

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



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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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*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.

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Estate Notice (3-time insertion)	\$65
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Mailed Copy	\$100
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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

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Cathy Hawley

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#### **Clerk of The Orphan's Court**

Michelle Estabrook

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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

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.)<sup>1</sup> K.S. was 9 years of age at the time of the accident. (*Id.*, Ex. I.)<sup>2</sup> 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.)<sup>3</sup> 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.)<sup>4</sup>

## 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)).<sup>5</sup> 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").

<sup>5</sup> 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.<sup>6</sup>

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.*

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

**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.*

---

**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 Strobe Vaughan, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**10/27/2017 • 11/3/2017 • 11/10/2017**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**OTHER NOTICES**

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**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**

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**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  
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**

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**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  
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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**

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

Information:	Consideration: \$25,000.00
Mortgagor: SIBLE, ANDREW S	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 213.00-1,010.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$32,500.00
Mortgagor: ATTICA, JAMES E JR	Mortgagee: POZZUOLO RODDEN PC
Locations: Parcel #	Municipality
1 - 159.00-2,004.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$237,500.00
Mortgagor: WEAVER, ROBERT P	Mortgagee: DIME BANK
Locations: Parcel #	Municipality
1 - 267.00-1,072.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: TOMPKINS, NATHANAEL D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - TOMPKINS, MARSHA	
Locations: Parcel #	Municipality
1 - 207.00-1,004.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$279,000.00
Mortgagor: MANCUSO, FRANCIS T	Mortgagee: HONESDALE NATIONAL BANK
2 - MANCUSO, BEVERLY ANN	
Locations: Parcel #	Municipality
1 - 149.09-1,004.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$84,000.00
Mortgagor: CLAPPER, DAN	Mortgagee: CITIZENS AND NORTHERN BANK
Locations: Parcel #	Municipality
1 - 193.00-1,003.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$133,000.00
Mortgagor: MAZZOCCHI, EDWARD	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE
Locations: Parcel #	Municipality
1 - N/A	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 #	Municipality
1 - 161.08-2,015.00,000.	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 #	Municipality
1 - 268.11-1,071.00,000.	FOREST CITY
Information:	Consideration: \$1,300,000.00
Mortgagor: FLUID RECOVERY SERVICES LLC	Mortgagee: S&T BANK
Locations: Parcel #	Municipality
1 - 224.00-1,030.02,000.	LENEX 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 #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP

**DEEDS**

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

Information:	Consideration: \$129,000.00
Grantor: HALL, CHRISTINE J	Grantee: SANDLE, DAMON X
2 - HALL, DAVID M	
Locations: Parcel #	Municipality
1 - 128.00-1,026.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: CHURM, ALEXIS A	Grantee: SCHILD, JANET
	2 - SCHILD, MICHAEL R
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HEMPHILL, MICHAEL J	Grantee: HEMPHILL, MICHAEL J (TRUST)
2 - HEMPHILL, ROBIN A	2 - HEMPHILL, ROBIN A (TRUST)
3 - HICKEY, ROBIN A (NBM)	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$10.00
Grantor: VALENTINE, FRANK	Grantee: ANGELINA GATHERING COMPANY
Locations: Parcel #	Municipality
1 - 225.00-1,031.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$2.00
Grantor: LAVELLE, MARYANN	Grantee: LAVELLE, MARYANN
2 - BOROWSKI, NORA	2 - BOROWSKI, NORA
3 - KONDRATIUK, LORRAINE	3 - KONDRATIUK, LORRAINE
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: GROSS, NANCY L	Grantee: CHIDESTER, KEITH
	2 - CHIDESTER, DALE
	3 - CHIDESTER, SIDNEY
Locations: Parcel #	Municipality
1 - 201.00-2,012.00,000.	BROOKLYN TOWNSHIP
2 - 201.00-2,011.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$19,000.00
Grantor: FEDERAL HOME LOAN MORTGAGE CORPORATION	Grantee: PELTON, MATTHEW P
Locations: Parcel #	Municipality
1 - 031.19-3,020.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$730,000.00
Grantor: KILMER, DOUGLAS G	Grantee: DEHLER, LOUIS
	2 - DEHLER, LENI SANDRA
Locations: Parcel #	Municipality
1 - 226.00-1,058.00,000.	CLIFFORD TOWNSHIP
2 - 245.00-2,106.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: SLATTERY, PATRICIA A	Grantee: MICALIZZI, STEPHEN
2 - SLATTERY, MELISSA M (NBM)	2 - MICALIZZI, JO
3 - COPPOLA, MELISSA M	
4 - COPPOLA, CHRISTOPHER P	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: CONIGLIARO, ANTHONY JOSEPH	Grantee: TRACY REALTY LLC
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH

Information:	Consideration: \$20,000.00
Grantor: ARROWSMITH, CHARLES	Grantee: KASE, RENEE M
2 - ARROWSMITH, JUNE	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: KASE, RENEE M	Grantee: KASE, RENEE M
Locations: Parcel #	Municipality
1 - 268.11-1,040.00,000.	FOREST CITY
2 - 268.11-1,039.00,000.	FOREST CITY
Information:	Consideration: \$250.00
Grantor: DEMIANOVICH, KIRA A	Grantee: WEAVER, ROBERT P
Locations: Parcel #	Municipality
1 - 267.00-1,072.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CLIFT, RUTH E (ESTATE)	Grantee: POTTER, MARCIA
2 - CLIFT, TERRY	2 - POTTER, JEFFREY
Locations: Parcel #	Municipality
1 - 054.12-3.007.00,000.	SUSQUEHANNA
Information:	Consideration: \$500.00
Grantor: BRONSON, GERTRUDE	Grantee: LANE, KEITH
2 - WHITNEY, TRACY	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$445,000.00
Grantor: HEFELE, JOSEPH E (TRUST BY TRUSTEE)	Grantee: CF TYLER COVE LLC
2 - WILLE, CHERYL (AKA)	
3 - WILLE, CHERYL H	
4 - HEFELE, DAVID (TRUST BY TRUSTEE)	
5 - HEFELE, JOSEPHE E	
Locations: Parcel #	Municipality
1 - 166.00-1,043.01,000.	HARFORD TOWNSHIP
2 - 166.00-1,041.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$105,000.00
Grantor: CASE, GERALD E (ESTATE AKA)	Grantee: CLAPPER, DANIEL
2 - CASE, GERALD	
Locations: Parcel #	Municipality
1 - 193.00-1,003.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: POTTER, DALE	Grantee: MAZZOCCHI, EDWARD
2 - POTTER, M JOYCE	
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$138,000.00
Grantor: MAHONEY, BEVERLY (BY ATTN'Y IN FACT)	Grantee: SAULA, MITCHELL D
2 - MAHONEY, BEVERLY J (BY ATTN'Y IN FACT)	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 #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP



Information:	Consideration: \$5,000.00
Grantor: BOROUGH OF SUSQUEHANNA DEPOT	Grantee: AMERICAN LEGION POST 86 STRIDER TESKEY
Locations: Parcel #	Municipality
1 - 054.11-5.063.00,000.	SUSQUEHANNA
Information: CORRECTIVE	Consideration: \$1.00
Grantor: SPEHAR, RICHARD (AKA)	Grantee: SPEHAR, RICHARD
2 - SPHEAR, RICHARD	2 - SPEHAR, THERESA
3 - SPEHAR, THERESA A (AKA)	
4 - SPHEAR, THERESA A	
Locations: Parcel #	Municipality
1 - 054.14-3.062.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: MCCARTHY, PATRICIA (BY ATTY)	Grantee: MCCARTHY, WILLIAM
2 - MCCARTHY, BRIAN T (BY ATTY)	
3 - MCCARTHY, PATRICK (BY ATTY)	
Locations: Parcel #	Municipality
1 - N/A	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 #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$10,500.00
Grantor: FRITSCH, RUTH ELIZABETH (ESTATE AKA)	Grantee: FIKE, RAY
2 - FRITSCH, RUTH E (ESTATE)	2 - FIKE, RANDY D
3 - FRITSCH, RUTH (ESTATE)	
Locations: Parcel #	Municipality
1 - 024.02-1,010.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LANE, KEITH	Grantee: LANE, KEITH
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information: INT NO 13 UNIT NO 46	Consideration: \$100.00
Grantor: TREVINO, JOSE	Grantee: BREMER HOF OWNERS INC
2 - TREVINO, ADALIA	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT NO 44 UNIT NO 42	Consideration: \$100.00
Grantor: TREVINO, JOSE	Grantee: BREMER HOF OWNERS INC
2 - TREVINO, ADALIA	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GALAMBOS, STEVEN S	Grantee: STEVEN S GALAMBOS REVOCABLE TRUST AGREEMENT
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$18,000.00
Grantor: HEPLER, BRADLEY A	Grantee: TRACY REALTY LLC
2 - SPURWAY, CATHERINE E (NBM)	
3 - HEPLER, CATHERINE E	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH

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

# Susquehanna County LEGAL JOURNAL

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

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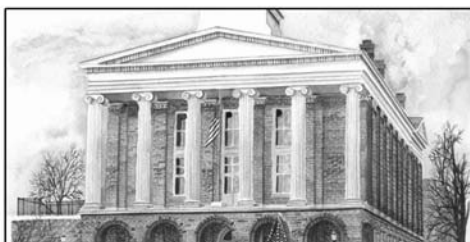
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