

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ March 10, 2017 ★ Montrose, PA ★ No. 49



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## CASES REPORTED

Robert Fritchman, Plaintiff,  
vs.  
Brendon Teel, Jennifer Teel, And Teel Farms, Defendants.

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### Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

The Legal Journal of  
Susquehanna County contains  
decisions of the Susquehanna  
County Court, legal notices,  
advertisements & other matters of  
legal interest. It is published every  
Friday by the Susquehanna County  
Bar Association.

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

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

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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

*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.*

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##### *Per Year*

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*Individual copies available for \$5 each*

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Kenneth W. Seamans, *Senior Judge*

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Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

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**

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**No. 2013-877 C.P.**

**Robert Fritchman, Plaintiff,**

**vs.**

**BRENDON TEEL, JENNIFER TEEL,  
And TEEL FARMS, Defendants.**

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*Opinion continued from the March 3, 2017 issue*

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**III. Discussion**

In order to prevail on his negligence claim, Fritchman must demonstrate: (1) that defendants owed him a legally recognized duty of care; (2) that defendants breached that duty of care; (3) that defendants' breach was the proximate cause of his injuries; and (4) proof of actual loss or damages suffered. See Krishack v. Milton Hershey School, 145 A.3d 762, 765 (Pa. Super. Ct. 2016)(quoting Eckroth v. Pennsylvania Elec., Inc., 12 A.3d 422, 427-28 (Pa. Super. Ct. 2010), appeal denied, 21 A.3d 678 (Pa. 2011)). Defendants do not dispute that they owed Fritchman a duty of care, but contend that there is no evidence as to how the duty of care was breached. More particularly, defendants argue that Fritchman has failed to present any evidence as to how he fell and that the evidence that has been presented suggests that the fall had nothing whatsoever to do with the construction of the steps themselves. Fritchman has presented several theories as to how his fall occurred: (1) he tripped over his own two feet; (2) he slipped on some loose hay; or (3) his dog knocked him off the stairs when he was attempting get candy away from his dog and feral cats which were fighting over it. When considering each of these proffered theories, defendants argue that none of them involve a construction defect in the stairs as being the proximate cause for the fall. At best, Fritchman suggested at his final deposition that a bannister or handrail "could" have assisted in preventing his fall. Defendants contend that such speculation is not a sufficient basis to avoid an award of summary judgment in their favor.

With respect to proximate causation, it is defined as "a wrongful act which was a *substantial factor* in bringing about the plaintiff's harm." Id. (emphasis added). In this regard, the negligent act cannot be merely "one of the happenings in the series of events leading up to an injury." Id. Nor can the negligent act be so remote that it cannot be reasonably connected to the injury that occurred. Id. In this case, the question becomes whether there is sufficient proof to demonstrate that defendants' alleged negligence was a substantial factor in Fritchman's fall or his resulting injuries.

The Court was unable to locate any case law within the Commonwealth of

Pennsylvania that dealt with an analogous fact pattern. There are decisions from our sister courts in New York State that are remarkably similar to the facts presented in this case. For instance, in Reed v. Piran Realty Corp., 30 A.D.3d 319 (N.Y. App. Div. 2006), a plaintiff sued a building owner for injuries sustained when the plaintiff fell backwards down a staircase. As a result of brain injuries suffered from the fall, the plaintiff was unable to recall the events surrounding his fall. The plaintiff's girlfriend likewise testified that she did not observe the plaintiff fall except that the plaintiff was following behind her as they climbed the staircase and that when she turned she saw the defendant at the bottom of the staircase curled up and unconscious. Id. at 319. In order to avoid summary judgment, the plaintiff submitted an expert report that detailed alleged building code violations in the stairs in an attempt to detail the cause of plaintiff's fall. In affirming the lower court's decision to grant summary judgment in favor of the defendants, the New York Appellate Court stated:

Defendants demonstrated prima facie entitlement to judgment as a matter of law through the deposition testimony of plaintiff and his girlfriend that they were unable to identify the cause of the fall. In opposition, plaintiff failed to produce proof in admissible form sufficient to establish the existence of material issues of fact requiring a trial. While plaintiff's evidence need not positively exclude every possible cause of his fall other than the alleged staircase defects, it must be sufficient to permit a finding of proximate cause based on logical inferences, not speculation. No reasonable inferences as to causation can be drawn from plaintiff's expert opinion that the staircase violated several provisions of the New York City Administrative Code, creating an unsafe condition, in the absence of any evidence connecting the alleged violations to plaintiff's fall. Nor can such a connection be inferred from the deposition testimony of plaintiff's girlfriend and other building tenants, none of whom could say what step plaintiff was on when he fell or whether he tripped or slipped.

Id. (citations omitted).

In another similar case, Rodriguez v. Cafaro, 17 A.D.3d 658 (N.Y. App. Div. 2005), a plaintiff sued the defendant after slipping and falling on a set of exterior stairs at the defendant's residence. "At his deposition, the plaintiff testified that he did not know what caused him to fall." Id. at 658. In an attempt to explain his fall, the plaintiff testified that the "second step on the stairway was 'chipped' and that the handrail was 'loose.'" Id. The New York Appellate Court found that such testimony was insufficient to survive a summary judgment motion. Id. ("[A] determination that these alleged defects, rather than a misstep or loss of balance, were [the] proximate cause of the plaintiff's accident would be based on sheer speculation.")(quoting Bitterman v. Grotyohann, 295 A.D.2d 383, 384 (N.Y. App. Div. 2002)).

Likewise, in Grob v. Kings Realty Assocs., LLC, 4 A.D.3d 394 (N.Y. App. Div.

2004), Morris Grob fell down a stairway and suffered injuries that led to his death. *Id.* at 394. Grob’s son witnessed the event and provided deposition testimony that his father “just sort of started to fall.” *Id.* (“Joseph Grob did not see his father’s feet get caught on anything, nor did he see him trip or slip.”). In the litigation seeking damages for Grob’s death, the plaintiffs presented an expert witness who opined as to certain defects in the stairway that could have caused Morris Grob to lose his balance and fall. *Id.* at 395. In affirming the decision to grant summary judgment in favor of the defendant, the New York Appellate Court noted that the expert’s opinion as to the cause of the fall was “purely speculative.” *Id.* (noting further that the plaintiffs only offered “[s]peculation, guess and surmise, [which] may not be substituted for competent evidence”); see also Kane v. Estia Greek Rest., Inc., 4 A.D.3d 189, 190 (N.Y. App. Div. 2004)(“Even if an expert alludes to potential defects on a stairway, the plaintiff still must establish that the slip and fall was connected to the supposed defect, absent which summary judgment is appropriate.”).

Unlike the New York cases where an expert report was presented detailing the alleged defects in the stairway that may have caused each plaintiffs’ fall, there is no evidence presented in this case whatsoever. Plaintiff has not submitted an expert report that identifies any defects in the stairs or what, if any, statutory or regulatory rules have been violated in construction of this stairway. No pictures, diagrams, measurements or any substantial description of the stairway has been submitted. Fritchman has provided the Court nothing in opposition to defendants’ summary judgment motion.<sup>1</sup>

Indeed, the record at this point is not even clear as to whether Fritchman actually fell while traversing the stairway, whether Fritchman fell before he entered the stairway, where the fall itself actually originated, or the distance that Fritchman fell. During his deposition testimony, plaintiff speculated that the existence of a handrail “could” have assisted in preventing his fall but also admitted to not knowing whether any safety measures would have stopped his fall. The record fails to disclose how the existence of a handrail would have prevented Fritchman’s fall or mitigated the injuries that he sustained as a result of the fall.

While this Court could find no analogous stairway slip and fall cases from the courts of the Commonwealth of Pennsylvania, our courts have made clear that a plaintiff cannot rely upon speculation, conjecture or mere guesswork in order to survive a summary judgment motion. See Krishack, 145 A.3d at 767-78 (affirming grant of summary judgment where plaintiff’s claim was based upon “speculation and conjecture”); Krauss v. Trane U.S. Inc., 104 A.3d 556, 568 (Pa. Super. Ct. 2014)(“A plaintiff cannot survive summary judgment when mere speculation would be required for the jury to find in plaintiff’s favor.”); InfoSAGE, Inc. v. Mellon Ventures, L.P., 896 A.2d 616, 626 (Pa. Super. Ct. 2006)(“It is also well-settled that a court reviewing the propriety

<sup>1</sup> Even if such expert testimony was presented, the New York cases make clear that there must still be some evidence to connect the actual cause of the fall with the defects identified by the expert witness in the stair construction. As noted, Fitchman cannot explain how he fell – but he has likewise failed to present any expert evidence that would demonstrate that an alleged construction defect in defendants’ stairs was the proximate cause of his fall.

of a summary judgment motion must be mindful that a jury may not be permitted to reach its verdict on the basis of speculation or conjecture.”). Fritchman has utterly failed to present any evidence as to (1) how his fall occurred, (2) what defects in the stairway caused his fall, or (3) how his injuries would have been mitigated but for the defects in the stairway.

While the Court is mindful of its duty to liberally construe *pro se* filings, Fritchman’s current “*pro se* status does not entitle him to any particular advantage for lack of legal training.” Triffin v. Janssen, 626 A.2d 571, 573 (Pa. Super. Ct. 1993). As noted earlier, Fritchman has not responded with any filing whatsoever to defendants’ summary judgment motion. Given Fritchman’s failure to respond to defendants’ summary judgment motion, there are no *pro se* filings to liberally construe at this time, but the Court has liberally construed the record to determine whether any issue of material fact exists that would preclude the entry of summary judgment. Given the state of this record, Fritchman’s negligence claim is based entirely upon conjecture and speculation as to it relates to the proximate cause of his fall. Such conjecture and speculation are insufficient to defeat defendants’ summary judgment motion.

#### IV. Conclusion

For the reasons set forth herein, defendants’ motion for summary judgment will be granted.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR NOTICE**

Estate of 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**

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**EXECUTRIX NOTICE**

Estate of Gerald M. Conboy  
Late of Middletown Township  
EXECUTRIX  
Deborah A. Purtell  
2896 Williams Road  
Little Meadows, PA 18830  
ATTORNEY  
Robert J. Hollister, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**3/3/2017 • 3/10/2017 • 3/17/2017**

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**NOTICE**

In the Estate of Helen M. Pretko, deceased, late of Bridgewater Township, Susquehanna County, Pennsylvania.

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

John Onysko  
22169 SR 706  
New Milford, PA 18834

OR

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

**2/24/2017 • 3/3/2017 • 3/10/2017**

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**OTHER NOTICES**

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**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:

HELEN H NILES TRUST for the  
Benefit of John S Niles III  
PNC BANK NA FORMERLY  
Northeastern Bank of Penna,  
Nicholas S. Niles and John S Niles,  
Trustees

The above accounting will be  
presented to the Judge of the Court  
of Common Pleas on Tuesday,  
March 21, 2017, and if no  
exceptions have been filed thereto  
the account will be Confirmed  
Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

3/10/2017 • 3/17/2017

---

**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.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MARCH 28, 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**

**3-28-2017 9:30 AM**

Writ of Execution No.:

2016-1225 CP

PROPERTY ADDRESS: 4

Nicholson Road

Springville, Pa 18844

LOCATION: Township of

Springville

Tax ID #: 237.00-1,017.00,000.

IMPROVEMENTS: 10.47 Acres of  
Vacant Land

DEFENDANTS: WFO

ENTERPRISES, LLC

ATTORNEY FOR PLAINTIFF:

Thomas MacNeely, Esq (570)826-  
5678

**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

**3/3/2017 • 3/10/2017 • 3/17/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MARCH 28, 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**

**3-28-2017 10:00 AM**

Writ of Execution No.:

2016-1195 CP

PROPERTY ADDRESS: 5745

State Route 267

Meshoppen, Pa 18630

LOCATION: Township of Auburn

Tax ID #: 196.00-2,048.00,000.

IMPROVEMENTS: One – One

Story Wood Framed Dwelling

DEFENDANTS: Daniel Newhart

and Patricia Newhart

ATTORNEY FOR PLAINTIFF:

Jennie Tsai, Esq (215)563-7000

**NOTICE**

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loss or damage to the premises sold  
resulting from any cause  
whatsoever and makes no  
representation or warranty

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premises. **Notice** is hereby given  
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unless exceptions are filed thereto  
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amount of bid plus poundage must  
be paid on the date of the sale by  
4:30 p.m. or deed will not be  
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[www.susquehannasheriff.com/  
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**3/3/2017 • 3/10/2017 • 3/17/2017**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MARCH 28, 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**

**3-28-2017 10:30 AM**

Writ of Execution No.:

2016-1223 CP

PROPERTY ADDRESS: 74 Park  
Avenue

Hallstead, Pa 18822

LOCATION: Borough of Hallstead

Tax ID #: 031.19-2,060.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

ONE - 20 X 24 WOOD FRAMED

GARAGE

ONE - 10 X 20 WOOD FRAMED

SHED

DEFENDANTS: Peter J. Yager, Jr.

ATTORNEY FOR PLAINTIFF:

Jeniece D. Davis, Esq (610)328-

2887

### 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

**3/3/2017 • 3/10/2017 • 3/17/2017**

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### SHERIFF'S SALE MORTGAGE FORECLOSURE MARCH 28, 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

**3-28-2017 11:00 AM**

Writ of Execution No.:

2016-1254 CP

PROPERTY ADDRESS: 868 State  
Route 492

New Milford, Pa 18834

LOCATION: Township of New  
Milford

Tax ID #: 109.00-1,024.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE - 8 X 12 WOOD FRAMED

SHED

DEFENDANTS: Roger L. Singer,

Deceased and Clara R. Singer

ATTORNEY FOR PLAINTIFF:

James T. 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:  
[www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**3/3/2017 • 3/10/2017 • 3/17/2017**

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**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 23, 2017 TO MARCH 1, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$112,500.00
Mortgagor: WOOD, NANCY G	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 124.13-3,021.00,000.	MONTROSE 2W
Information:	Consideration: \$7,000.00
Mortgagor: TOTTEN, RAYMOND P	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 227.00-1,064.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: ANDERSON, ANDREW	Mortgagee: DIME BANK
2 - RACHT, LYNN ANN	
Locations: Parcel #	Municipality
1 - 268.07-3,058.00,000.	FOREST CITY 2W
Information:	Consideration: \$26,800.00
Mortgagor: SUPANCIK, ROBERT F	Mortgagee: HONESDALE NATIONAL BANK
2 - SUPANCIK, DIANE	
Locations: Parcel #	Municipality
1 - 147.00-2,001.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$135,000.00
Mortgagor: PERANICH, MICHAEL S	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
2 - PERANICH, ANNA L	
Locations: Parcel #	Municipality
1 - 007.00-1,021.00,000.	SILVER LAKE TOWNSHIP 2 - 007.00-1,002.00,000.
SILVER LAKE TOWNSHIP	
Information:	Consideration: \$77,000.00
Mortgagor: HALESKY, SCOTT A	Mortgagee: HONESDALE NATIONAL BANK
2 - HALESKY, TAMARA	
Locations: Parcel #	Municipality
1 - 115.09-1,080.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$36,200.00
Mortgagor: EVANS, DOUGLAS	Mortgagee: HONESDALE NATIONAL BANK
2 - EVANS, LINDA	
Locations: Parcel #	Municipality
1 - 032.00-1,060.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$38,000.00
Mortgagor: COTTRELL, DAVID G	Mortgagee: HONESDALE NATIONAL BANK
2 - COTTRELL, PATRICIA	
Locations: Parcel #	Municipality
1 - 153.00-1,110.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$36,500.00
Mortgagor: BENEDICT, BETTY LOU	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 149.00-3,035.00,000.	GIBSON TOWNSHIP

Information: OPEN-END MTG	Consideration: \$55,000.00
Mortgagor: KOZLOSKI, BRIAN	Mortgagee: WELLS FARGO BANK
2 - KOZLOSKI, LISA	
Locations: Parcel #	Municipality
1 - 208.00-1,008.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$96,000.00
Mortgagor: SMITH, JOSEPH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SMITH, SUSAN	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 220.00-1,010.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$137,946.00
Mortgagor: MCCARTY, MARSHALL L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 232.00-1,037.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$202,380.00
Mortgagor: YACHMIAK, JOSEPH LEE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - YACHMIAK, ASHLEY MARIE	2 - RELIANCE FIRST CAPITAL LLC
Locations: Parcel #	Municipality
1 - 145.00-3,018.03,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$102,150.00
Mortgagor: GREEN, EDWARD V	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GREEN, PATRICIA Z	2 - MORTGAGE RESEARCH CENTER LLC (DBA)
	3 - VETERANS UNITED HOME
Locations: Parcel #	Municipality
1 - 113.00-1,073.00,000.	JACKSON TOWNSHIP

## DEEDS

Information:	Consideration: \$1.00
Grantor: FARBER, WILLIAM	Grantee: FARBER, FAITH ANN
2 - FARBER, FAITH ANN	
Locations: Parcel #	Municipality
1 - 266.00-1,022.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BIRTCH, JENNINGS B	Grantee: BIRTCH, JENNINGS B
2 - BIRTCH, BETTY M	2 - BIRTCH, BETTY M
	3 - EDWARDS, DONNA LEE
Locations: Parcel #	Municipality
1 - 051.00-1,032.00,000.	GREAT BEND TOWNSHIP
2 - 051.00-1,033.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LINDOW, STANLEY K	Grantee: GERDUS, DAWN A
Locations: Parcel #	Municipality
1 - 055.05-1,027.00,000.	LANESBORO BOROUGH

Information:	Consideration: \$1.00
Grantor: JOHNSON, ROBERT BRITTEN (ESTATE)	Grantee: JOHNSON, GARNET
2 - JOHNSON, ROBERT B (ESTATE AKA)	
3 - BERGHOFER, HENRIETTA M (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JOHNSON, ROBERT B (AKA ESTATE)	Grantee: JOHNSON, GARNET
2 - JOHNSON, ROBERT BRITTEN (ESTATE)	
3 - BERGHOFER, HENRIETTA M	
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1,375.00
Grantor: LOTT, ROGER	Grantee: LOTT, MICHAEL
2 - LOTT, JOYCE	2 - LOTT, NANCY
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WICKERT, LINDA S (NBM)	Grantee: TAYLOR, LINDA S
2 - TAYLOR, LINDA S	2 - BUCKLEY, KATHRYN E
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information: OIL AND GAS DEED	Consideration: \$85,548.46
Grantor: DANATOS, STEVEN C	Grantee: SNAKE HILL MINERA LLC
Locations: Parcel #	Municipality
1 - 132.00-1,027.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$80,874.89
Grantor: DANATOS, STEVEN C	Grantee: SNAKE HILL MINERA LLC
Locations: Parcel #	Municipality
1 - 132.00-1,025.03,000.	JACKSON TOWNSHIP
Information:	Consideration: \$4,011.65
Grantor: DANATOS, STEVEN C	Grantee: SNAKE HILL MINERA LLC
Locations: Parcel #	Municipality
1 - 132.00-1,025.02,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALDRICH, JAMES H	Grantee: ALDRICH, JAMES H
2 - ALDRICH, GAIL L	2 - ALDRICH, GAIL L
	3 - LEACH, JAMIE B
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALDRICH, JAMES H	Grantee: ALDRICH, JAMES H
2 - ALDRICH, GAIL L	2 - ALDRICH, GAIL L
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SNYDER, CHARLES H JR	Grantee: SNYDER, CHARLES H JR
2 - SNYDER, ANN MARIE (NBM)	2 - SNYDER, ANN MARIE (NBM)
3 - WALKER, ANN MARIE	3 - WALKER, ANN MARIE
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$24,000.00
Grantor: US BANK	Grantee: SWIFT, DIANA
Locations: Parcel #	Municipality
1 - 124.14-4,016.00,000.	MONTROSE

Information:	Consideration: \$1.00
Grantor: LONG, LILLIAN A	Grantee: PRATT, DEAN A
Locations: Parcel #	Municipality
1 - 222.00-3,017.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: WILLIAMS, JEFFREY D	Grantee: DIAZ STONE AND PALLET INC
2 - WILLIAMS, BETH ANN	
Locations: Parcel #	Municipality
1 - 164.00-1,025.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VAN ATTA, REUEL B	Grantee: VAN ATTA, RENN N
	2 - VAN ATTA, TODD E
	3 - VAN ATTA, INGEBOG
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information: INT 34 UNIT 37 EVEN	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WINGFIELD, JIM
	2 - WINGFIELD, ALICE
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AMITY, JOSEPH R (ESTATE)	Grantee: KILVITIS, MICHAELINA
	2 - HAAN, PATRICE AMITY
	3 - AMITY, JOSEPH M
Locations: Parcel #	Municipality
1 - 057.00-1,030.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: YANKAUSKAS, FRANCIS T	Grantee: HABERLE, KENNETH R
2 - YANKAUSKAS, ELIZABETH K	2 - HABERLE, SANDRA E
Locations: Parcel #	Municipality
1 - 205.03-1,072.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RAUGHT, IVAN R	Grantee: RAUGHT, BARBARA
2 - RAUGHT, BARBARA	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$1,069.49
Grantor: MAGDIN, WILLIAM (BY SHERIFF)	Grantee: WILMINGTON SAVINGS FUND SOCIETY
2 - MAGDIN, JACQUELINE A (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 157.00-1,065.01,000.	RUSH TOWNSHIP
Information:	Consideration: \$1,125.04
Grantor: DEAN, SUSAN (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOICATION
2 - UNITED STATES OF AMERICA (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 107.18-1,002.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: KRYSZON, MARIA	Grantee: SMITH, JOSEPH
	2 - SMITH, SUSAN
Locations: Parcel #	Municipality
1 - 220.00-1,010.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SKURZOK, ZBIGNIEW	Grantee: SKURZOK, ZBIGNIEW
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
2 - 128.00-1,021.00,000.	NEW MILFORD TOWNSHIP



# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

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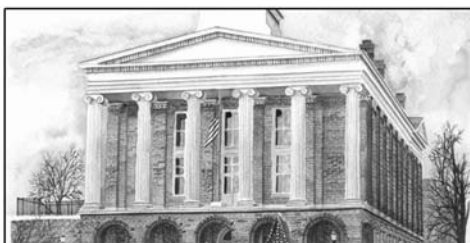
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