

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

34th Judicial District

Vol. 2 ★ March 16, 2018 ★ Montrose, PA ★ No. 50



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**CASES REPORTED**

Alexander Zingher and Devon Zingher, Plaintiffs  
v.  
Jessie Young and CJ's Transportation Services, Inc., Defendants  
v.  
Christopher Campbell, Additional Defendant

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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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*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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### SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

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Lance Benedict

#### **District Attorney**

Marion O'Malley, Esq.

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#### **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.

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**COURT OPINION**

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**IN THE COURT OF COMMON PLEAS  
OF SUSQUEHANNA COUNTY, PA**

<b>ALEXANDER ZINGHER and</b>	:	
<b>DEVON ZINGHER</b>	:	
<b>Plaintiffs</b>	:	
<b>v.</b>	:	
	:	
<b>JESSIE YOUNG and CJ's</b>	:	
<b>TRANSPORTATION SERVICES, INC.</b>	:	<b>CIVIL ACTION</b>
<b>Defendants</b>	:	
	:	
<b>v.</b>	:	
	:	
<b>CHRISTOPHER CAMPBELL,</b>	:	
<b>Additional Defendant</b>	:	<b>No. 2015-785 CP</b>

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**OPINION****I. Introduction**

On September 23, 2015, plaintiffs, Alexander Zingher (hereinafter Zingher) and his wife Devon Zingher, filed this action seeking to recover damages for injuries sustained by Zingher as a result of a two-car motor vehicle accident where defendant Jessie Young's (hereinafter Young) 2012 GMC Savana van struck the rear of Zingher's Ford F150 pickup truck. Zingher also filed an action against CJ's Transportation Services, Inc. (hereinafter CJ's), Young's employer and the owner of the 2012 GMC Savavna van. On November 23, 2015, Young and CJ's joined Christopher Campbell (hereinafter Campbell) as an additional defendant, asserting that Campbell was liable for the accident due to his negligent operation of a skid steer on the roadway near the accident which caused Zingher to stop in the roadway on a blind curve which Young rounded and she did not have sufficient time to stop before striking the rear of Zingher's stopped vehicle. On October 10, 2017, Campbell filed a motion for summary judgment contending that the assured clear distance rule foreclosed any claim for liability against Campbell.

**II. Statement of Facts**

On February 3, 2015, Zingher was traveling from his residence to work eastbound on Route 467 between LeRaysville and Stevensville. (Young's Ans.; Ex. 1 at 68, 72, 73.) He was traveling approximately 40 to 45 mph and as he started coming up a rise in the road, he noticed a skid-steer angling towards the road. (*Id.* at 74.) The forks on the skid-steer were sticking out in his lane of travel and the skid steer was carrying an ATV on the forks. (*Id.* at 82, 83, 85.) Zingher slowed when the skid-steer started to pull out and

come towards him in his lane of travel. (*Id.* at 83, 84.) It then crossed in front of him. (*Id.* at 92.) As he was stopped, Zingher looked in his rear view mirror and saw a vehicle coming up behind him. (*Id.* at 94.) Zingher knew he would be hit. (*Id.*) After Zingher was struck by Young's vehicle, the skid-steer was across the road. (*Id.* at 95.)

Campbell had taken the skid-steer to pick up an ATV that had become disabled and was located across the road from his barn. (M.S.J., Ex. H at 71.) Campbell was taking the ATV back to his barn to repair it. (*Id.*) After picking up the ATV, he crossed the road to return to his barn. (*Id.* at 72.) When Campbell crossed the road, he went straight across and did not observe any traffic. (*Id.*) He then made a left turn and began driving along the westbound lane, with the right-side tires of the skid-steer off the road and the left-side tires on the road, approximately three feet from the center line. (*Id.* at 73.) After Campbell made the turn, he drove for some distance before he saw Zingher's vehicle. (*Id.* at 74.) Campbell noticed Zingher's vehicle had stopped even though Zingher's lane of travel was open. (*Id.* at 75.)

Young was driving eastbound on 467 in Stevensville Township. (M.S.J., Ex. G at 16.) She was traveling up a slight incline with a curve going to the right and then a sharp curve that went to the left. (*Id.* at 19, 20.) Young was traveling approximately 40 to 45 mph in a 55 mph zone. (*Id.* at 16.) After negotiating the curve she saw brake lights and a skid-steer on the left side of the road coming towards her on the westbound shoulder of the road. (*Id.* at 20, 27, 28.) The Zingher vehicle was stopped (or preceding very slowly) in her lane of travel, and she applied her brakes, but she was unable to stop and slid into Zingher's vehicle. (*Id.* at 21.)

### **III. Standard of Review**

Any party may move for summary judgment in whole or in part after the relevant pleadings are closed. Pa.R.C.P. No. 1035.2. The moving party is entitled to a judgment as a matter of law when the record – pleadings, depositions, answers to interrogatories, admissions on file and affidavits – clearly shows there is no genuine issue of material fact. See Linde v. Linde Enterprises, Inc., 118 A.3d 422, 439 (Pa. Super. Ct. 2015); Coleman v. Coleman, 663 A.2d 741, 742-41 (Pa. Super. Ct. 1995); Pa.R.C.P. No. 1035.2(1). In making its assessment, the court must examine the record in the light most favorable to the non-moving party, so that all doubts as to whether a genuine issue of material fact exists must be resolved against the moving party. See Baileys v. Pennsylvania Tpk. Comm'n, 123 A.3d 300, 304 (Pa. 2015).

Summary judgment may be granted, only if viewing all the facts in the light most favorable to the nonmoving party and resolving all doubts as to the existence of material fact against the moving party, the moving party is entitled to judgment as a matter of law. Rodriguez ex rel Rodriguez v. SCG Mortg. Corp., 865 A.2d 987 (Pa. Commw. 2005) (citing Mayflower Square Condo. Ass'n v. KMALM, Inc., 724 A.2d 389 (Pa. Commw. 1999)). A party moving for summary judgment has the burden of proving the absence of material disputed facts. Roche v. Ugly Duckling Car Sales, Inc., 879 A.2d 785 (Pa. Super. 2005); see also Township of Bensalem v. Moore, 620 A.2d 76 (Pa. Commw. 1993). Summary judgment may only be granted if the moving party's right is

clear and free from doubt. Com., Dept. of Transp. v. UTP Corp., 847 A.2d 801 (Pa. Commw. 2004). “The purpose of [Rule 1035.2] is to eliminate cases prior to trial where a party cannot make out a claim or a defense after relevant discovery has been completed.” Eaddy v. Hamaty 694 A.2d 639, 643 (Pa. Super. 1997). A record that supports summary judgment will either (1) show the material facts are undisputed or (2) contain insufficient evidence of facts to make out a prima facie cause of action or defense and, therefore, there is no issue to be submitted to the fact-finder. Yenchi v. Ameriprise Financial, Inc., 123 A.3d 1071, 1077 (Pa. Super. 2015) (citing DeArmitt v. N.Y. Life Ins. Co., 73 A.3d 578, 586 (Pa. Super. 2013)).

*The Court Opinion will continue in the next issue.*

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR NOTICE**

Estate of Sylvia Louise Secord  
Late of Bridgewater Township  
**EXECUTOR**

Richard Shawn Secord  
835 New York Avenue  
Hallstead, PA 18822

**ATTORNEY**

Michael Briechle, Esquire  
4 Chestnut Street  
Montrose, PA 18801

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**NOTICE**

**IN THE ESTATE OF DAVID L. BRAMAN**, late of the Township of Gibson, County 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

will present them without delay to:

**Gary Braman, Executor**  
**445 Fox Farm Road**  
**Windsor, NY 13865**

**OR**

**Robert H. Sayers, Esq.**  
**Attorney for the Estate**  
**811-813 Mulberry Street**  
**Scranton, PA 18510**

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**ESTATE NOTICE**

In the Estate of Richard P. Zrowka,  
late of Susquehanna County,  
Pennsylvania:

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

Michael Briechle, Esquire  
Briechle Law Offices, PC  
707 Main Street PO Box 157  
Forest City, PA 18421  
(570) 785-3232  
Attorney for the Estate

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**ADMINISTRATRIX NOTICE**

Estate of Ronald E. Kocak  
Late of Choconut Township  
ADMINISTRATRIX  
Elena Groover  
294 Rafferty Road  
Montrose, PA 18844  
ADMINISTRATRIX  
Lisa A. Kocak  
c/o Zachary Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Ave.  
Montrose, PA 18801  
ATTORNEY  
Robert J. Hollister, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**EXECUTOR NOTICE**

Estate of John E. Wulff AKA John  
Wulff  
Late of Lathrop Township  
EXECUTOR  
Edward R. Wulff, Jr.  
17632 Dimock to Nicholson Rd.  
Nicholson, PA 18446  
ATTORNEY  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**3/9/2018 • 3/16/2018 • 3/23/2018**

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**ADMINISTRATRIX NOTICE**

Estate of Robert Klein  
Late of New Milford Township  
ADMINISTRATRIX  
Kelly-Jo A. Klein  
1509 Creek Road  
New Milford, PA 18834  
ATTORNEY  
Michael J. Giangrieco, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**3/9/2018 • 3/16/2018 • 3/23/2018**

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**NOTICE**

In the Estate of Theodora  
Georgette Ahrends, deceased, late  
of Rush Township, Susquehanna  
County, Pennsylvania.

Letters Administration in the  
above estate having been issued to  
Gregory Myers, all persons  
indebted to the said estate are  
requested to make payment; those  
having claims to present the same  
without delay to:

Gregory Myers  
382 Church Street  
Montrose, PA 18801

OR

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

**3/2/2018 • 3/9/2018 • 3/16/2018**

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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  
MARCH 27, 2018**

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  
3-27-2018 9:00 AM**

Writ of Execution No.:

2017-1307 CP

PROPERTY ADDRESS: 1219

Helens Road

Union Dale, Pa 18470

LOCATION: Township of Gibson

Tax ID #: 189.00-1,061.00,000

IMPROVEMENTS: ONE- 2

STORY WOOD FRAMED

DWELLING

ONE- 24 X 46 WOOD FRAMED

GARAGE

ONE- 12 X 20 WOOD FRAMED

SHED

DEFENDANTS: Christopher  
Rappolt and Barbara Rappolt and  
The United States of America By  
and Through the Internal Revenue  
Service

**ATTORNEY FOR PLAINTIFF:**

David Gregory, Esq

(570) 254-9960

**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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,  
Susquehanna County Sheriff

**3/2/2018 • 3/9/2018 • 3/16/2018**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MARCH 27, 2018**

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**

**3-27-2018 9:30 AM**

Writ of Execution No.:

2017-1328 CP

PROPERTY ADDRESS: 31 Peck Hill Street a/k/a 1766 Peck Hill Street

New Milford, Pa 18834

LOCATION: Borough of New Milford

Tax ID #: 109.05-1,032.00,000.

IMPROVEMENTS: One - One

Story Manufactured Dwelling

DEFENDANTS: Carol S. Patrick

and The United States of America

c/o U.S. Attorney's Office

ATTORNEY FOR PLAINTIFF:

Andrew Marley, Esq

(215) 572-8111

**NOTICE**

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

individual Sheriff Sales please go to: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,

Susquehanna County Sheriff

**3/2/2018 • 3/9/2018 • 3/16/2018**

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 10, 2018**

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

**Sale Date and Time**

**4-10-2018 9:00 AM**

Writ of Execution No.:

2017-1345 CP

PROPERTY ADDRESS: 149

Broad Avenue F/K/A 303 Broad Avenue

Susquehanna, Pa 18847

LOCATION: Borough of

Susquehanna Depot

Tax ID #: 054.11-2,073.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE - 18 X 20 WOOD FRAMED GARAGE

DEFENDANTS: Pam Ervin, solely in her capacity as heir of Dorothy M. Spoonhower, Deceased, and any and all unknown heirs of Dorothy M. Spoonhower, Deceased  
ATTORNEY FOR PLAINTIFF:

James Shoemaker, Esq  
(570) 287-3000

## NOTICE

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

Lance M. Benedict,  
Susquehanna County Sheriff

3/16/2018 • 3/23/2018 • 3/30/2018

## SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 10, 2018

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

described real estate, to wit:

## Sale Date and Time

**4-10-2018 9:30 AM**

Writ of Execution No.:

2017-1351 CP

PROPERTY ADDRESS: 315

Jackson Street

Thompson, Pa 18465

LOCATION: Borough of

Thompson

Tax ID #: 115.09-1,068.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE – 18 X 32 WOOD FRAMED

GARAGE

DEFENDANTS: The Unknown

Heirs, Executors, Administrators

and Devises of the Estate of

Patricia Ann Schneyer, Deceased

ATTORNEY FOR PLAINTIFF:

Jessica Manis, Esq

(215) 572-5025

## NOTICE

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

acknowledged. For details on individual Sheriff Sales please go to: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,  
Susquehanna County Sheriff

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 10, 2018**

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

**Sale Date and Time**

**4-10-2018 10:30 AM**

Writ of Execution No.:

2017-1361 CP

PROPERTY ADDRESS: 70

Washington Street FKA 801

Washington Street

Susquehanna, Pa 18847

LOCATION: Borough of

Susquehanna Depot

Tax ID #: 054.14-2,064.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Andrew I. Miller

ATTORNEY FOR PLAINTIFF:

Stephen Hladik, Esq

(215) 855-9521

**NOTICE**

The Sheriff shall not be liable for

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

Lance M. Benedict,  
Susquehanna County Sheriff

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
APRIL 10, 2018**

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

**Sale Date and Time**

**4-10-2018 11:00 AM**

Writ of Execution No.:

2017-1353 CP  
PROPERTY ADDRESS: 4217 SR  
267

Meshoppen, Pa 18630

LOCATION: Auburn Township

Tax ID #: 214.00-1,024.01,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Bucky E. Beaver  
and Christina I. Cook

ATTORNEY FOR PLAINTIFF:

Jill Manuel-Coughlin, 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: <http://susqco.com/> -Law  
Enforcement, Sheriff's Office, Sale  
listings

Lance M. Benedict,  
Susquehanna County Sheriff

**3/16/2018 • 3/23/2018 • 3/30/2018**

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**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 1, 2018 TO MARCH 7, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$256,000.00
Mortgagor: MCDONALD, JAMES S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MCDONALD, KELLY J	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 031.11-2,048.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$45,000.00
Mortgagor: STEELE, MATTHEW A	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 067.00-2,022.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$189,339.00
Mortgagor: BYHAM, KRISTI M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - CARRINGTON MORTGAGE SERVICES LLC
Locations: Parcel #	Municipality
1 - 068.00-2,036.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$95,733.00
Mortgagor: NYMAN, CHRISTOPHER L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - M&T BANK
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$151,200.00
Mortgagor: TELFORD, BRIAN COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST
Locations: Parcel #	Municipality
1 - 240.00-1,029.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$103,000.00
Mortgagor: MARCY, AMANDA S	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 245.00-2,010.00,000.	CLIFFORD TOWNSHIP
Information: OPEN END MTG	Consideration: \$30,000.00
Mortgagor: MARCY, AMANDA S	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 245.00-2,010.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$86,000.00
Mortgagor: GORMLEY, WARREN A JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GORMLEY, DENISE MARIE	2 - FIRSTTRUST BANK
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$31,850.00
Mortgagor: OAKLEY, DEBORAH M	Mortgagee: PENN EAST FEDERAL CREDIT UNION
2 - OAKLEY, WAYNE	
Locations: Parcel #	Municipality
1 - 259.00-1,007.00,000.	LATHROP TOWNSHIP

Information:	Consideration: \$190,000.00
Mortgagor: TURNER, TRENT W 2 - TURNER, BOBBI JO	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 247.00-1,046.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$80,000,000.00
Mortgagor: LMRK PROPCO LLC	Mortgagee: WILMINGTON TRUST
Locations: Parcel # 1 - 031.16-1,075.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$143,630.00
Mortgagor: SORRENTINO, TRISTAN  2 - ESSLINGER, COLTON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 113.00-1,015.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$14,550.00
Mortgagor: DAVEY, GREGORY	Mortgagee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$150,000.00
Mortgagor: JOHNSON, DEBORAH J (AKA) 2 - JOHNSON, DEBORAH JEAN 3 - JOHNSON, RONALD P	Mortgagee: HUNTINGTON NATIONAL BANK
Locations: Parcel # 1 - 147.00-2,016.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: KELLUM, PATTI LYNN  2 - KELLUM, STEPHEN R	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel # 1 - 100.00-2,010.00,000.	Municipality FOREST LAKE TOWNSHIP

## DEEDS

Information:	Consideration: \$25,000.00
Grantor: HOBBS, RUSSELL E 2 - HOBBS, DARLA Y	Grantee: HILLEGAS, DAVID
Locations: Parcel # 1 - 124.17-2,004.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: DUBOE, WILLIAM	Grantee: FAUST, MICHAEL
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$320,000.00
Grantor: CARPENTER, TIMOTHY A	Grantee: MCDONALD, JAMES S 2 - MCDONALD, KELLY J
Locations: Parcel # 1 - 031.11-2,048.00,000.	Municipality GREAT BEND BOROUGH

Information:	Consideration: \$60,000.00
Grantor: WASHBURN, ALAN J	Grantee: STEELE, MATTHEW A
2 - WASHBURN, MARIE R	
Locations: Parcel #	Municipality
1 - 067.00-2,022.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: LEWIS, ROBERT R	Grantee: ZEKAS, JOSEPH
2 - LEWIS, LAVONNE E	2 - ZEKAS, SHERRY
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REYNEN REVOCABLE TRUST (BY TRUSTEES)	Grantee: ODELL, WILLIAM
	2 - ODELL, PATRICIA
Locations: Parcel #	Municipality
1 - 165.00-2,029.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$97,500.00
Grantor: ANDERSON, ROBERT E SR (BY POA)	Grantee: NYMAN, CHRISTOPHER L
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TELFORD, BRIAN D	Grantee: TELFORD, BRIAN
2 - TELFORD, TAMMY L	
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KOZLOWSKI, EDWARD J JR	Grantee: MARCY, AMANDA S
2 - MARCY, AMANDA S	
Locations: Parcel #	Municipality
1 - 245.00-2,010.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: GAZZO, VINCENT M	Grantee: ISSA, LARS
2 - GAZZO, SHARON J	
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$199,000.00
Grantor: BUTTON, LAURETTA A	Grantee: BLAISURE, MICHAEL
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: CRESSWELL, KEVIN R	Grantee: LARUE, LARRY
2 - CRESSWELL, JULIE B	
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MEAD, LARS P	Grantee: MEAD, LARS P
	2 - HANSON, CARRIE ANNE
Locations: Parcel #	Municipality
1 - 027.09-1,017.00,000.	SILVER LAKE TOWNSHIP
2 - 027.09-1,045.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: OAKLEY, TRACY I (ESTATE AKA)	Grantee: REPLOEG, KURT D
2 - OAKLEY, TRACY (ESTATE)	2 - REPLOEG, BARBARA A
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP



Information:	Consideration: \$146,280.00
Grantor: STOSIC, AURELIJA	Grantee: ESSLINGER, COLTON
2 - PAUNKOVIC, JOSA	2 - SORRENTINO, TRISTAN
Locations: Parcel #	Municipality
1 - 113.00-1,015.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: CIAMAICHELO, FRANCIS	Grantee: ARNOLD, JOSEPH F
2 - CIAMAICHELO, MARY	2 - ARNOLD, JENNIFER L
3 - MCANDREW, JOSEPH	
4 - MCANDREW, MARISSA	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: DEED OF EXTINGUISHMENT OF PERMISSIVE EASEMENT	Consideration: \$0.00
Grantor: ARNOLD, JOSEPH F	Grantee: CIAMAICHELO, FRANCIS
2 - ARNOLD, JENNIFER L	2 - CIAMAICHELO, MARY
	3 - MCANDREW, JOSEPH
	4 - MCANDREW, MARISSA
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VANKUREN, DONALD E	Grantee: VANTASSEL, DEBORAH E
2 - VANKUREN, DONALD E (BY ATTN)	2 - VANTASSEL, ALLEN A
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$35,500.00
Grantor: MOSHER, JOHN J JR	Grantee: MASSARO, MICHAEL J
2 - MOSHER, LORRAINE E	2 - MASSARO, SHARON E
Locations: Parcel #	Municipality
1 - 228.00-2,045.02,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCNAMARA, PHYLLIS	Grantee: MCNAMARA, CHARLES R
	2 - MCNAMARA, BARBARA B
Locations: Parcel #	Municipality
1 - 064.00-1,001.00,000.	SILVER LAKE TOWNSHIP
Information: MINERAL COAL AND OIL AND GAS	Consideration: \$1.00
Grantor: RUIZ, MARY LOUISE	Grantee: RUIZ, MARY LOUISE
2 - RUIZ, CHARLIE G	2 - RUIZ, CHARLIE G
Locations: Parcel #	Municipality
1 - 142.04-1,023.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: CRONK, DAVID L
	2 - CRONK, JOANNE M
Locations: Parcel #	Municipality
1 - 144.00-1,024.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: ZICK, RANDY
Locations: Parcel #	Municipality
1 - 202.00-1,049.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: MAGNOTTI, MARK J
Locations: Parcel #	Municipality
1 - 125.04-1,029.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: PASCOE, THOMAS A 2 - PASCOE, KATHLEEN P
Locations: Parcel # 1 - 125.03-1,022.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: ESCANDEL, THOMAS R 2 - ESCANDEL, ROSEANN
Locations: Parcel # 1 - 202.00-1,041.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: MAGNOTTI, SAMUEL J 2 - MAGNOTTI, SUE P
Locations: Parcel # 1 - 125.04-1,007.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: MAGNOTTI, SAMUEL J 2 - MAGNOTTI, SUE P
Locations: Parcel # 1 - 124.00-2,002.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: STANKIEWICZ, ROBERT A 2 - STANKIEWICZ, BEVERLY D
Locations: Parcel # 1 - 144.00-2,002.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: STANKIEWICZ, ROBERT A 2 - STANKIEWICZ, BEVERLY D
Locations: Parcel # 1 - 145.00-1,011.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: STANKIEWICZ, ROBERT A 2 - STANKIEWICZ, BEVERLY D
Locations: Parcel # 1 - 144.00-1,026.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: CORBIN, JOHN F JR 2 - CORBIN, ANN S
Locations: Parcel # 1 - 183.00-1,063.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: KUROSKEY, THOMAS P 2 - KUROSKEY, KATHLEEN 3 - KUROSKEY, DAVID 4 - KUROSKEY, EVELYN 5 - WALSH, HELEN 6 - WALSH, JOHN R
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:  
Grantor: PPL ELECTRIC UTILITES CORPORATION

Locations: Parcel #  
1 - 125.03-1,021.00,000.

Information:  
Grantor: PPL ELECTRIC UTILITES CORPORATION

Locations: Parcel #  
1 - 124.00-2,001.00,000.

Consideration: \$1.00  
Grantee: KIELCESKI, JOSEPH T  
2 - KIELCESKI, CONSTANTINA

Municipality  
BRIDGEWATER TOWNSHIP

Consideration: \$1.00  
Grantee: KIELCESKI, JOSEPH T  
2 - KIELCESKI, CONSTANTINA  
3 - REED, ANNE M  
4 - KUBLY, KATHLEEN  
5 - KUBLY, DAVID  
6 - KIELCESKI, STEPHEN W  
7 - KIELCESKI, LORAINÉ

Municipality  
BRIDGEWATER TOWNSHIP





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