K/A NANCY J. SMITH, late of 15325 Strickland Hill Road, Springville, Susquehanna County, Pennsylvania (died June 27, 2021). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Mark Fenton, Administrator, 105 Henry Holod

Road, Factoryville, Pennsylvania 18419 or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

12/31/2021 • 1/7/2022 • 1/14/2022

ESTATE NOTICE

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below.

ESTATE OF: Janet E. Mosser
Tompkins

Also Known As: Janet Mosser
Tompkins a/k/a Janet Tompkins
Late of: Hallstead Borough

EXECUTRIX

Julie Ann Holleran
c/o 310 E. Drinker St., P.O. Box 175
Dunmore, PA 18512-0175

Attorney for the Estate

Jeffrey B. Jones
310 E. Drinker St.
P.O. Box 175
Dunmore, PA 18512-0175

12/24/2021 • 12/31/2021 • 1/7/2022

ESTATE NOTICE

ESTATE OF DIANNE BILLIG,
late of the Borough of Little
Meadows, Susquehanna County,
Pennsylvania (died July 13, 2021).
Letters Testamentary have been
granted, all persons having claims or
demands against the estate of
decedent shall make them known
and present them, and all persons
indebted to said decedent shall make
payment thereof without delay to
Sam W. Lewis, Executor, of 224
South Scott Road, Montrose,
Pennsylvania 18801 or to John M.
Price of Oliver, Price & Rhodes,
Attorney for the Estate, 1212 South
Abington Road, P.O. Box 240,
Clarks Summit, Pennsylvania 18411.

12/24/2021 • 12/31/2021 • 1/7/2022

ADMINISTRATOR NOTICE

Estate of Dorothy B. Franko
Late of Lathrop Township
ADMINISTRATOR
Matthew Cokely
15154 Strickland Hill Road
Springville, PA 18844
ATTORNEY
Catherine J. Garbus
24 E. Tioga St.
Tunkhannock, PA 18657

12/24/2021 • 12/31/2021 • 1/7/2022

ESTATE NOTICE

In the Estate of William F.
Yachymiak, of Brooklyn Township,
Susquehanna County, Pennsylvania.

Letters of Administration in the
above estate have been granted to

George L. Yachymiak. All persons
indebted to said estate are
requested to make prompt payment
and all having claims against said
estate will present them without
delay to:

Michael Briechle, Esquire
Briechle Law Offices, PC
1015 N. Main Street, PO Box 157
Forest City, PA 18421
Attorney for Estate

12/24/2021 • 12/31/2021 • 1/7/2022

NOTICE

In the Estate of ALLAN L.
HINCHCLIFFE, deceased, late of
Liberty Township, Susquehanna
County, Pennsylvania.

Letters of Administration in the
above estate having been issued to
Michael A. Hinchcliffe and Brian
Hinchcliffe, all persons indebted to
the said estate are requested to make
payment; those having claims to
present the same without delay to:

Administrators for the Estate:
Michael A. Hinchcliffe
2293 Franklin Hill Road
Hallstead, PA 18822
and
Brian Hinchcliffe
27322 State Route 267
Friendsville, PA 18818
OR
Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, P A 18822

12/24/2021 • 12/31/2021 • 1/7/2022

**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
MONEY JUDGEMENT
FEBRUARY 22, 2022**

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

SALE DATE AND TIME

02/22/2022 9:00 AM

Writ of Execution No.:

2018-30024

PROPERTY ADDRESS: 269 High
School Road, Montrose, PA 18801

LOCATION: Bridgewater

Township

Tax ID #: 124.16-1,001.00,000.

IMPROVEMENTS: ONE – 1 story
wood framed dwelling

ONE – 30 x 12 wood framed shed
DEFENDANTS: Patrick L. Burke
and Catherine D. Burke

ATTORNEY FOR PLAINTIFF:

Robert P. Daday, Esq.

(866) 720-9748

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.susqco.com, then select Law
Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/31/2021 • 1/7/2022 • 1/14/2022

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 23, 2021 TO DECEMBER 30, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$158,336.00
Mortgagor: CREEDEN, RAYMOND F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - REGUL, LYNN TILGHMAN	2 - ROCKET MORTGAGE LLC (FKA)
	3 - QUICKEN LOANS LLC
Locations: Parcel #	Municipality
1 - 112.00-1,036.03,000.	JACKSON TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: SERINO, JOANN	Mortgagee: FNCB BANK
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$265,500.00
Mortgagor: COOPER, ROBERT J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - PROSPERITY HOME MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 194.00-1,005.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$23,000.00
Mortgagor: MORGENROTH, NATALIE L	Mortgagee: EMPOWER FEDERAL CREDIT UNION
2 - WILCOX, ANDREW M	
Locations: Parcel #	Municipality
1 - 050.07-1,042.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$116,900.00
Mortgagor: SHAFER, HEATHER J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (FKA)
	2 - ROCKET MORTGAGE LLC (FKA)
	3 - QUICKEN LOANS LLC
Locations: Parcel #	Municipality
1 - 196.00-2,012.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$211,200.00
Mortgagor: FRUEHAN, DANIEL	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - ROUNDS, MACKENZIE A	
Locations: Parcel #	Municipality
1 - 007.00-1,031.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$550,000.00
Mortgagor: KIRSCH, MASON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - WILMINGTON SAVINGS FUND SOCIETY (DBA)
	3 - WSFS MORTGAGE
Locations: Parcel #	Municipality
1 - 135.05-1,001.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: PERANICH, CORY M	Mortgagee: CITIZENS BANK
2 - PERANICH, MELANIE B	
Locations: Parcel #	Municipality
1 - 007.00-1,003.02,000.	SILVER LAKE TOWNSHIP

Information: Mortgagor: PARKER, MARGERY E	Consideration: \$125,288.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (FKA) 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 171.07-1,013.00,000.	Municipality ARARAT TOWNSHIP
Information: Mortgagor: MILLER, TIMOTHY E	Consideration: \$205,217.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CARDINAL FINANCIAL COMPANY (DBA) 3 - SEBONIC FINANCIAL
2 - VAN HISE, VICKI MARIE	
Locations: Parcel # 1 - 134.00-2,026.00,000.	Municipality ARARAT TOWNSHIP
Information: Mortgagor: HUBER, BRIAN B 2 - HUBER, LAURA A	Consideration: \$213,000.00 Mortgagee: JPMORGAN CHASE BANK
Locations: Parcel # 1 - N/A	Municipality THOMPSON BOROUGH
Information: Mortgagor: MANNINA, VITO V	Consideration: \$118,296.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (FKA) 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 111.00-2,034.00,000. 2 - 111.00-2,035.01,000.	Municipality JACKSON TOWNSHIP JACKSON TOWNSHIP
Information: Mortgagor: STONIER, GREGORY	Consideration: \$399,900.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HUNTINGDON NATIONAL BANK
2 - STONIER, SHAUNA	
Locations: Parcel # 1 - 111.14-1,009.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: BARR, MARY L	Consideration: \$403,750.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP
Locations: Parcel # 1 - 027.09-1,028.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: YOUNG, DAVID C	Consideration: \$20,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: AUSTIN, JAMES G	Consideration: \$153,900.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 268.06-1,082.00,000.	Municipality FOREST CITY 2W
Information: Mortgagor: KILE MANAGEMENT LLC	Consideration: \$60,000.00 Mortgagee: PS BANK
Locations: Parcel # 1 - 156.00-1,081.00,000.	Municipality RUSH TOWNSHIP

Information:	Consideration: \$339,500.00
Mortgagor: MATHER, THOMAS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MATHER, JANET	2 - FIRST GUARANTY MORTGAGE CORPORATION (DBA)
	3 - GOODMORTGAGE.COM
Locations: Parcel #	Municipality
1 - 101.00-1,030.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$87,387.00
Mortgagor: MORAN, WARREN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GABRIEL, BRIANNA L	2 - SWBC MORTGAGE CORP
Locations: Parcel #	Municipality
1 - 268.11-1,031.00,000.	FOREST CITY
Information:	Consideration: \$204,250.00
Mortgagor: FLEETWOOD, CHRISTOPHER L	Mortgagee: NBT BANK
2 - FLEETWOOD, CYNTHIA L	
Locations: Parcel #	Municipality
1 - 054.00-4,005.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$123,000.00
Mortgagor: NYE, MARY	Mortgagee: CHEMUNG CANAL TRUST CO
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$130,500.00
Mortgagor: STODDARD, MATT	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - GIURASTANTE, MARIA	
Locations: Parcel #	Municipality
1 - 082.00-1,034.01,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$112,075.00
Mortgagor: JENNINGS, CARL L	Mortgagee: VILLAGE CAPITAL AND INVESTMENT LLC
2 - BRINKS, AUDREY L	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 205.03-1,018.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$196,000.00
Mortgagor: PEREZ, NICHOLAS J JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 255.07-1,001.12,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$3,150,000.00
Mortgagor: MVPGB LLC	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 031.00-3,050.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$125,000.00
Mortgagor: GREENWAY, CLAY J	Mortgagee: ASSETS SDT LLC
Locations: Parcel #	Municipality
1 - 096.00-1,012.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$195,000.00
Mortgagor: EYERMAN, KEITH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - NATIONS LENDING CORPORATION
Locations: Parcel #	Municipality
1 - 189.00-2,002.00,000.	HERRICK TOWNSHIP

Information:	Consideration: \$75,000.00
Mortgagor: DJO HOLDING CORPORATION	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 100.00-1,019.01,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$750,000.00
Mortgagor: DJO HOLDING CORPORATION	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 100.00-1,019.01,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: DJO HOLDING CORPORATION	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 118.00-1,001.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$750,000.00
Mortgagor: DJO HOLDING CORPORATION	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 118.00-1,001.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: L & D STONEWORKS INC	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 120.00-1,058.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$750,000.00
Mortgagor: L & D STONEWORKS INC	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 120.00-1,058.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$138,690.00
Mortgagor: MCKIE, PATRICK	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$98,188.00
Mortgagor: POWERS, BRADLEY M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SWBC MORTGAGE CORPORATION
2 - POWERS, BETH A	Municipality
Locations: Parcel #	MONTROSE
1 - 124.14-1,031.00,000.	
Information:	Consideration: \$412,000.00
Mortgagor: THOMAS, LISA C	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 205.03-1,057.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$435,000,000.00
Mortgagor: DIAMOND TOWERS IV LLC	Mortgagee: WILMINGTON TRUST
Locations: Parcel #	Municipality
1 - 224.00-1,054.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$270,000.00
Mortgagor: GARAVUSO, SARA FRANCESCA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS LLC 3 - ROCKET MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 245.00-3,005.00,000.	CLIFFORD TOWNSHIP

DEEDS

Information:	Consideration: \$22,500.00
Grantor: LAHODA, NANCY	Grantee: COOHILL, PAUL
Locations: Parcel #	Municipality
1 - 249.19-2,017.00,000.	FOREST CITY 2W
Information:	Consideration: \$17,500.00
Grantor: TELLEP, STEPHEN J (AKA ESTATE)	Grantee: TELLEP, TRACY
2 - TELLEP, STEPHEN (ESTATE)	
3 - TELLEP, CHRISTINE G	
Locations: Parcel #	Municipality
1 - 265.00-1,026.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$62,000.00
Grantor: MOUNTAINVIEW TRUST (TRUST BY TRUSTEE)	Grantee: MCGUIRK, R JAMES
	2 - MCGUIRK, LYNN SUSAN
Locations: Parcel #	Municipality
1 - 056.00-1,009.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$355,500.00
Grantor: CHRISTIAN, ANTHONY	Grantee: COOPER, ROBERT J
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$399,900.00
Grantor: WARNER, CONSTANCE	Grantee: STONIER, GREGORY
	2 - STONIER, SHAUNA
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$425,000.00
Grantor: CANTOR, CAROL	Grantee: BARR, MARY L
Locations: Parcel #	Municipality
1 - 027.09-1,028.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: HODGESON, DIANE J HESS (AKA)	Grantee: BULINSKY, LAURIES HESS
2 - HODGSON, DIANE J	
3 - JACKSON, SANDRA HESS	
4 - JACKSON, PETER W	
5 - CHAMPAGNE, CAROL HESS	
6 - CHAMPAGNE, RICHARD	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KAMINSKI, REBECCA E	Grantee: HARVEY, DAVID
Locations: Parcel #	Municipality
1 - 091.15-1,018.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GLOSENGER, DAWN	Grantee: GLOSENGER, KEVIN
Locations: Parcel #	Municipality
1 - 268.07-5,031.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: SCHMITZ, STEVEN R	Grantee: SCHMITZ, WILLIAM E
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LASH, ARON TYLER	Grantee: LASH, NIKKI LYNN
2 - LASH, NIKKI LYNN	
Locations: Parcel #	Municipality
1 - 054.12-2,049.01,000.	SUSQUEHANNA

Information:	Consideration: \$1.00
Grantor: KAUB, WILLIAM E JR	Grantee: SHINER, JENNIFER 2 - KUAB, BRADLEY W 3 - KUAB, ERIC W
Locations: Parcel # 1 - 168.00-1,007.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$162,000.00
Grantor: GORE, CALEB I	Grantee: AUSTIN, JAMES G
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$75,000.00
Grantor: TROUTS, MARGARET A	Grantee: KILE MANGEMENT LLC
Locations: Parcel # 1 - 156.00-1,081.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANDRASCIK, STEPHEN J	Grantee: ANDRASCIK FAMILY TRUST
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NEWHART, NANCY L	Grantee: NEWHART, MAURICE TODD
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHAW, SHAWNA	Grantee: SHAW, MICHAEL
Locations: Parcel # 1 - 048.00-1,037.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHENGREEN, WILLIAM W 2 - WHENGREEN, BARBARA 3 - WHENGREEN, KATHLEEN A	Grantee: WHENGREEN, WILLIAM W 2 - WHENGREEN, BARBARA
Locations: Parcel # 1 - 244.00-2,010.00,000. 2 - 244.00-1,059.00,000.	Municipality LENOX TOWNSHIP LENOX TOWNSHIP
Information:	Consideration: \$299,958.00
Grantor: WHENGREEN, WILLIAM W 2 - WHENGREEN, BARBARA 3 - WHENGREEN, KATHLEEN A	Grantee: WEIDA, SCOTT A 2 - WEIDA, MANDY L
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHENGREEN, WILLIAM 2 - WHENGREEN, BARBARA 3 - WHENGREEN, KATHLEEN A	Grantee: WHENGREEN, KATHLEEN A
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$89,000.00
Grantor: ROGALSKI, TAMMY L	Grantee: MORAN, WARREN 2 - GABRIEL, BRIANNA L
Locations: Parcel # 1 - 268.11-1,031.00,000.	Municipality FOREST CITY
Information:	Consideration: \$215,000.00
Grantor: VAN DEINSE, NORMAN 2 - VAN DEINSE, THERESA	Grantee: FLEETWOOD, CHRISTOPHER L 2 - FLEETWOOD, CYNTHIA L
Locations: Parcel # 1 - 054.00-4,005.00,000.	Municipality LANESBORO BOROUGH

Information:	Consideration: \$1.00
Grantor: PLAISTED, CHARLOTTE	Grantee: PLAISTED, RYAN
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: GARNER, JIMMY A JR	Grantee: STODDARD, MATT
	2 - GIURASTANTE, MARIA
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$22,500.00
Grantor: RALSTON, RHONDA	Grantee: SMITH, TAYLOR D
2 - STALKER, DEREK	2 - SMITH, KARI A
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RALSTON, RHONDA	Grantee: RALSTON, RHONDA
2 - STALKER, DEREK	2 - STALKER, DEREK
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JENNINGS, CARL L	Grantee: JENNINGS, CARL L
2 - JENNINGS, AUDREY L	2 - BRINKS, AUDREY L
Locations: Parcel #	Municipality
1 - 205.03-1,018,00,000.	LENOX TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: WOOD, DUANE E	Grantee: FLOWER, DEBRA S
2 - FLOWER, DEBRA S	2 - FLOWER, THOMAS H
3 - WOOD, KATHERINE S (ESTATE AKA)	
4 - WOOD, KATHERINE (ESTATE)	
5 - WOOD, DUANE E	
6 - WOOD, KEVIN	
7 - GENSEL, PEGGY	
8 - WOOD, PHILIP J	
9 - POTTS, PEARL M	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROUFF, ROSE ANN	Grantee: ROUFF, ROSE ANN (TRUST)
Locations: Parcel #	Municipality
1 - 026.12-1,026,00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$280,000.00
Grantor: BOWSER, MARIET HALL	Grantee: NABYWANIEC, JOSEPH
2 - BOWSER, CARL	2 - NABYWANIEC, KATIE
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$215,000.00
Grantor: MACGEORGE, DIANE I	Grantee: NABY PROPERTIES LLC
2 - MACGEORGE, GEORGE A	
3 - DEAN, JOHN R	
4 - MACGEORGE FAMILY TRUST (BY TRUSTEE)	
5 - FUGEL, CAROL L (TRUST BY TRUSTEE)	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: CONKLIN, SANDRA M	Grantee: CONKLIN, BRENT D 2 - CONKLIN, DWAYNE
Locations: Parcel # 1 - 111.00-1,009.02,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CONKLIN, SANDRA M	Grantee: CONKLIN, BRENT D 2 - CONKLIN, DWAYNE
Locations: Parcel # 1 - 111.00-1,010.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAJOR, ANN MARIE LAMARCA	Grantee: MAJOR, ANN MARIE LAMARCA 2 - MAJOR, NICHOLAS
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAJOR, ANN MARIE LAMARCA	Grantee: MAJOR, ANN MARIE LAMARCA 2 - MAJOR, NICHOLAS
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WATROUS, JANET C 2 - KOCHERSBERGER, ROBERT 3 - KOCHERSBERGER, ROBERT CHARLES JR (AKA)	Grantee: RCK JCW JOINT TRUST
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODEN, THOMAS E SR	Grantee: WOODEN, VICKI L
Locations: Parcel # 1 - 159.00-1,026.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STELLABOTT, JOHN J JR (ESTATE)	Grantee: STELLABOTT, CELESTE A
Locations: Parcel # 1 - 138.00-1,032.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CUNNINGHAM FAMILY TRUST (TRUST BY TRUSTEE)	Grantee: CUNNINGHAM FAMILY TRUST
Locations: Parcel # 1 - 106.04-1,008.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: GRICK, HELEN DOROTHY (ESTATE AKA) 2 - GRICK, HELEN (ESTATE)	Grantee: POWERS, BRADLEY M 2 - POWERS, BETH A
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$10,000.00
Grantor: NORMAN, F SCOTT 2 - NORMAN, BETTE JANE (ESTATE) 3 - CHARLES, PHILIP ERNEST 4 - CHARLES, JAMES S	Grantee: WARNER, CONSTANCE M
Locations: Parcel # 1 - 048.00-1,010.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$112,000.00
Grantor: ZALESKI, DOLORES H 2 - ZALESKI, DOLORES (AKA)	Grantee: CEBULAR, RAYMOND E
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP

Information:
 Grantor: CRAWLEY, DIANE STUDWELL
 2 - CRAWLEY, EARL
 Locations: Parcel #
 1 - N/A

Information:
 Grantor: GULICK, FRANKYN W
 2 - GULICK, ROBERTA CONDON
 Locations: Parcel #
 1 - N/A

Information:
 Grantor: KULICK, KURT G
 Locations: Parcel #
 1 - N/A

Information:
 Grantor: GARAVUSO, ROBERT
 2 - GARAVUSO, LINDA
 Locations: Parcel #
 1 - 245.00-3,005.00,000.

Information:
 Grantor: LEWIS, MOLLY RAE
 Locations: Parcel #
 1 - N/A

Consideration: \$1.00
 Grantee: CRAWLEY, DIANE STUDWELL
 2 - CRAWLEY, EARL

Municipality
 THOMPSON TOWNSHIP

Consideration: \$1.00
 Grantee: GULICK, WILLIAM JOSEPH

Municipality
 NEW MILFORD BOROUGH

Consideration: \$179,000.00
 Grantee: WILLIAMS, JEFFREY
 2 - WILLIAMS, BETH ANN

Municipality
 BROOKLYN TOWNSHIP

Consideration: \$300,000.00
 Grantee: GARAVUSO, SARA FRANCESCA

Municipality
 CLIFFORD TOWNSHIP

Consideration: \$285,000.00
 Grantee: JAYNE, BRIAN D
 2 - JAYNE, DANA M TROTTA
 3 - JAYNE TROTTA, DANA M

Municipality
 LENOX TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION
 34th Judicial District

SUSQUEHANNA COUNTY BAR ASSOCIATION

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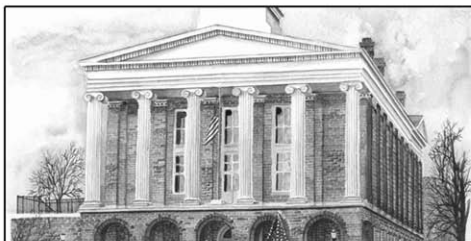
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