

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Kenneth W. Seamans, *Senior Judge*

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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.

COURT OPINION

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

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

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 Bailets 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. Rodriquez ex rel Rodriquez 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.” Eddy 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

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of 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

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

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

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

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

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

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

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE 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

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 Devisees 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

**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

**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

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 # 1 - 031.11-2,048.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$45,000.00
Mortgagor: STEELE, MATTHEW A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 067.00-2,022.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$189,339.00
Mortgagor: BYHAM, KRISTI M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 068.00-2,036.00,000.	2 - CARRINGTON MORTGAGE SERVICES LLC Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$95,733.00
Mortgagor: NYMAN, CHRISTOPHER L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	2 - M&T BANK Municipality JACKSON TOWNSHIP
Information:	Consideration: \$151,200.00
Mortgagor: TELFORD, BRIAN COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST
Locations: Parcel # 1 - 240.00-1,029.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$103,000.00
Mortgagor: MARCY, AMANDA S	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 245.00-2,010.00,000.	Municipality CLIFFORD TOWNSHIP
Information: OPEN END MTG	Consideration: \$30,000.00
Mortgagor: MARCY, AMANDA S	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 245.00-2,010.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$86,000.00
Mortgagor: GORMLEY, WARREN A JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GORMLEY, DENISE MARIE	2 - FIRSTRUST BANK
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$31,850.00
Mortgagor: OAKLEY, DEBORAH M	Mortgagee: PENN EAST FEDERAL CREDIT UNION
2 - OAKLEY, WAYNE	
Locations: Parcel # 1 - 259.00-1,007.00,000.	Municipality 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: DUBOUE, 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 2 - WASHBURN, MARIE R	Grantee: STEELE, MATTHEW A
Locations: Parcel # 1 - 067.00-2,022.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: LEWIS, ROBERT R 2 - LEWIS, LAVONNE E	Grantee: ZEKAS, JOSEPH 2 - ZEKAS, SHERRY
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REYNEN REVOCABLE TRUST (BY TRUSTEES)	Grantee: ODELL, WILLIAM 2 - ODELL, PATRICIA
Locations: Parcel # 1 - 165.00-2,029.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$97,500.00
Grantor: ANDERSON, ROBERT E SR (BY POA)	Grantee: NYMAN, CHRISTOPHER L
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TELFORD, BRIAN D 2 - TELFORD, TAMMY L	Grantee: TELFORD, BRIAN
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KOZLOWSKI, EDWARD J JR 2 - MARCY, AMANDA S	Grantee: MARCY, AMANDA S
Locations: Parcel # 1 - 245.00-2,010.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: GAZZO, VINCENT M 2 - GAZZO, SHARON J	Grantee: ISSA, LARS
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$199,000.00
Grantor: BUTTON, LAURETTA A	Grantee: BLAISURE, MICHAEL
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: CRESSWELL, KEVIN R 2 - CRESSWELL, JULIE B	Grantee: LARUE, LARRY
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MEAD, LARS P	Grantee: MEAD, LARS P 2 - HANSON, CARRIE ANNE
Locations: Parcel # 1 - 027.09-1,017.00.000. 2 - 027.09-1,045.00.000.	Municipality SILVER LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: OAKLEY, TRACY I (ESTATE AKA) 2 - OAKLEY, TRACY (ESTATE)	Grantee: REPLOEG, KURT D 2 - REPLOEG, BARBARA A
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP

Information:	Consideration: \$146,280.00
Grantor: STOSIC, AURELIJA 2 - PAUNKOVIC, JOSA	Grantee: ESSLINGER, COLTON 2 - SORRENTINO, TRISTAN
Locations: Parcel # 1 - 113.00-1,015.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: CIAMAICHELO, FRANCIS 2 - CIAMAICHELO, MARY 3 - MCANDREW, JOSEPH 4 - MCANDREW, MARISSA	Grantee: ARNOLD, JOSEPH F 2 - ARNOLD, JENNIFER L
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: DEED OF EXTINGUISHMENT OF PERMISSIVE EASEMENT	Consideration: \$0.00
Grantor: ARNOLD, JOSEPH F 2 - ARNOLD, JENNIFER L	Grantee: CIAMAICHELO, FRANCIS 2 - CIAMAICHELO, MARY 3 - MCANDREW, JOSEPH 4 - MCANDREW, MARISSA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1,00
Grantor: VANKUREN, DONALD E 2 - VANKUREN, DONALD E (BY ATTNY)	Grantee: VANTASSEL, DEBORAH E 2 - VANTASSEL, ALLEN A
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$35,500.00
Grantor: MOSHER, JOHN J JR 2 - MOSHER, LORRAINE E	Grantee: MASSARO, MICHAEL J 2 - MASSARO, SHARON E
Locations: Parcel # 1 - 228.00-2,045.02.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100
Grantor: McNAMARA, PHYLLIS	Grantee: McNAMARA, CHARLES R 2 - McNAMARA, BARBARA B
Locations: Parcel # 1 - 064.00-1,001.00.000.	Municipality SILVER LAKE TOWNSHIP
Information: MINERAL COAL AND OIL AND GAS	Consideration: \$1,00
Grantor: RUIZ, MARY LOUISE 2 - RUIZ, CHARLIE G	Grantee: RUIZ, MARY LOUISE 2 - RUIZ, CHARLIE G
Locations: Parcel # 1 - 142.04-1,023.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1,00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: CRONK, DAVID L 2 - CRONK, JOANNE M
Locations: Parcel # 1 - 144.00-1,024.01.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1,00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: ZICK, RANDY
Locations: Parcel # 1 - 202.00-1,049.00.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1,00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: MAGNOTTI, MARK J
Locations: Parcel # 1 - 125.04-1,029.00.000.	Municipality 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: KUROSKY, THOMAS P 2 - KUROSKY, KATHLEEN 3 - KUROSKY, DAVID 4 - KUROSKY, EVELYN 5 - WALSH, HELEN 6 - WALSH, JOHN R
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: KIELCESKI, JOSEPH T 2 - KIELCESKI, CONSTANTINA
Locations: Parcel # 1 - 125.03-1,021.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PPL ELECTRIC UTILITES CORPORATION	Grantee: KIELCESKI, JOSEPH T 2 - KIELCESKI, CONSTANTINA 3 - REED, ANNE M 4 - KUBLY, KATHLEEN 5 - KUBLY, DAVID 6 - KIELCESKI, STEPHEN W 7 - KIELCESKI, LORAINNE
Locations: Parcel # 1 - 124.00-2,001.00.000.	Municipality BRIDGEWATER TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION

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