

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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CASES REPORTED

Kayla M. Supancik, a Minor, by April Supancik, Guardian
and April Supancik, Individually, Plaintiffs,
vs.
Tyler M. Robinson, 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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Legal Journal of Susquehanna County

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

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

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

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

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

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| | |
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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

No. 2011 - 374 C.P.

**Kayla M. Supancik, a Minor, by April Supancik, Guardian
and April Supancik, Individually,
Plaintiffs,**

vs.

**Tyler M. Robinson,
Defendant.**

Opinion continued from the March 17, 2017 issue

Robinson also relies upon Santarlas v. Leaseway Motorcar Transp. Co., 689 A.2d 311 (Pa. Super. Ct. 1997), where the plaintiff brought a negligence action against an auto dealer for injuries sustained when plaintiff was struck by a motor vehicle that had been stolen off defendant's lot. The trial court bifurcated the liability portion of the claim to be tried prior to any introduction of evidence relating to damages. The jury returned a defense verdict on the question of liability and never received any of the plaintiff's damages evidence. In affirming the bifurcation decision, the Superior Court stated simply: "We conclude that the order of bifurcation was an efficient employment of court resources and in fact worked to avoid rather than promote prejudice to either litigant." Id. at 314.

Santarlas presented a different scenario than the one presented in this case. In that litigation, the plaintiff had sued the owner of the used car lot for allowing the motor vehicle to be stolen. The defendant was not the operator of the motor vehicle. The question as to the defendant's negligence would not have involved any specific question as to the actual accident itself. In other words, the liability portion of that trial would have involved whether the defendant was negligent in the manner in which he secured his motor vehicles on his car lot. The evidence would not necessarily have related in any manner to the actual accident itself where a third party thief of defendant's automobile struck the plaintiff. The evidence in this case will be markedly different as it relates to plaintiffs' claims relating to Robinson's negligence. Even if there is a bifurcation, the jury would be aware that Robinson had struck K.S. with his automobile. Santarlas has little applicability to this case when considered from this perspective.

In reviewing case law from this jurisdiction and other jurisdictions, it is apparent that trial courts have substantial discretion in determining whether a bifurcation is appropriate. For instance, in Stemrich v. Zabiya, No. 1:12-CV-1409, 2014 WL 931069 (M.D. Pa. Mar. 10, 2014), the plaintiff brought a negligence action as a result of having

his motor vehicle being rear-ended by a tractor trailer on Interstate 83. The defendants were the driver of the tractor trailer as well as his employer. Because the plaintiff suffered serious injuries as a result of the accident, defendants sought to bifurcate liability and damages into separate trial proceedings. United States District Court Judge Sylvia Rambo of the United States District Court for the Middle District of Pennsylvania, made the following pertinent observation regarding requests seeking bifurcation of liability and damages in a jury trial:

The court finds that this procedure would create a needless waste of the court's time and resources. Every civil trial contains questions of liability and damages; indeed, an element of a negligence claim is that the plaintiff suffered actual damages. . . . The court cannot conclude that the jury will be confused by the task of assigning fault for the accident and then, if appropriate, determining the extent of Plaintiff's injuries. Furthermore, the court finds that the issue of negligence and consequential damages are inextricably linked, such that a bifurcation would quite possibly create needless repetition of presentation of evidence and testimony, costing additional time and resources. Thus, bifurcating liability from consequential damages is not an economic use of judicial resources.

The court also finds that Defendants would not be subject to undue prejudice because of the extensive damages Plaintiff claims he suffered due to Defendant's actions. Without predicting a result, the court notes that Plaintiff was involved in an automobile accident that allegedly injured him severely. Plaintiffs have evidence that Defendants' actions caused that accident. If a jury accepts Plaintiffs' arguments on liability, they could receive substantial damages. Such are the facts of the case. *To accept Defendants' position that the extensive liability to which they are exposed creates prejudice and entitles them to a separate trial on liability and damages would allow every defendant facing large liability from severe injuries sustained as a result of his or her conduct to bifurcate trial into a liability and compensatory damages phase. The Court does not accept Defendants' blanket position that severe injuries (or a potential large verdict) creates unfair prejudice and the impossibility of a fair trial.* Here, the court is confident that a proper explanation of the law and adequate jury instructions will cause the jurors to decide Defendants' liability based on the facts of the case, not based on sympathy for Plaintiff's condition. Accordingly, the court will deny Defendants' motion to the extent it seeks to compartmentalize the presentation of evidence regarding liability from the presentation of evidence regarding the nature and extent of Plaintiff's injuries.

Id. at *3 (emphasis added).²

2 Federal Rule of Civil Procedure 42(b) permits bifurcation "[f]or convenience, to avoid prejudice, or to expedite and economize. . . ." Thus, it is substantially the same as Pennsylvania Rule of Civil Procedure 213(b).

As plaintiffs have argued, this case presents a situation where K.S. has severe injuries that will be readily apparent to the jury by simply observing her during the trial itself. Plainly, the jury will be aware of the severity of K.S.'s injuries regardless of whether bifurcation is granted. A bifurcation of the proceedings will do nothing to alleviate the stark and cold reality of the apparent injuries sustained by K.S.³

On the other hand, a bifurcation of the liability issue from the question of damages will create some level of inconvenience and cost to plaintiffs as a result of having to manage several damages expert witnesses for the unknown period of time that the jury deliberates on the liability question.⁴ There is no way for plaintiffs to know how long the jury will deliberate on the liability question such that plaintiffs will be required to keep (and pay) several expert witnesses to be available on short notice. Obviously, such an approach will create inconvenience for plaintiffs in the orderly presentation of their case.

The bifurcation will also result in added inconvenience to the Court itself. At the pre-trial conference, the parties anticipated that they would need 10 days for the trial. After some discussion, the matter was scheduled for jury selection on Tuesday, October 10, 2017 and then reserved the rest of the remaining two weeks for trial of this matter through October 20, 2017. In a one-judge county such as Susquehanna County, this Court will not have the luxury of gambling on how long the jury will deliberate as to the liability issue if the case were bifurcated. In other words, if the jury deliberated for any extensive period of time prior to making a finding of liability, there is no guarantee that the allotted time remaining would be sufficient to conclude the damages portion of the trial itself. While every trial presents the potential for unforeseeable occurrences that impact upon the scheduling, it would be imprudent to create an added delay in this case that could extend this case beyond the time allotted for its trial.⁵

3 While the Court has already explained why Ptak and Santarlas are easily distinguishable from this case, there is also no extensive discussion in either of those opinions as to the physical state of either plaintiff and whether their physical injuries were as readily apparent as those suffered by K.S. This provides yet another reason why Ptak and Robinson are not persuasive authority.

4 At oral argument, counsel for Robinson conceded that they were not challenging the conclusions reached by plaintiffs' expert witnesses as to damages. There is no doubt that K.S. has sustained devastating injuries as a result of this incident. Robinson would be inconvenienced in no way as a result of any bifurcation.

5 Admittedly, it would be possible that bifurcation would shorten the time necessary for the trial in the event that the jury determined that Robinson was not liable. If the jury determined that Robinson was liable, however, the bifurcation would add additional time to the trial itself for (1) the added deliberation period on the liability issue; (2) the need for another set of opening statements; (3) the potential duplication of evidence; (3) a second set of closing statements; and (4) a second set of jury instructions. If there was clear prejudice that could be avoided from improperly influencing the jury, the potential inconvenience and waste of judicial resources would be overcome by the need to assure that the jury's liability determination was not improperly influenced. As noted repeatedly, however, this is not a case where the jury will be screened from the terrible injuries suffered by K.S. as a result of this incident. The proposed bifurcation will not "avoid prejudice" to Robinson as contemplated by Rule 213(b), it will simply result in "piecemeal litigation" that is generally discouraged especially in personal injury actions. See Wertz, 542 A.2d at 1022.

If this case is not resolved in a timely fashion, it will negatively impact upon litigation involving other parties requiring the unexpected continuation of proceedings which will cause not only inconvenience, but likely additional expense, to those litigants. The need to maintain the integrity of the court calendar is not a trivial consideration as it goes to the very core of justice itself – for justice delayed is justice denied. A bifurcation requires this Court to place a risky wager on whether the case will be concluded in a timely manner – and losing that wager will unfairly impact upon other litigants. Given the facts presented in this case, this is simply no need for the Court to make such a bet.

III. Conclusion

For the reasons set forth herein, Robinson's motion for bifurcation is denied.



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.

NOTICE

In the Estate of Edward M. Tierney Sr. a/k/a Edward M. Tierney, late of the Borough of Hallstead, Susquehanna County, 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:

Edward M. Tierney, Jr.
233 4th Street
Hallstead, PA 18822

3/24/2017 • 3/31/2017 • 4/7/2017

EXECUTRIX NOTICE

Estate of E. Irene Squires AKA
Irene Squires
Late of Rush Township
EXECUTRIX
Linda Renee Erat

224 East Rush Road
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esquire
4 Chestnut Street
Montrose, PA 18801

3/24/2017 • 3/31/2017 • 4/7/2017

EXECUTOR NOTICE

Estate of Richard L. Henry, Jr.
Late of Silver Lake Township
EXECUTOR
Kevin Brewster
117 Hawranick Road
Brackney, PA 18812
ATTORNEY
Michael Briechle, Esquire
4 Chestnut Street
Montrose, PA 18801

3/24/2017 • 3/31/2017 • 4/7/2017

NOTICE OF PUBLICATION

ESTATE OF MIRIAM S. KLENK,
Late of Kingsley Township,
Susquehanna County, Pennsylvania

Date of Death: 1/16/2017
Executors: Scott D. Klenk and
Susan Rikkola
Attorneys: Needle Law, P.C.
240 Penn Avenue –
Suite 202
Scranton, PA 18503

3/17/2017 • 3/24/2017 • 3/31/2017

NOTICE

IN THE ESTATE OF **EVA B. BEPPLER, a/k/a EVA BELL BEPPLER**, late of the Township of Dimock, 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:

Eleanor Kurosky, Executrix
5807 Peterson Road
Montrose, PA 18801

OR

Ruth Vandermark, Executrix
1369 Vandermark Road
Montrose, PA 18801

OR

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

3/17/2017 • 3/24/2017 • 3/31/2017

ESTATE NOTICE

In the Estate of **MARY ANN QUINN** of Union Dale Borough, Susquehanna County, 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:

TIMOTHY D. QUINN
C/O Briechele Law Offices

Marissa McAndrew, Esquire
Briechele Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

3/17/2017 • 3/24/2017 • 3/31/2017

EXECUTOR NOTICE

Estate of Ruth Helen Stone
Late of Borough of Susquehanna
EXECUTOR
Gary S. Stone
32250 State Route 171
Susquehanna, PA 18847

3/10/2017 • 3/17/2017 • 3/24/2017

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 APRIL 11, 2017

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

Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

4-11-2017 9:00 AM

Writ of Execution No.:

2016-1265 CP

PROPERTY ADDRESS: 18 Main
Street n/k/a 65 Main Street
Hop Bottom, Pa 18824

LOCATION: Borough of Hop
Bottom

Tax ID #: 222.10-1,006.00,000

IMPROVEMENTS: ONE – ONE
AND A HALF STORY WOOD
FRAMED DWELLING

DEFENDANTS: Rosemary
Costigan

ATTORNEY FOR PLAINTIFF:

Robert Williams, Esq
(856) 482-1400

NOTICE

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

please go to:
[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 11, 2017**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY,

upon Judgment entered therein,
there will be exposed to public sale
and outcry in the Sheriff's Office,
Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

SALE DATE AND TIME

4-11-2017 9:30 AM

Writ of Execution No.:

2016-1266 CP

PROPERTY ADDRESS: 43 SR
371

Herrick Center, Pa 18430

LOCATION: Township of Herrick

Tax ID #: 192.00-1,019.00,000

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING

ONE - 20 X 30 WOOD FRAMED
BANK BARN

ONE - 10 X 17 WOOD FRAMED
SHED

DEFENDANTS: Kathleen

Chadwick and James Chadwick

ATTORNEY FOR PLAINTIFF:

Robert Williams, Esq
(856) 482-1400

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

3/17/2017 • 3/24/2017 • 3/31/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 11, 2017

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

**SALE DATE AND TIME
4-11-2017 10:00 AM**

Writ of Execution No.:
2016-1267 CP
PROPERTY ADDRESS: RR 2 Box
3174 aka 60 Mountain View Drive
Union Dale, Pa 18470
LOCATION: Township of Herrick
Tax ID #: 209.00-1,073.00,000
IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
COTTAGE
DEFENDANTS: Michele S. Moore
ATTORNEY FOR PLAINTIFF:
Robert Williams, Esq
(856) 482-1400

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

3/17/2017 • 3/24/2017 • 3/31/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 11, 2017**

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

**SALE DATE AND TIME
4-11-2017 10:30 AM**

Writ of Execution No.:
2016-1264 CP

PROPERTY ADDRESS: 14711 SR
858 a/k/a RR 1200 Route 858

Little Meadows, Pa 18830

LOCATION: Township of
Apolacon

Tax ID #: 021.04-1,064.00,000

IMPROVEMENTS: ONE – ONE
STORY WOOD FRAMED
DWELLING

DEFENDANTS: Donald L. Ulmer,
Sr., as trustee for Donald L. Ulmer,
Sr., Family Trust and Christopher
R. Ulmer, as Trustee for Donald L.
Ulmer, Sr., Family Trust

ATTORNEY FOR PLAINTIFF:
Joseph Foley, Esq
(215) 790-1010

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

3/17/2017 • 3/24/2017 • 3/31/2017

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 9, 2017 TO MARCH 15, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|-----------------------------------|--|
| Information: | Consideration: \$169,750.00 |
| Mortgagor: TOMPKINS, JACQUELINE S | Mortgagee: VISIONS FEDERAL CREDIT UNION |
| 2 - COLLINS, JULIE A | |
| Locations: Parcel # | Municipality |
| 1 - 044.00-2,039.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$80,000.00 |
| Mortgagor: CALCAINE, THOMAS | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA |
| 2 - CALCAINE, VEEA D | |
| Locations: Parcel # | Municipality |
| 1 - 140.00-1,025.00,000. | JESSUP TOWNSHIP |
| Information: OPEN-END MTG | Consideration: \$225,000.00 |
| Mortgagor: CONBOY, JOSEPH P | Mortgagee: AGCHOICE FARM CREDIT |
| 2 - CONBOY, CAROLYN S | |
| Locations: Parcel # | Municipality |
| 1 - 118.00-1,033.00,000. | MIDDLETOWN TOWNSHIP |
| Information: | Consideration: \$59,500.00 |
| Mortgagor: HOBART, BENJAMIN | Mortgagee: HONESDALE NATIONAL BANK |
| 2 - HOBART, TENNILLE D | |
| Locations: Parcel # | Municipality |
| 1 - 227.00-1,046.01,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$101,717.00 |
| Mortgagor: PHELPS, JAMES A | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - PHELPS, KARRIE L | 2 - SUMMIT MORTGAGE CORPORATION |
| Locations: Parcel # | Municipality |
| 1 - 167.09-1,036.00,000. | HARFORD TOWNSHIP |
| Information: | Consideration: \$50,875.00 |
| Mortgagor: ROUNDS, ABIGAIL S | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| | 2 - STEARNS LENDING LLC |
| Locations: Parcel # | Municipality |
| 1 - 046.00-1,024.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$660,000.00 |
| Mortgagor: GROSVENOR, CLIFFORD | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - N/A | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$75,000.00 |
| Mortgagor: BREMER HOF OWNERS INC | Mortgagee: NBT BANK |
| Locations: Parcel # | Municipality |
| 1 - 209.00-1,046.01,000. | HERRICK TOWNSHIP |
| Information: | Consideration: \$128,000.00 |
| Mortgagor: FREEMAN, EDWARD | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| | 2 - BANK OF AMERICA |
| Locations: Parcel # | Municipality |
| 1 - 221.00-1,050.00,000. | LATHROP TOWNSHIP |

| | |
|---------------------------------|---|
| Information: OPEN-END MTG | Consideration: \$45,000.00 |
| Mortgagor: GAZZILLO, MICHELLE L | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| 2 - GAZZILLO, JOHN JOSEPH III | |
| Locations: Parcel # | Municipality |
| 1 - 234.00-1,005.03,000. | AUBURN TOWNSHIP |
| Information: | Consideration: \$162,000.00 |
| Mortgagor: COBB, KEVIN J | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| 2 - COBB, LU ANN | |
| Locations: Parcel # | Municipality |
| 1 - 266.00-1,037.00,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$214,051.00 |
| Mortgagor: SIENKO, DAVID C | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - SIENKO, AMANDA | 2 - ARK-LA-TREX FINANCIAL SERVICES LLC (DBA) |
| | 3 - BENCHMARK MORTGAGE |
| Locations: Parcel # | Municipality |
| 1 - 241.00-2,048.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$74,000.00 |
| Mortgagor: JAMES, DONALD S | Mortgagee: ANDERSON, MARK |
| Locations: Parcel # | Municipality |
| 1 - N/A | LENOX TOWNSHIP |
| Information: | Consideration: \$182,631.00 |
| Mortgagor: SCEPANIAC, CODY | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - SCEPANIAC, KALLI | 2 - QUICKEN LOANS INC |
| Locations: Parcel # | Municipality |
| 1 - N/A | CHOCONUT TOWNSHIP |

DEEDS

| | |
|------------------------------|--------------------------------|
| Information: CORRECTIVE DEED | Consideration: \$77,420.00 |
| Grantor: KLYM, CAROLE (AKA) | Grantee: CORDNER, KYLE R |
| 2 - KLYM, CAROLE J | 2 - CORDNER, KATHERINE |
| Locations: Parcel # | Municipality |
| 1 - 054.12-2,040.00,000. | SUSQUEHANNA 2W |
| 2 - 054.14-2,043.00,000. | SUSQUEHANNA |
| Information: | Consideration: \$100.00 |
| Grantor: MARRINER, GAYNE Y | Grantee: BREMER HOF OWNERS INC |
| 2 - MARRINER, BEVERLY J | |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |
| Information: | Consideration: \$100.00 |
| Grantor: PITCHER, CECIL | Grantee: BREMER HOF OWNERS INC |
| 2 - PITCHER, BRIAN | |
| 3 - SAYRE, NANCY | |
| 4 - PITCHER, KEVIN | |
| 5 - PITCHER, CRAIG | |
| 6 - HROBAK, DEBORAH | |
| Locations: Parcel # | Municipality |
| 1 - N/A | HERRICK TOWNSHIP |

| | |
|---|---------------------------------------|
| Information: | Consideration: \$175,000.00 |
| Grantor: CAVAGNETTO, ANDY R | Grantee: TOMPKINS, JACQUELINE |
| 2 - CAVAGNETTO, JESSICA L VIERGUTZ | 2 - COLLINS, JULIE ANN |
| Locations: Parcel # | Municipality |
| 1 - 044.00-2,039.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$10,000.00 |
| Grantor: JESSUP HOLLOW INVESTMENTS INC | Grantee: JESSUP HILL HUNTING CLUB INC |
| Locations: Parcel # | Municipality |
| 1 - 159.00-1,008.02,000. | JESSUP TOWNSHIP |
| Information: | Consideration: \$91,500.00 |
| Grantor: HSK ENERGY GROUP LLC | Grantee: VASEY, RICHARD |
| | 2 - VASEY, SANDRA |
| Locations: Parcel # | Municipality |
| 1 - 036.00-1,006.00,000. | HARMONY TOWNSHIP |
| Information: | Consideration: \$85,000.00 |
| Grantor: WHITE, MICHELLE L | Grantee: HOBART, BENJAMIN |
| | 2 - HOBART, TENNILLE D |
| Locations: Parcel # | Municipality |
| 1 - 227.00-1,046.01,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$142,000.00 |
| Grantor: REYNOLDS, LORRAINE | Grantee: MULLER, DERICK J JR |
| | 2 - MULLER, REBECCA L |
| Locations: Parcel # | Municipality |
| 1 - N/A | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: VERY, WAYNE H (TRUST BY TRUSTEE) | Grantee: JENNER, PAMELA E |
| 2 - VERY, BELVA L (TRUST BY TRUSTEE) | |
| Locations: Parcel # | Municipality |
| 1 - 157.00-1,025.00,000. | RUSH TOWNSHIP |
| Information: | Consideration: \$100,700.00 |
| Grantor: SMITH, GLENN D | Grantee: PHELPS, JAMES A |
| 2 - SMITH, MARGARET A | 2 - PHELPS, KARRIE L |
| Locations: Parcel # | Municipality |
| 1 - N/A | HARFORD TOWNSHIP |
| Information: | Consideration: \$58,300.00 |
| Grantor: KINNEY, JOLYNE M | Grantee: ROUNDS, ABIGAIL S |
| Locations: Parcel # | Municipality |
| 1 - 046.00-1,024.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: VAN DEINSE, NORMAN | Grantee: VAN DEINSE, NORMAN |
| 2 - VAN DEINSE, THERESA | 2 - VAN DEINSE, THERESA |
| Locations: Parcel # | Municipality |
| 1 - N/A | LANESBORO BOROUGH |
| Information: | Consideration: \$1.00 |
| Grantor: HESS, LAURIE | Grantee: HESS, LAURIE |
| Locations: Parcel # | Municipality |
| 1 - N/A | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$2,700.00 |
| Grantor: BEAN, MARYANN S | Grantee: HESS, LAURIE |
| Locations: Parcel # | Municipality |
| 1 - N/A | CLIFFORD TOWNSHIP |

| | |
|---|---|
| Information: IN LIEU OF FORECLOSURE | Consideration: \$1.00 |
| Grantor: PISARCIK, LUKE | Grantee: SCALZO, BERNARD |
| 2 - NEWAK, AMY | 2 - SCALZO, DAVID |
| 3 - PISARCIK, AMY | |
| Locations: Parcel # | Municipality |
| 1 - N/A | FOREST CITY |
| Information: | Consideration: \$1.00 |
| Grantor: FREEMAN, EDWARD | Grantee: FREEMAN, EDWARD |
| 2 - FREEMAN, KIMBERLY (NBM) | |
| 3 - PREBULA, KIMBERLY | |
| Locations: Parcel # | Municipality |
| 1 - N/A | LATHROP TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: MICUS, STEPHANIE (NBM) | Grantee: ADAMS, STEPHANIE |
| 2 - ADAMS, STEPHANIE | 2 - ADAMS, CHARLES CHRISTOPHER |
| 3 - ADAMS, CHARLES CHRISTOPHER | |
| Locations: Parcel # | Municipality |
| 1 - N/A | SPRINGVILLE TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: KIESWER, WILLIAM D | Grantee: KIESWER, WILLIAM D |
| Locations: Parcel # | Municipality |
| 1 - 047.00-1,008.00,000. | LIBERTY TOWNSHIP |
| Information: | Consideration: \$218,000.00 |
| Grantor: BAUER, ROBERT (ESTATE) | Grantee: SIENKO, DAVID C |
| | 2 - SIENKO, AMANDA |
| Locations: Parcel # | Municipality |
| 1 - N/A | LENOX TOWNSHIP |
| Information: | Consideration: \$89,000.00 |
| Grantor: ANDERSON, MARK | Grantee: JAMES, DONALD |
| Locations: Parcel # | Municipality |
| 1 - N/A | LENOX TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: KILKER, TERENCE M | Grantee: KILKER, TERENCE M |
| 2 - KILKER, TERRI L | |
| Locations: Parcel # | Municipality |
| 1 - N/A | AUBURN TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: COMMONWEALTH OF PENNSYLVANIA | Grantee: ASSOCIATE MEMBERS OF OLD MILL VILLAGE MUSEUM INC |
| 2 - COMMONWEALTH OF PENNSYLVANIA (DEPT OF GENERAL SERVICES) | |
| Locations: Parcel # | Municipality |
| 1 - 109.00-1,077.00,000. | NEW MILFORD TOWNSHIP |
| 2 - 109.00-1,079.00,000. | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: EGOLF, CHRISTOPHER (ESTATE) | Grantee: EGOLF, PETER A |
| Locations: Parcel # | Municipality |
| 1 - 171.00-2,019.00,000. | HERRICK TOWNSHIP |
| Information: | Consideration: \$10.00 |
| Grantor: CONSIDINE, JAMES B | Grantee: CONSIDINE, MICHAEL J |
| 2 - CONSIDINE, SUSAN E | 2 - CONSIDINE, HEATHER L |
| Locations: Parcel # | Municipality |
| 1 - N/A | BRIDGEWATER TOWNSHIP |

Information:

Grantor: NORTON, DALE
2 - NORTON, LISA A

Locations: Parcel #
1 - 045.12-1,027.00,000.

Information:

Grantor: WAYMAN, WILLIAM R SR
2 - WAYMAN, BARBARA J

Locations: Parcel #
1 - N/A

Information:

Grantor: HOLLEY, LENZY N II
2 - HOLLEY, LISA M

Locations: Parcel #
1 - N/A

Consideration: \$1.00

Grantee: NORTON, DALE
2 - NORTON, LISA A

Municipality
SILVER LAKE TOWNSHIP

Consideration: \$1.00

Grantee: WAYMAN, WILLIAM R SR
2 - WAYMAN, BARBARA J
3 - PAYNE, BARBARA J

Municipality
HARMONY TOWNSHIP

Consideration: \$186,000.00

Grantee: SCEPANIAK, CODY
2 - SCEPANIAK, KALLI

Municipality
CHOCONUT TOWNSHIP





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