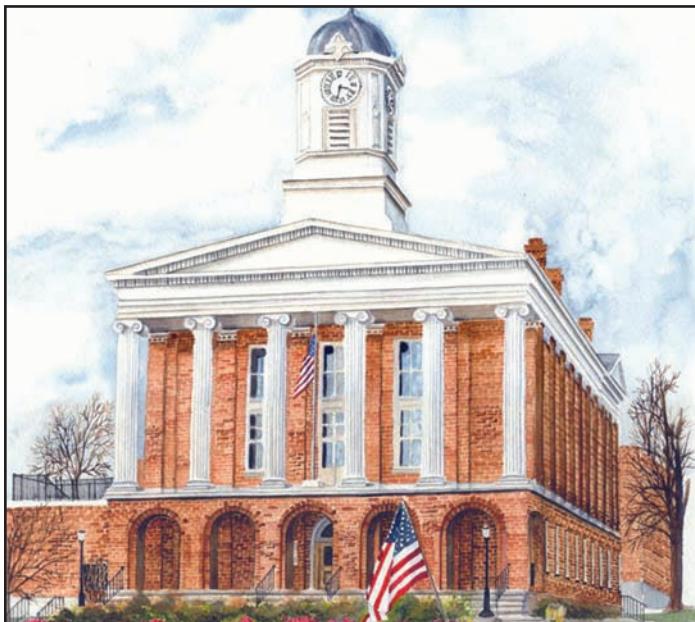


**OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 2 ★ October 27, 2017 ★ Montrose, PA ★ No. 30



IN THIS ISSUE

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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
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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.

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MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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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

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

KAYLA M. SUPANCIK, a Minor, by :

APRIL SUPANCIK, Guardian and :

APRIL SUPANCIK, Individually, :

Plaintiffs, :

:

vs. :

No. 2011 - 374 C.P.

TYLER M. ROBINSON, :

Defendant. :

OPINION

I. Background

On June 9, 2009, defendant Tyler Robinson (hereinafter referred to as Robinson) was operating his motor vehicle on State Route 92 (SR 92) in Gibson Township, Susquehanna County, Pennsylvania. (Plf. S.J. Mot., Ex. B.) Robinson was traveling in the south bound lane of SR 92. (*Id.*, Ex. B; Ex. C, at 41.) There was no adverse weather, environmental or road conditions. (*Id.*, Ex. B; Ex. C, at 40.) At approximately 8:55 p.m., as Robinson was operating his motor vehicle, he observed plaintiff Kayla Supancik (hereinafter referred to as K.S.) and her father, Peter Supancik (hereinafter referred to as Father), stepping over a guardrail off the northerly side of SR 92, which would have been to the left side of SR 92 in Robinson's field of vision. (*Id.*, Ex. B; Ex. C, at 47.)¹ K.S. was 9 years of age at the time of the accident. (*Id.*, Ex. I.)² When first observed by Robinson, K.S. and Father were approximately 400 to 500 feet away from Robinson's oncoming motor vehicle. (*Id.*, Ex. C, at 43, 45.) K.S. and Father were standing very close to the roadway surface of SR 92. (*Id.*, Ex. D, at 50.)

While not immediately apparent to Robinson, K.S.'s little sister was standing across

¹ The time of the accident is taken from the police report, which indicates a dispatch time of 8:56 p.m. and an accident occurrence time of 8:55 p.m. (Plf. S.J. Mot., Ex. B.) At his deposition, Father testified that the accident occurred around dusk, which he estimated to be between 8:00 and 8:30 p.m. (N.T., Peter Supancik, Mar. 20, 2013, at 12-18.). As will be noted later in this opinion, the specific time of the accident has become an issue as it relates to visibility in the parties' animated recreations of the accident itself.

² K.S. and her sister had been playing with a ball in their garage and the ball escaped their control, rolled down the driveway and across SR 92. (N.T., Peter Supancik, Mar. 20, 2013, at 23-24.) Father told K.S. that they would go to get the ball together. (N.T., Peter Supancik, Mar. 20, 2013, at 24.) Father initially crossed SR 92 by himself, but when he could not find the ball, he asked K.S. to come across SR 92 and help him look for the ball. (N.T., Peter Supancik, Mar. 20, 2013, at 24-25.) After finding the ball, K.S. and Father stepped over the guardrail and that is the point at which Robinson observed them. (N.T., Mar. 20, 2013, at 31-32.)

the road from K.S. and Father. (*Id.*, Ex. C, at 58.) Robinson was eventually able to observe what he described as a 2 to 3 year old child standing unaccompanied approximately 3 to 4 feet off the southbound lane of SR 92, which would have been to the right side of Robinson's field of vision. (*Id.*, Ex. C, at 60, 65-66.)³ K.S. and Father were standing side-by-side near the northbound lane of SR 92. (*Id.*, Ex. C, at 48.) Upon observing K.S. and Father, Robinson slowed his vehicle down to 35 or 40 miles per hour. (*Id.*, Ex. C, at 47.) Robinson estimated that he continued to watch K.S. and Father for another 8 to 10 seconds as he approached them at his reduced speed. (*Id.*, Ex. C, at 48.) When Robinson's vehicle was approximately 70 to 100 feet from K.S. and Father, K.S. then left her position near the guardrail off the eastern side of SR 92, crossed through the northbound lane of SR 92, and entered the southbound lane of SR 92 into the path of Robinson's motor vehicle. (*Id.*, Ex. C, at 50-51, 56; Ex. I, at 5.) Robinson attempted to brake but was unable to avoid striking K.S. with his motor vehicle. (*Id.*, Ex. C, at 50, 53.) Robinson attempted to veer his motor vehicle to the right but could not take further evasive action without striking K.S.'s little sister who was standing close to the roadway in a driveway area to the westerly side of SR 92. (*Id.*, Ex. C, at 58.) Based upon expert reports, it was determined Robinson was traveling 40 miles per hour prior to braking. (*Id.*, Ex. I, at 4.) It was further determined that if Robinson had been traveling 32 miles per hour, then K.S. would have been able to run safely across the road without being struck by Robinson's braking motor vehicle. (*Id.*, Ex. K, at 2; Ex. J.) It was also determined that if Robinson had slowed to 20 miles per hour he would have been able to successfully break prior to the point of impact with K.S. (*Id.*, Ex. K, at 2-3; Ex. J.)⁴

II. Discussion

1. Robinson's Motion in Limine to Exclude Marijuana

During the course of discovery, Robinson disclosed that just prior to the accident he was returning from purchasing marijuana and that he and his friends intended on smoking the marijuana once they got back to his residence. There is no evidence that Robinson ingested any marijuana prior to operating his motor vehicle. The State Police investigated the accident and the investigating trooper did not observe Robinson exhibiting any signs of impairment or intoxication. *Cf. Hickey v. Kendall*, 683 A.2d 789, 806-07 (Md. Ct. Spec. App. 1996) (finding marijuana usage admissible in negligence action only where there was evidence that the motorist was impaired while driving). There is no evidence concerning Robinson's historical usage of marijuana or any expert report opining that Robinson's chronic use of marijuana had impaired his driving.

³ Madison Supancik was a two-year old child at the time of the accident. (N.T., Peter Supancik, Mar. 20, 2013, at 22.)

⁴ The parties exchanged expert reports relative to whether Robinson was operating his motor vehicle at a safe speed given the circumstances presented. Robinson's expert contends that Robinson did everything appropriately and that Robinson could not have avoided the accident. (*Id.*, Ex. N.) K.S.'s expert contends that the only safe speed that Robinson should have maintained as he approached two small children near the roadway was zero (0) miles per hour, i.e., Robinson should have stopped his motor vehicle until both children were safely away from the roadway, and that Robinson's decision to continue to travel at 40 miles per hour after seeing two small children near his path of travel was unreasonable. (*Id.*, Ex. P.)

abilities. Cf. State v. Richie, 556 So.2d 651 (La. Ct. App. 1990), rev'd on other grounds, 590 So.2d 1139 (La. 1991) (holding that evidence of defendant's chronic use and possession of marijuana in a criminal prosecution for negligent homicide resulting from the defendant's operation of a motor boat was admissible even though there was no evidence that the defendant smoked marijuana the day of the accident).

Plaintiffs contend that such evidence is admissible under the *res gestae* doctrine, i.e., to show that Robinson was returning from purchasing marijuana, was transporting contraband in his motor vehicle, and that he planned on smoking it when he arrived home. Plaintiffs' argue that such evidence is probative to Robinson's state of mind in that it tended to show that he was in a hurry to return home to smoke the marijuana and that resulted in less attentive driving. Plaintiffs believe that this evidence is necessary for the jury to know the complete story as to how the accident occurred.

Res gestae evidence has been defined as evidence that is "so clearly and inextricably mixed up with the history of the [litigated] act itself as to form part of one chain of relevant circumstances, and so [it cannot] not be excluded on the presentation of the case before the jury without the evidence being rendered thereby unintelligible." See Com. v. Brown, 52 A.3d 320, 331 (Pa. Super. Ct. 2012)(quoting Commonwealth v. Coles, 108 A. 826, 827 (Pa. 1919)).⁵ While Robinson's decision to purchase marijuana and then transport it back to his residence is part of the chain of events that led to this particular accident, it is not so "inextricably mixed up with the history" of the accident that if it were excluded the plaintiffs' case would be "unintelligible."

In denying the cross-motions for summary judgment, the court noted that the issues to be determined by the jury were as follows: "(1) whether K.S. was in a place of danger or place of safety; (2) if in a place of safety, whether there was a reasonable apprehension that K.S. (or her sister) might run into a place of danger; and (3) whether K.S. was in that place for a sufficient amount of time for Robinson to bring his vehicle under control and avoid striking K.S." Supancik v. Robinson, No. 2011-374 C.P., slip op., at 14 (Susq. Cty. Ct. Comm. Pleas 2016). The fact that Robinson had marijuana in his motor vehicle has no probative value to any of these particular factors. Moreover, Robinson's state of mind has no probative value as to a determination of any of the relevant facts in this particular proceeding. The ultimate question for the jury is to determine whether Robinson's actions were reasonable given the circumstances that were presented to him. This is an objective test where the jury will collectively assess the reasonableness of Robinson's actual conduct. Even assuming that Robinson was in a hurry to get home and smoke the marijuana, such a fact has no relevance to whether Robinson's speed was reasonable given the factors that were known to him just prior to the accident. See Pa.R.E. 401 (noting that relevant evidence must have "any tendency to make a fact more or less probable than it would be without the evidence").

⁵ In criminal prosecutions, the *res gestae* exception is utilized pursuant to Pennsylvania Rule of Evidence 404(b) as it relates to other crimes and bad acts, which are generally inadmissible. Under the *res gestae* exception, the prior bad act would be admissible if those bad acts were "part of the same transaction." Brown, 52 A.3d at 329; see also Com. v. Griffin, 684 A.2d 589 (Pa. Super. Ct. 1996) (finding *res gestae* evidence admissible in order to "complete the story").

Moreover, Pennsylvania Rule of Evidence 403 permits the exclusion of relevant evidence where the “probative value is outweighed by the danger of . . . unfair prejudice, confusing the issues, [or] misleading the jury.” As noted above, the possession of the marijuana has no probative value as it relates to the issues that the jury must consider in order to render a verdict. As the parties noted in their cross-summary judgment motions, there are few material facts in dispute and the ultimate question becomes whether Robinson operated his motor vehicle in a reasonable manner after observing two small children on opposite sides of a rural two-lane highway. Even if there was some limited probative value to Robinson’s possession of this controlled substance, Rule 403 precludes its admission in this case. To introduce the fact that he had marijuana in his motor vehicle would have a severe and crippling prejudicial impact upon Robinson’s case, would potentially confuse the jury into thinking that they were to consider the possession of this marijuana when assessing the reasonableness of Robinson’s driving, and would mislead the jury into placing undue weight upon Robinson’s possession of an illegal controlled substance.⁶

For these reasons, Robinson’s motion *in limine* to exclude reference to Robinson’s possession or use of marijuana will be granted.

The Court Opinion will continue in the next issue.

⁶ Obviously, if Robinson had ingested the marijuana, then such evidence would be admissible.

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.

ADMINISTRATOR NOTICE

Estate of Grace D. Bailey
Late of Liberty Township
ADMINISTRATOR d.b.n.c.t.a.

David Bailey
570 Bailey Road
Montrose, PA 18801
ATTORNEY
Brianna Strope Vaughan, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

10/27/2017 • 11/3/2017 • 11/10/2017

NOTICE

IN THE ESTATE OF **EDWARD L. OLSZEWSKI**, late of the Township of Montrose, County of Susquehanna, Pennsylvania, Letters of Administration 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:

**MARY SUSAN STONE,
Administratrix
378 High Street
Montrose, PA 18801**

OR

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

10/20/2017 • 10/27/2017 • 11/3/2017

EXECUTRIX NOTICE

Estate of Donald H. Adams
Late of Township of Auburn
EXECUTRIX
Shirleen Adams
c/o Catherine J. Garbus, Esq.
24 East Tioga Street
Tunkhannock, PA 18657
ATTORNEY
Catherine J. Garbus, Esq.
24 E. Tioga St.
Tunkhannock, PA 18657

10/20/2017 • 10/27/2017 • 11/3/2017

ADMINISTRATRIX NOTICE

Estate of Larry Viteritto
Late of Springville Pa.
ADMINISTRATRIX
Tammy Ayers
2798 SR 11
Hop Bottom, PA 18824

10/20/2017 • 10/27/2017 • 11/3/2017

EXECUTRIX NOTICE

Estate of Ruth Elizabeth Fritsch
AKA Ruth E. Fritsch
Late of Choconut Township
EXECUTRIX
Marlene Fritsch
26615 SR 267
Friendsville, PA
ATTORNEY
Jason G. Beardsley
192 Maple St.
Montrose, PA 18801

10/20/2017 • 10/27/2017 • 11/3/2017

EXECUTRIX NOTICE

Estate of Jean Rounds
Late of Harford Township
EXECUTRIX
Marile R. Marshall
203 Butler Drive
Newtown Square, PA 19073-3410

10/13/2017 • 10/20/2017 • 10/27/2017

EXECUTOR NOTICE

Estate of Jacqueline J. Warner
Late of Rush Township
EXECUTOR
Kenneth F. Warner
918 Warner Road
Lawton, PA 18828
ATTORNEY
Robert J. Hollister, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

10/13/2017 • 10/20/2017 • 10/27/2017

OTHER NOTICES

NOTICE

On October 17, 2017, the Susquehanna County Tax Claim Bureau did present to the Court of Common Pleas of Susquehanna County the return of Susquehanna County Tax Claim Bureau's sale of land for delinquent taxes held on September 11, 2017 and said Court on October 17, 2017 did confirm "Nisi" said return filed to No. 2017-1158 C.P., and Notice is given that exceptions may be filed within thirty (30) days after the date of the return, otherwise said return will be confirmed absolutely.

JASON D. MILLER, Director
Susquehanna County Tax Claim Bureau

10/27/2017

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 NOVEMBER 14, 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

11-14-2017 9:00 AM

Writ of Execution No.:

2017-892 CP

PROPERTY ADDRESS: 670
Cosmello Road fka 19 Cosmello
Road

New Milford, Pa 18834

LOCATION: New Milford
Township

Tax ID #: 108.00-1,050.00,000.

IMPROVEMENTS: One – One
Story Wood Frame Dwelling

DEFENDANTS: Arlene J. Barker,
Solely in Her Capacity as Heir of
Adele

Berthelson Deceased, Carol
Berthelson, Solely in Her Capacity
as Heir of
Adele Berthelson Deceased, Diane

Costa, Solely in Her Capacity as
Heir of Adele Berthelson
Deceased, Joyce MCLean, Solely in
Her Capacity as Heir of Adele
Berthelson Deceased, Michele
Warner, Solely in Her Capacity as
Heir of
Adele Berthelson Deceased, Susan
Jennings, Solely in Her Capacity as
Heir of Adele Berthelson
Deceased, Christopher Berthelson,
Solely in His Capacity as Heir of
Adele Berthelson Deceased, Robert
Berthelson, Solely in His Capacity
as Heir of Adele Berthelson
Deceased
ATTORNEY FOR PLAINTIFF:
Nora Viggiano, Esq
(215) 627-1322

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

10/20/2017 • 10/27/2017 • 11/3/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
NOVEMBER 14, 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

11-14-2017 9:30 AM

Writ of Execution No.:

2017-925 CP

PROPERTY ADDRESS: RR 2 Box
2030 aka 23720 State Route 167

Brackney, Pa 18812

LOCATION: Silver Lake Township
Tax ID #: 026.00-1,009.00,000.

IMPROVEMENTS: One – One
Story Wood Frame Dwelling

DEFENDANTS: Roger Richmond
and Debra Richmond

ATTORNEY FOR PLAINTIFF:
Jennie C. Tsai, Esq
(215) 563-7000

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

10/20/2017 • 10/27/2017 • 11/3/2017

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 12, 2017 TO OCTOBER 18, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$200,000.00
Mortgagor: PACIOTTI, BRIAN 2 - PACIOTTI, DANIELLE	Mortgagee: CITIZENS SAVINGS BANK
Locations: Parcel # 1 - 135.05-1,007.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$228,787.00
Mortgagor: SCHMIDT, BRIAN 2 - SCHMIDT, MARLANA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 126.10-1,036.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: EVERETT, Verna Jones	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 207.00-2,010.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: GORDON, KATHLEEN (AKA) 2 - GORDON, KATHLEEN A 3 - GORDON, STEVEN F	Mortgagee: GHS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.00-2,019.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$131,773.00
Mortgagor: SANDLE, DAMON X	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 128.00-1,026.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$89,880.00
Mortgagor: HITCHCOCK, DEAN T 2 - HITCHCOCK, MELISSA G	Mortgagee: PNC MORTGAGE -A DIV OF PNC BANK
Locations: Parcel # 1 - 123.00-1,002.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: RUMAGE, SHANE R 2 - RUMAGE, JULIE A	Mortgagee: UHS EMPLOYEE FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.00-2,073.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$152,000.00
Mortgagor: CHIDESTER, KEITH 2 - CHIDESTER, DALE 3 - CHIDESTER, SIDNEY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 201.00-2,011.00,000. 2 - 201.00-2,012.00,000.	Municipality BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$25,000.00
Mortgagor: SIBLE, ANDREW S	Mortgagee: PS BANK
Locations: Parcel # 1 - 213.00-1,010.01,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$32,500.00
Mortgagor: ATTICA, JAMES E JR	Mortgagee: POZZUOLO RODDEN PC
Locations: Parcel # 1 - 159.00-2,004.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$237,500.00
Mortgagor: WEAVER, ROBERT P	Mortgagee: DIME BANK
Locations: Parcel # 1 - 267.00-1,072.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: TOMPKINS, NATHANIEL D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - TOMPKINS, MARSHA	
Locations: Parcel # 1 - 207.00-1,004.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$279,000.00
Mortgagor: MANCUSO, FRANCIS T 2 - MANCUSO, BEVERLY ANN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 149.09-1,004.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$84,000.00
Mortgagor: CLAPPER, DAN	Mortgagee: CITIZENS AND NORTHERN BANK
Locations: Parcel # 1 - 193.00-1,003.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$133,000.00
Mortgagor: MAZZOCCHI, EDWARD AGRICULTURE	Mortgagee: UNITED STATES DEPARTMENT OF
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$185,079.00
Mortgagor: LEWIS, EMMA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, NICHOLAS C	2 - CARRINGTON MORTGAGE SERVICES LLC
Locations: Parcel # 1 - 161.08-2,015.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$145,985.00
Mortgagor: STRATFORD, WILLIAM M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STRATFORD, CHRISTINA L	2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 268.11-1,071.00,000.	Municipality FOREST CITY
Information:	Consideration: \$1,300,000.00
Mortgagor: FLUID RECOVERY SERVICES LLC	Mortgagee: S&T BANK
Locations: Parcel # 1 - 224.00-1,030.02,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$142,000.00
Mortgagor: PAULIN, WILLIAM	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WELLS, RACHEL H	2 - STEARNS LENDING LLC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: DESIST, SAMUEL 2 - DESIST, THERESE F	Grantee: ROGALSKI, EDWARD
Locations: Parcel # 1 - 227.00-1,049.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$360,000.00
Grantor: MCCLEARY, VIRGINIA L	Grantee: PACIOTTI, BRIAN 2 - PACIOTTI, DANIELLE
Locations: Parcel # 1 - 135.05-1,007.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHMIDT, EDWARD G 2 - SCHMIDT, BARBARA R	Grantee: SCHMIDT, BRIAN 2 - SCHMIDT, MARLANA
Locations: Parcel # 1 - 126.10-1,036.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAFFREY, GERALD T 2 - CAFFREY, PHYLLIS A	Grantee: CAFFREY, GERALD T (TRUST) 2 - CAFFREY, PHYLLIS A (TRUST)
Locations: Parcel # 1 - 031.19-1,035.00,000.	Municipality HALLSTEAD BOROUGH
Information: INT 22 UNIT 39	Consideration: \$100.00
Grantor: TRAVIS, MERLE L 2 - TRAVIS, MARILYN	Grantee: BMA SERVICES LLC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$10.00
Grantor: SUSQUEHANNA REAL ESTATE I CORP	Grantee: ELY, NOLEN SCOTT 2 - MARTA-ELY, MONICA (AKA) 3 - ELY, MONICA MARTA
Locations: Parcel # 1 - 200.00-1,047.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WEIDA, RICHARD V 2 - WEIDA, JILL A	Grantee: DOUDS HOLLOW HOLDINGS LLC
Locations: Parcel # 1 - 244.00-1,019.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WEIDA, RICHARD V 2 - WEIDA, JILL A	Grantee: ROCK'N W LAND & CATTLE LLC
Locations: Parcel # 1 - 244.00-1,019.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SQUIER, MARILYN E 2 - LOCH, JULIET SQUIER	Grantee: LOCH, JULIET S
Locations: Parcel # 1 - 258.00-2,020.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SQUIER, MARILYN	Grantee: LOCH, JULIET S 2 - LOCH, ALAN E
Locations: Parcel # 1 - 258.00-2,019.00,000.	Municipality LATHROP TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$129,000.00
Grantor: HALL, CHRISTINE J 2 - HALL, DAVID M	Grantee: SANDLE, DAMON X
Locations: Parcel # 1 - 128.00-1,026.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: CHURM, ALEXIS A	Grantee: SCHILD, JANET 2 - SCHILD, MICHAEL R
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HEMPHILL, MICHAEL J 2 - HEMPHILL, ROBIN A 3 - HICKEY, ROBIN A (NBM)	Grantee: HEMPHILL, MICHAEL J (TRUST) 2 - HEMPHILL, ROBIN A (TRUST)
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$10.00
Grantor: VALENTINE, FRANK	Grantee: ANGELINA GATHERING COMPANY
Locations: Parcel # 1 - 225.00-1,031.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$2.00
Grantor: LAVELLE, MARYANN 2 - BOROWSKI, NORA 3 - KONDRAKIUK, LORRAINE	Grantee: LAVELLE, MARYANN 2 - BOROWSKI, NORA 3 - KONDRAKIUK, LORRAINE
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: GROSS, NANCY L	Grantee: CHIDESTER, KEITH 2 - CHIDESTER, DALE 3 - CHIDESTER, SIDNEY
Locations: Parcel # 1 - 201.00-2,012.00.000. 2 - 201.00-2,011.00.000.	Municipality BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP
Information:	Consideration: \$19,000.00
Grantor: FEDERAL HOME LOAN MORTGAGE CORPORATION	Grantee: PELTON, MATTHEW P
Locations: Parcel # 1 - 031.19-3,020.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$730,000.00
Grantor: KILMER, DOUGLAS G	Grantee: DEHLER, LOUIS 2 - DEHLER, LENI SANDRA
Locations: Parcel # 1 - 226.00-1,058.00.000. 2 - 245.00-2,106.00.000.	Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: SLATTERY, PATRICIA A 2 - SLATTERY, MELISSA M (NBM) 3 - COPPOLA, MELISSA M 4 - COPPOLA, CHRISTOPHER P	Grantee: MICALIZZI, STEPHEN 2 - MICALIZZI, JO
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: CONIGLIARO, ANTHONY JOSEPH	Grantee: TRACY REALTY LLC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$20,000.00
Grantor: ARROWSMITH, CHARLES 2 - ARROWSMITH, JUNE	Grantee: KASE, RENEE M
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$100
Grantor: KASE, RENEE M	Grantee: KASE, RENEE M
Locations: Parcel # 1 - 268.11-1,040.00,000. 2 - 268.11-1,039.00,000.	Municipality FOREST CITY FOREST CITY
Information:	Consideration: \$250.00
Grantor: DEMIANOVICH, KIRA A	Grantee: WEAVER, ROBERT P
Locations: Parcel # 1 - 267.00-1,072.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100
Grantor: CLIFT, RUTH E (ESTATE) 2 - CLIFT, TERRY	Grantee: POTTER, MARCIA 2 - POTTER, JEFFREY
Locations: Parcel # 1 - 054.12-3,007.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$500.00
Grantor: BRONSON, GERTRUDE 2 - WHITNEY, TRACY	Grantee: LANE, KEITH
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$445,000.00
Grantor: HEFELE, JOSEPH E (TRUST BY TRUSTEE) 2 - WILLE, CHERYL (AKA) 3 - WILLE, CHERYL H 4 - HEFELE, DAVID (TRUST BY TRUSTEE) 5 - HEFELE, JOSEPH E	Grantee: CF TYLER COVE LLC
Locations: Parcel # 1 - 166.00-1,043.01,000. 2 - 166.00-1,041.00,000.	Municipality HARFORD TOWNSHIP HARFORD TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: CASE, GERALD E (ESTATE AKA) 2 - CASE, GERALD	Grantee: CLAPPER, DANIEL
Locations: Parcel # 1 - 193.00-1,003.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: POTTER, DALE 2 - POTTER, M JOYCE	Grantee: MAZZOCCHI, EDWARD
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$138,000.00
Grantor: MAHONEY, BEVERLY (BY ATTN'Y IN FACT) 2 - MAHONEY, BEVERLY J (BY ATTN'Y IN FACT)	Grantee: SAULA, MITCHELL D 2 - SAULA, LISA A 3 - PERLICK, MATTHEW J 4 - PERLICK, STEPHANIE M 5 - PERLICK, ZACHARY 6 - PERLICK, SHEILA 7 - FINNEGAN, MARY 8 - FINNEGAN, JOHN W P 9 - LAMBERTY, NANCY 10 - PERLICK, JULIA M
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$5,000.00
Grantor: BOROUGH OF SUSQUEHANNA DEPOT	Grantee: AMERICAN LEGION POST 86 STRIDER TESKEY
Locations: Parcel # 1 - 054.11-5.063.00.000.	Municipality SUSQUEHANNA
Information: CORRECTIVE	Consideration: \$1.00
Grantor: SPEHAR, RICHARD (AKA) 2 - SPHEAR, RICHARD 3 - SPEHAR, THERESA A (AKA) 4 - SPHEAR, THERESA A	Grantee: SPEHAR, RICHARD 2 - SPEHAR, THERESA
Locations: Parcel # 1 - 054.14-3.062.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: MCCARTHY, PATRICIA (BY ATTY) 2 - MCCARTHY, BRIAN T (BY ATTY) 3 - MCCARTHY, PATRICK (BY ATTY)	Grantee: MCCARTHY, WILLIAM
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: EVANS, ALICE L (BY ATTN'Y IN FACT)	Grantee: EVANS, DONALD E 2 - EVANS, DIANA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$10,500.00
Grantor: FRITSCH, RUTH ELIZABETH (ESTATE AKA) 2 - FRITSCH, RUTH E (ESTATE) 3 - FRITSCH, RUTH (ESTATE)	Grantee: FIKE, RAY 2 - FIKE, RANDY D
Locations: Parcel # 1 - 024.02-1,010.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LANE, KEITH	Grantee: LANE, KEITH
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: INT NO 13 UNIT NO 46	Consideration: \$100.00
Grantor: TREVINO, JOSE 2 - TREVINO, ADALIA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 44 UNIT NO 42	Consideration: \$100.00
Grantor: TREVINO, JOSE 2 - TREVINO, ADALIA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GALAMBOS, STEVEN S	Grantee: STEVEN S GALAMBOS REVOCABLE TRUST AGREEMENT
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$18,000.00
Grantor: HEPLER, BRADLEY A 2 - SPURWAY, CATHERINE E (NBM) 3 - HEPLER, CATHERINE E	Grantee: TRACY REALTY LLC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information: INT NO S 44 UNIT NO S 44 ODD	Consideration: \$1.00
Grantor: PLAUT, BRUCE	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: IN NO S 45 UNIT NO S 44	Consideration: \$1.00
Grantor: PIROHA, ROBERT W	Grantee: BREMER HOF OWNERS INC
2 - PIROHA, MARY ANN	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: IN NO S 27 UNIT NO S 24	Consideration: \$1.00
Grantor: PIROHA, ROBERT W	Grantee: BREMER HOF OWNERS INC
2 - PIROHA, MARY ANN	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TSK REAL ESTATE LLC	Grantee: FLUID RECOVERY SERVICES LLC
Locations: Parcel #	Municipality
1 - 224.00-1,030.02,000.	LENOX TOWNSHIP
Information:	Consideration: \$142,000.00
Grantor: LAGRECA, JAMES	Grantee: PAULIN, WILLIAM III
2 - LAGRECA, JODY	2 - WELLS, RACHEL HANNAH
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP

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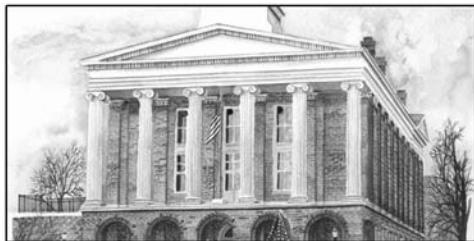
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