

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ September 13, 2019 ★ Montrose, PA ★ No. 24



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	9
MORTGAGES & DEEDS	11

CASES REPORTED

Jesse A. Colwell a/k/a Jesse Colwell, Plaintiff,
vs.
Joseph L. Roberts and Jeanette M. Roberts, his wife, Defendants.

© 2019 Legal Journal of Susquehanna County



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

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

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Michael Briechle, Esq.

Vice-President
Francis X. O'Connor, Esq.

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

Individual copies available for \$5 each

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec

Susan Jennings

Richard Suraci

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

JESSE A. COLWELL a/k/a	:	
JESSE COLWELL,	:	
Plaintiff,	:	
	:	
vs.	:	No. 2016 - 1015 C.P.
	:	
JOSEPH L. ROBERTS and	:	
JEANETTE M. ROBERTS, his wife,	:	
Defendants.	:	

OPINION

I. Statement of Case

Plaintiff Jesse A. Colwell (hereinafter referred to as Colwell) is an eighty-eight (88) year-old man residing in Oakland Township, Susquehanna County. (Plf. Cmp. ¶ 4.) Colwell contends that defendants Joseph L. Roberts and Jeanette M. Roberts (hereinafter collectively referred to as Roberts) fraudulently induced the transfer of a one-half (1/2) interest in Colwell's 398-acre farm property to Roberts. (*Id.* Count I.)¹ Colwell concedes that he suffers various ailments including coronary artery disease, myocardial infarction, heart failure, blood pressure problems, urinary blockage, enlarged prostate, poor eyesight and hearing loss. (*Id.* ¶ 17.)

On February 25, 2019, Colwell was deposed by Roberts' legal counsel. The deposition was never concluded as a result of Roberts' legal counsel's concerns regarding Colwell's competency. Thereafter, Colwell's legal counsel sought to depose Colwell to complete the deposition process. In response, Roberts filed a motion for a protective order seeking to prohibit any further deposition of Colwell until the issue of Colwell's competency has been resolved. The parties have submitted their respective briefs with supporting documentation. The matter is now ripe for disposition.

II. Discussion

Pennsylvania Rule of Civil Procedure 4012 provides a mechanism for a party to seek a protective order to prohibit a deposition if it is necessary to prevent "unreasonable annoyance, embarrassment, oppression, burden or expense." Pa. R. Civ. P. 4012(a)(1). Roberts seeks a protective order to prevent Colwell's counsel from taking Colwell's deposition until Roberts has received additional medical records relating to Colwell's medical and mental health condition. As the moving party, Roberts has the burden of

¹ Colwell has also asserted counts for undue influence (Count II), Unilateral Mistake (Count III) and Civil Conspiracy (Count IV).

demonstrating good cause to support the issuance of a protective order, i.e., that harm would result in the absence of a protective order. See Platinum Corp. v. Blong, 43 Pa. D. & C.4th 445, 447 (Fayette County 1998) (finding that moving party “must produce, at a minimum, some evidence upon which a court can make a determination that harm will result” in the absence of a protective order); Spence v. Caesars Paradise Stream Resort, 20 Pa. D. & C. 4th 426, 429 (Monroe County 1994) (“In absence of any specific rule creating that burden, the moving party, under general rules of procedure, must bear it.”); Ornstein v. Bass, 50 Pa. D. & C.3d 371, 374 (Phila. County 1988) (noting that “‘good cause’ requires, at a minimum, some evidence upon which a court can make a determination that harm will result from disclosure.”); Bealla v. Zuba, 4 Pa. D. & C.2d 545, 548 (Luzerne County 1955).

Roberts has failed to demonstrate “good cause” necessary to support the issuance of a protective order. Roberts has not articulated how the deposition of Colwell would result in “unreasonable annoyance, embarrassment, oppression, burden or expense.” The gist of Roberts’ argument is that that Colwell may not be competent to testify and that Roberts should have Colwell’s medical records prior to his deposition so as to assess his competency. This argument fails for a number of reasons.

First, if Colwell is not competent, the possession or non-possession of his medical records will make no difference whatsoever at any deposition. Second, to the extent that the medical records fail to address Colwell’s competency, Roberts will have the ability through the deposition to test the competency. To the extent that Colwell suffers from some kind of dementia, a deposition will create a record as to the extent and nature of the dementia – and whether such dementia itself calls into question Colwell’s competence to testify as a witness.

Significantly, this is not a situation where Colwell’s legal counsel seeks an order to protect Colwell from being deposed based upon his medical and/or mental health condition. Colwell’s counsel is seeking to depose Colwell – and Roberts is contending that the deposition will somehow create “unreasonable annoyance, embarrassment, oppression, burden or expense” for Roberts. Given Colwell’s advance age and medical problems, the need to preserve his testimony – to the extent that Colwell has the ability to competently testify – is significant. To the extent that Roberts is concerned regarding Colwell’s competency, Roberts can preserve this issue by raising the objection at the time of the deposition. Pa. R. Civ. P. 4016(b).² For these reasons, the request for a protective order will be denied.



² To the extent that Roberts contends that additional information is required to determine Colwell’s competence to testify, Roberts has the ability to request a mental examination of Colwell. Pa. R. Civ. P. 4010(a)(2). During the deposition of Colwell, Roberts’ counsel will have the ability to develop a record as to the competence of Colwell and whether good cause exists for the court to order a mental health examination of Colwell. Pa. R. Civ. P. 4010(a)(3).

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.

EXECUTRIX NOTICE

Estate of James Michael Malonis
AKA Jim Malonis AKA Jimmy Malonis
Late of Hallstead Borough,
Susquehanna County
EXECUTRIX
Heather Weston
2927 Redfield Drive
Charlotte, NC 28270
ATTORNEY
Michael Gathany
671 Main Street
Hallstead, PA 18822

8/9/2019 • 8/16/2019 • 8/23/2019

ESTATE NOTICE

Letters of Administration in the Estate of Doris Jane Young, a/k/a Doris J. Young, late of Union Dale Borough, have been granted to Jacqueline Sheare. 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:

Jacqueline Sheare
4938 State Route 2023
Clifford Township, PA 18470
Administrator of the Estate

9/13/2019 • 9/20/2019 • 9/27/2019

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.

Barbara Wanda Sperring a/k/a
Barbara Sperring a/k/a Barbara W.
Sperring, dec's.
Late of Montrose Borough
CO-EXECUTORS
Nikki Lynn Stanley and Dean Paul Stanley
Michelle M. Forsell, Esq.
c/o **NORRIS McLAUGHLIN, P.A.**
570 Main Street
Pennsburg, PA 18073
ATTORNEY
Michelle M. Forsell, Esq.

NORRIS McLAUGHLIN, P.A.

570 Main Street
Pennsburg, PA 18073

9/13/2019 • 9/20/2019 • 9/27/2019

EXECUTOR NOTICE

Estate of Bonnie Mae Laird AKA
Bonnie M. Laird
Late of Auburn Township
CO-EXECUTRIX
Tammy M. Goodwin
11 Kintners Rd.
Tunkhannock, PA 18657
CO-EXECUTOR
Todd M. Laird
11016 Edina Court
Las Vegas, NV 89144
CO-EXECUTRIX
Tina M. Salsman
1271 Rummerfield Creek Rd.
Wyalusing, PA 18853

9/6/2019 • 9/13/2019 • 9/20/2019

EXECUTOR NOTICE

Estate of George L. Laird AKA
George Leroy Laird
Late of Auburn Township
CO-EXECUTRIX
Tammy M. Goodwin
11 Kintners Rd.
Tunkhannock, PA 18657
CO-EXECUTRIX
Tina M. Salsman
1271 Rummerfield Creek Rd.
Wyalusing, PA 18853
CO-EXECUTOR
Todd M. Laird
11016 Edina Court
Las Vegas, NV 89144

9/6/2019 • 9/13/2019 • 9/20/2019

NOTICE

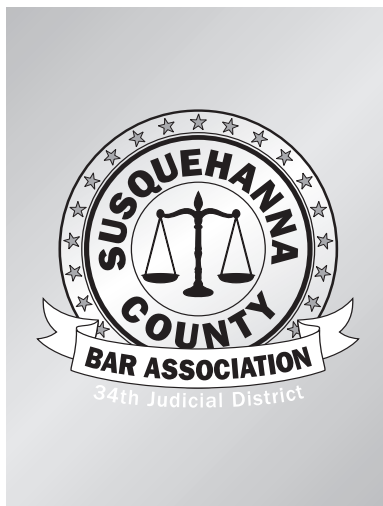
IN THE ESTATE OF **ESTHER L. ORGANISCIAK**, late of the Borough of Montrose, County of Susquehanna, Pennsylvania, Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate will present them without delay to:

George C. Olexa, Executor
35 Delaware Avenue
Ewing, NJ 08628

OR

Davis Law, P.C.
Raymond C. Davis, Esquire
Attorney for the Estate
181 Maple Street
Montrose, PA 18801

8/30/2019 • 9/6/2019 • 9/13/2019



OTHER NOTICES**NOTICE****ORPHANS' COURT DIVISION
ESTATE NOTICE**

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

Estate of ANNA M SALVATO,
deceased
Mary S Tanner, Administratrix

Estate of JEAN A LOOMIS,
deceased
Jeffrey I Loomis and
Chrisann Rowe, Executors

The above accountings will be presented to the Judge of the Court

of Common Pleas on Tuesday, September 17, 2019, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

9/6/2019 • 9/13/2019

NOTICE

Susquehanna County
Court of Common Pleas

Number: 2019-662CP

Notice of Action in Mortgage
Foreclosure

Reverse Mortgage Funding, LLC,
Plaintiff


v.

Vincent S. Perico Known
Surviving Heir of Gary Perico,
Janae Perico Known Surviving
Heir of Gary Perico, Carly Shaffer
Known Surviving Heir of Gary
Perico, and Unknown Surviving
Heirs of Gary Perico,



BRIDGE MINERALS

We Buy Marcellus Gas Royalties
Quick Evaluation, Closing & All Transfer Costs Paid
www.BridgeMinerals.com or Call 512-750-3711
For A Free Consultation



Defendants

**TO: Janae Perico Known
Surviving Heir of Gary Perico.**
Premises subject to foreclosure:
4004 Lake View Road,
Susquehanna, Pennsylvania 18847.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

**Susquehanna County Prothonotary
Office,
Susquehanna County Courthouse,
Courthouse Square,
P.O. Box 218,
Montrose, Pennsylvania 18801,
(570) 278-4600 x 120.**

McCabe, Weisberg & Conway, LLC,
Attorneys for Plaintiff,

123 S. Broad St., Ste. 1400,
Philadelphia, PA 19109,
215-790-1010

9/13/2019

NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 22, 2019

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

SALE DATE AND TIME October 22, 2019 at 9:00 AM

Writ of Execution No.:

2019-883 CP

PROPERTY ADDRESS: 2135

Franklin Hill Road

Hallstead, PA 18822

LOCATION: Franklin Township

Tax ID # 068.00-2,017.00,000

IMPROVEMENTS: ONE – ONE

STORY MANUFACTURED
DWELLING

DEFENDANTS: Anne McVey

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed

thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

8/30/2019 • 9/6/2019 • 9/13/2019



MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 27, 2019 TO SEPTEMBER 4, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$349,600.00
Mortgagor: MERRITT, KYLE P 2 - MERRITT, BRIDGET E	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 045.16-1,001.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$123,000.00
Mortgagor: LAUDE, KARL F 2 - LAUDE, SANDRA R	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 089.00-2,016.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$24,900.00
Mortgagor: BREEZE, VICTORIA 2 - VAN VLECK, JEANNE A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 048.00-1,002.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$170,910.00
Mortgagor: DIBIASE, PAUL 2 - DIBIASE, VICTORIA S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 124.14-2,056.00,000.	Municipality MONTROSE
Information:	Consideration: \$149,797.00
Mortgagor: BARTLEY, ANTHONY Locations: Parcel # 1 - 260.00-1,020.00,000.	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Information:	Consideration: \$144,000.00
Mortgagor: DEELEY, CAROL 2 - DEELEY, ROBERT 3 - DERKOTCH, PAUL 4 - BERINGER, KATHLEEN	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 067.00-2,026.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: CAMP CHAOS LLC	Mortgagee: CLS HOLDINGS II LLC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$218,000.00
Mortgagor: RYBNICK, DANIEL R 2 - RYBNICK, THERESA	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 244.00-1,088.01,000.	Municipality LENOX TOWNSHIP

Information:	Consideration: \$23,300.00
Mortgagor: BRIGGS, GALEN	Mortgagee: TIOGA STATE BANK
2 - KITKO, SARAH	
Locations: Parcel #	Municipality
1 - 084.00-1,022.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: GOLDSMITH, BRADY A (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GOLDSMITH, BRADY	
Locations: Parcel #	Municipality
1 - 066.00-1,004.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: MOTYKA, MARIUSZ	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MOTYKA, SHIRLEY F (AKA)	
3 - MOTYKA, SHIRLEY	
Locations: Parcel #	Municipality
1 - 109.06-2,006.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$40,000.00
Mortgagor: BALLARD, JAMES M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BALLARD, JULIE A	
Locations: Parcel #	Municipality
1 - 054.11-2,042.00,000.	SUSQUEHANNA
2 - 054.11-2,042.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$270,750.00
Mortgagor: AUER, CODY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - AUER, CARLA	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 144.00-1,024.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: JOSH & JUSTINA HOLBROOK PARTNERS LLC	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 126.00-2,014.03,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$135,000.00
Mortgagor: KARP, MICHAEL J	Mortgagee: AGCHOICE FARM CREDIT
2 - KARP, LINDA J	
Locations: Parcel #	Municipality
1 - 243.00-1,040.01,000.	LENOX TOWNSHIP
Information:	Consideration: \$188,000.00
Mortgagor: BORRELLI, JOSEPH A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BORRELLI, DEBORAH A	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 124.12-1,010.00,000.	BRIDGEWATER TOWNSHIP
Information: RE-RECORDING	Consideration: \$32,000.00
Mortgagor: RENTNER, JUSTIN MICHAEL	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 249.19-3,035.00,000.	FOREST CITY 2W
Information:	Consideration: \$51,600.00
Mortgagor: SCHAFFER, STEFFANY A	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 109.06-1,069.00,000.	NEW MILFORD BOROUGH

Information:	Consideration: \$268,000.00
Mortgagor: CHAUCHOIS, ELIZABETH ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CHAUCHOIS, GUILHEM LOUIS MARIE	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 042.19-1,027.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: ROMA, ALEXANDRA L	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - STASHKO, NICHOLAS J	
Locations: Parcel #	Municipality
1 - 043.00-1,005.02,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: HALL, CAROLYN J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HALL, JEFFREY A	
Locations: Parcel #	Municipality
1 - 132.00-1,063.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: ALLEN, THOMAS J	Mortgagee: HONESDALE NATIONAL BANK
2 - ALLEN, ELIZABETH	
Locations: Parcel #	Municipality
1 - 211.00-1,008.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$660,000.00
Mortgagor: WOOSMAN, JOSEPH M	Mortgagee: NBT BANK NA
Locations: Parcel #	Municipality
1 - 031.15-1,004.02,000.	GREAT BEND BOROUGH
Information:	Consideration: \$96,000.00
Mortgagor: KINNEY, ROBERT E	Mortgagee: WAYNE BANK
2 - THOMAS, SHARON L (NMB)	
3 - KINNEY, SHARON L	
Locations: Parcel #	Municipality
1 - 222.10-1,048.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: KARAKASH, JOHN T	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 166.00-1,040.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$193,800.00
Mortgagor: APPLEBY, KIMBERLY A	Mortgagee: WELLS FARGO BANK
2 - APPLEBY, CLYDE	
Locations: Parcel #	Municipality
1 - 266.00-1,010.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: JOHNSON, SCOTT D	Mortgagee: TIOGA STATE BANK
2 - JOHNSON, MARYBETH	
Locations: Parcel #	Municipality
1 - 023.00-2,014.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: MURRAY, DAVID	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 167.09-1,011.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$161,250.00
Mortgagor: SHERMER, BURTON M III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SHERMER, ADRIA R	2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel #	Municipality
1 - 160.00-1,036.00,000.	JESSUP TOWNSHIP

DEEDS

Information:	Consideration: \$368,000.00
Grantor: EDWARDS, DAVID	Grantee: MERRITT, KYLE P
2 - EDWARDS, JAYNE DEVERELL (FKA)	2 - MERRITT, BRIDGET E
3 - DEVERELL, JAYNE MARVELL	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENNETT, WESLEY R	Grantee: BENNETT, CLIFFORD GUY
	2 - BENNETT, SHARON KAY
Locations: Parcel #	Municipality
1 - 223.00-1,014.03,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LAUDE, KARL F	Grantee: LAUDE, KARL F
	2 - LAUDE, SANDRA R
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIXON, MARY JANE	Grantee: DIXON, MARY JANE
	2 - PENNY, MARYLYNN
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$30,401.00
Grantor: SELBITTO, ANN M (ESTATE BY SHERIFF)	Grantee: BEAR CREEK PROPERTIES INC
Locations: Parcel #	Municipality
1 - 161.08-1,006.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: MONTALBANO, PAUL G	Grantee: JAYNE, ROGER
2 - MONTALBANO, LINDA E	2 - JAYNE, JEAN B
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KORBAN, EDITH (ESTATE)	Grantee: KORBAN, EDITH (ESTATE)
Locations: Parcel #	Municipality
1 - 221.00-1,046.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AYLWARD, MICHAEL	Grantee: AYLWARD, MICHAEL V
2 - AYLWARD, ERICA	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$189,900.00
Grantor: REIMEL, ALAN L	Grantee: DIBIASE, PAUL
2 - REIMEL, CRAIG L	2 - DIBIASE, VICTORIA S
3 - REIMEL, JAY L	
4 - REIMEL, PHILIP	
Locations: Parcel #	Municipality
1 - 124.14-2,056.00,000.	MONTROSE
Information:	Consideration: \$320,000.00
Grantor: KUWAYE, DARRYL Y	Grantee: NAIA, DEBRA
2 - KUWAYE, NANCY K	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

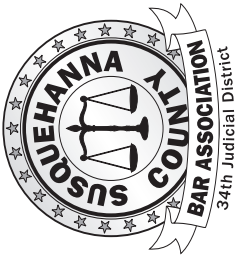
Information:	Consideration: \$105,000.00
Grantor: WILSON, STEVEN C 2 - WILSON, CHERYL J	Grantee: INSCHO, BRIAN D
Locations: Parcel # 1 - 179.04-1,046.00,000. 2 - 179.04-1,043.00,000.	Municipality DIMOCK TOWNSHIP DIMOCK TOWNSHIP
Information:	Consideration: \$138,500.00
Grantor: RASMUSSEN, DAVID 2 - RASMUSSEN, PING	Grantee: MYRICK, CHARLOTTE I
Locations: Parcel # 1 - 191.00-1,038.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$17,000.00
Grantor: LSF10 MASTER PARTICIPATION TRUST (BY TRUSTEE)	Grantee: IRON HORSE INVESTMENTS LLC
Locations: Parcel # 1 - 124.19-2,004.00,000.	Municipality MONTROSE
Information:	Consideration: \$148,300.00
Grantor: LOPEZ, JOHN R 2 - LOPEZ, ANN MARIE	Grantee: BARTLEY, ANTHONY
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COY, RYAN JANOSKI	Grantee: COY, RYAN J
Locations: Parcel # 1 - 124.00-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALBRIGHT, DONALD G	Grantee: ALBRIGHT, DANIEL R
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ESTES, JAMES H 2 - ESTES, CATHERINE E (AKA) 3 - ESTES, KATHY E	Grantee: ESTES, CATHERINE E (AKA) 2 - ESTES, KATHY E
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: DIAZ FAMILY LIMITED PARTNERSHIP	Grantee: ARNONE, JOHN V 2 - ARNONE, RAEANN
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SETZER, LOIS B (TRUST)	Grantee: SETZER, EVERETT W 2 - SETZER, KILMER J 3 - SETZER, DUANE M
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RYBNICK, DANIEL R 2 - RYBNICK, THERESA	Grantee: RYBNICK, DANIEL R 2 - RYBNICK, THERESA A
Locations: Parcel # 1 - 244.00-1,088.01,000.	Municipality LENOX TOWNSHIP

Information:	Consideration: \$200,000.00
Grantor: SOPER, GINA (AKA)	Grantee: HELLMUTH, GREGORY C
2 - BLOCKUS, GINA	2 - HELLMUTH, KAREN L
Locations: Parcel #	Municipality
1 - 142.03-1,021.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$82,000.00
Grantor: PARISE, MARTIN J	Grantee: CHESNICK, LAWRENCE E
2 - PARISE, LORRAINE KAY	2 - CHESNICK, PATRICIA A
Locations: Parcel #	Municipality
1 - 228.00-1,006.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$285,000.00
Grantor: MOLKENTHIN, DEBORAH E (ESTATE AKA)	Grantee: AUER, CODY J
2 - MOLKENTHIN, DEBORAH	2 - AUER, CARLA D
Locations: Parcel #	Municipality
1 - 144.00-1,024.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: KARP, JEFFREY M	Grantee: KARP, MICHAEL
2 - KARP, SHELBY	2 - KARP, LINDA J
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TROW, DONALD B (ESTATE)	Grantee: TROW, STEPHEN C
	2 - TROW, W CLARK
	3 - LIDDELL, PAMELA T
Locations: Parcel #	Municipality
1 - 065.05-1,013.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TROW, STEPHEN C	Grantee: LIDDELL, PAMELA T
2 - TROW, W CLARK	2 - LIDDELL, W KIRK
3 - LIDDELL, PAMELA T	
Locations: Parcel #	Municipality
1 - 065.05-1,013.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$108,000.00
Grantor: FAVALE, MICHAEL	Grantee: ROMA, ALEXANDRA
2 - FAVALE, SUSAN	2 - STASHKO, NICHOLAS
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: FRITZ, MARY A (ESTATE)	Grantee: BORRELLI, JOSEPH A
	2 - BORRELLI, DEBORAH A
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: HUFTEN, KAREN	Grantee: DARLING, TERESA KATHERINE
2 - SUBIK, SALLY	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: TERCHEK, DOROTHY A (ESTATE AKA)	Grantee: RENTNER, JUSTIN MICHAEL
2 - TERCHEK, DOROTHY (ESTATE)	
3 - TERCHEK, JANET	
Locations: Parcel #	Municipality
1 - 249.19-3,035.00,000.	FOREST CITY 2W

Information:	Consideration: \$1.00
Grantor: YOUNG, DORIS JANE (ESTATE AKA)	Grantee: SHEARE, JACQUELINE
2 - YOUNG, JANE	2 - SHEARE, KRISTEN LEIGH
	3 - REBERNICK, SAMUEL
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$42,500.00
Grantor: HERON, NORA C	Grantee: DUCKWORTH, SUSAN C
2 - GATHANY, JUSTIN	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$64,500.00
Grantor: FIORE, JOHN J	Grantee: SCHAFFER, STEFFANY A
2 - GERDES-FIORE, JODI A (AKA)	
3 - FIORE, JODI A GERDES	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: FORSTER, WILLIAM (BY ATTY)	Grantee: FORSTER, WILLIAM
	2 - FORSTER, KATHRYN MAE
Locations: Parcel #	Municipality
1 - 116.17-1,014.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FORSTER, WILLIAM (BY ATTY)	Grantee: FORSTER, WILLIAM
	2 - FORSTER, KATHRYN MAE
Locations: Parcel #	Municipality
1 - 116.17-1,013.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$36,000.00
Grantor: SWARTZ, TERESA M	Grantee: MAHAR, ROBERT T
	2 - MAHAR, ELIZABETH A
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$27,000.00
Grantor: MACBAIN, JUSTIN R	Grantee: OAKLEY, DERRECK
2 - MACBAIN, STEPHANIE	2 - OAKLEY, STACEY
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$325,000.00
Grantor: WILLIAMS, ALEXANDER	Grantee: CHAUCHOIS, ELIZABETH ANN
2 - WILLIAMS, ABIGAIL	2 - CHAUCHOIS, GUILHEIM LOUIS MAIRE
3 - WILLIAMS, LISA	
Locations: Parcel #	Municipality
1 - 042.19-1,027.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: BUTLER, JOHN E	Grantee: TIMS, TIMOTHY J
2 - BUTLER, MARY JOSEPHINE	
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLTON, JILL (WIDOW)	Grantee: HOLTON, JILL (WIDOW)
	2 - KIEFER, REBECCA A
	3 - KIEFER, JAMES R
Locations: Parcel #	Municipality
1 - 260.00-1,035.00,000.	LENEX TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DIFFENDORF, DOROTHY	Grantee: KELLY, BETTY LOU
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROUNDS, BEVERLY	Grantee: KELLY, BETTY LOU
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POMPEII, VIRGINIA	Grantee: KELLY, BETTY LOU
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIFFENDORF, SHIRLEY	Grantee: KELLY, BETTY LOU
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GABRIEL, JASON	Grantee: GABRIEL, CHRISTOPHER
2 - GABRIEL, JESSICA	2 - GABRIEL, AMANDA
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$53,946.20
Grantor: PAZIENZA, WILLIAM V	Grantee: WELLS FARGO BANK (SUCC TO)
2 - PAZIENZA, KATHLEEN J	2 - WACHOVIA BANK (FKA)
	3 - FIRST UNION NATIONAL BANK
Locations: Parcel #	Municipality
1 - 115.00-2,033.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$204,000.00
Grantor: WALLIS, ROBERT S (ESTATE)	Grantee: APPLEBY, CLYDE R
	2 - APPLEBY, KIMBERLY A
Locations: Parcel #	Municipality
1 - 266.00-1,010.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: FRENCH, RICKEY	Grantee: BALLARD, JAMES
2 - FRENCH, DAWN	2 - BALLARD, DAWN
Locations: Parcel #	Municipality
1 - 054.11-2,043.00,000.	SUSQUEHANNA
Information:	Consideration: \$30,000.00
Grantor: SMITH, MARTIN I	Grantee: ROBERTS, TROY
2 - SMITH, RACHAEL	
Locations: Parcel #	Municipality
1 - 054.16-2,003.00,000.	SUSQUEHANNA
Information:	Consideration: \$165,000.00
Grantor: WAGNER, ROBIN	Grantee: MURRAY, DAVID
Locations: Parcel #	Municipality
1 - 167.09-1,011.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PATTEN, PATRICIA M (AKA)	Grantee: SABO, CAROL
2 - DUNLAP, PATRICIA M (NKA)	2 - SABO, STEPHEN
3 - WASHBURN, PATRICIA M	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

Information:	Consideration: \$40,000.00
Grantor: BIXBY, ELLEN G (ESTATE AKA)	Grantee: BIXBY, TYLER J
2 - BIXBY, ELLEN GRACE	2 - BIXBY, SHANNON M
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: GORHAM, HERBERT N	Grantee: GORHAM, DAWN ANN
2 - GORHAM, ALICE B	2 - GORHAM, CHRISTOPHER HERBERT
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHERMER, BURTON M III	Grantee: SHERMER, BURTON MIII
2 - SHERMER, MARY P	2 - SHERMER, ADRIA R
Locations: Parcel #	Municipality
1 - 160.00-1,036.00,000.	JESSUP TOWNSHIP



Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431