

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ May 10, 2019 ★ Montrose, PA ★ No. 6



IN THIS ISSUE

COURT OPINION, PT. 1	4
LEGAL NOTICES	7
SHERIFF'S SALES	11
MORTGAGES & DEEDS	13

CASES REPORTED

Commonwealth of Pennsylvania
vs.
Jodi Lynn Zech, Defendant.

© 2019 Legal Journal of Susquehanna County



Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

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

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

Submit advertisements to
baileyd@ptd.net

OFFICERS

President

Michael Briechle, Esq.

Vice-President

Francis X. O'Connor, Esq.

Secretary

Rachael A. Ballard-Thomas, Esq.

Treasurer

Zachary D. Morahan, Esq.

Court Administrator

Cathy Hawley

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

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

Individual copies available for \$5 each

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

Treasurer

Jason D. Miller

Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec

Susan Jennings

Richard Suraci

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

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

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

Commonwealth of Pennsylvania	:	
	:	
vs.	:	
	:	
JODI LYNN ZECH,	:	No. 2018 - 261 C.R.
Defendant.	:	

OPINION**I. Findings of Fact**

1. On April 20, 2018, defendant Jodi Lynn Zech (hereinafter referred to as Zech) was traveling northbound on State Route 11 approaching Hop Bottom Borough, Susquehanna County, Pennsylvania, at approximately 11:45 p.m.
2. As she was traveling northbound, a marked Pennsylvania State Police patrol car passed her traveling in the opposite direction.
3. Pennsylvania State Trooper Nicholas Scochin was operating the patrol car and his partner, Pennsylvania State Trooper Taylor Smith, was riding in the passenger seat.
4. Trooper Scochin turned his patrol car around and began to follow Zech's motor vehicle.
5. Trooper Schochin followed Zech's motor vehicle for more than 2 miles on State Route 11 without observing any traffic violations or any indicia of impaired driving.
6. As Zech approach the intersection of State Route 11 and State Route 167 in Hop Bottom Borough, Zech activated her left turn signal and made a lawful and appropriate turn into the northbound lane of State Route 167. (Comm. Ex. 1.)¹
7. Despite not having observed any traffic violations, Trooper Scochin continued to follow Zech onto State Route 167. (Comm. Ex. 1.)
8. Zech then proceeded north on State Route 167 in Hop Bottom Borough for a short distance during which she remained in her lane of traffic and operated her motor vehicle in a lawful manner. (Comm. Ex. 1.)
9. Zech then activated her turn signal to make a left hand turn onto Greenwood

¹ Commonwealth Exhibit 1 is the dash camera video recording of the traffic stop. The video of the traffic stop began as Zech was making her left turn into the northbound lane of State Route 167 from the northbound lane of State Route 11.

- Street and thereafter made a lawful and appropriate turn onto Greenwood Street.
10. Despite not having observed any traffic violations, Trooper Scochin continued to follow Zech onto Greenwood Street. (Comm. Ex. 1.)
 11. Greenwood Street is a two-lane public roadway with a double-yellow line dividing each lane of traffic.
 12. The right-hand side of Zech's lane of travel on Greenwood Street was in poor condition with potholes, smaller bumps, drainage grates and a rough road surface. (Comm. Ex. 1; Def. Exs. 1-6.)
 13. Zech's residence was located on Greenwood Street, she had lived there for approximately 3 months, and she was familiar with the poor condition of the road surface.
 14. Zech operated her motor vehicle in a manner that caused her to avoid traveling on the area of the roadway that was in a poor condition. (Comm. Ex. 1.)
 15. As a result of attempting to avoid the potholes and rough roadway, Zech's motor vehicle ended up traveling along and just slightly over the double yellow line and thereby entering the opposite lane of traffic. (Comm. Ex. 1.)
 16. There was no traffic in the opposite lane such that Zech was safely able to leave her lane of traffic to avoid the poor road conditions.
 17. Zech's motor vehicle never weaved, swerved or altered its pattern of travel except for the occasions when the roadway was in poor condition. (Comm. Ex. 1.) Zech maintained her passenger side wheels on the smoother area of the roadway just to the left of the rougher patch of roadway.
 18. Trooper Scochin maintained the patrol car in his lane of traffic and drove over the rough portions of the roadway that Zech's motor vehicle was avoiding. As a result, the dash camera video "bounces" up and down on several occasions as result of the patrol car striking potholes in the roadway. (Comm. Ex. 1.)
 19. After observing Zech's motor vehicle traveling in this manner, Trooper Scochin and Trooper Smith conducted a traffic stop by activating the emergency lights. (Comm. Ex. 1.)²
 20. Zech immediately pulled her motor vehicle over into a pull off area that was located on the other side of Greenwood Street which assured that both she and the troopers would be in a safe location during the course of the traffic stop.
 21. Upon interviewing Zech, Trooper Smith detected the odor of alcohol on her breath, her eyes were bloodshot and watery, she had difficulty locating her paperwork, and she had slurred speech.
 22. Zech admitted to Trooper Smith that she had consumed alcoholic beverages.
 23. Trooper Smith directed Zech to get out of the motor vehicle and standard field

2 Trooper Smith testified that Zech had traveled on Greenwood Street for approximately 0.3 miles. In reviewing the dash camera video, Zech essentially traveled with a portion of her motor vehicle in or around the opposing lane of traffic during the time she was driving on Greenwood Street up to the point that the traffic stop was initiated. Zech's path of travel was generally dictated by the condition of the right side of the roadway as her passenger wheels can be seen skirting along the edge of the rougher road surface.

sobriety tests were conducted.

24. Zech failed the field sobriety tests. (Comm. Ex. 1.)
25. Zech later refused to submit a blood sample for chemical testing.
26. On May 10, 2018, Trooper Smith filed a criminal complaint alleging: (1) Driving Under the Influence (M) under 75 Pa. C.S. § 3802(a)(1); (2) Driving on Roadways Laned for Traffic (S) under 75 Pa. C.S. § 3309(1); and (3) Careless Driving (S) under 75 Pa. C.S. § 3714(a).
27. On June 12, 2018, Zech waived her preliminary hearing.
28. On July 12, 2018, the Commonwealth filed a criminal information containing the same counts as those contained within the criminal complaint.
29. On January 2, 2019, a judge trial was conducted. During the course of the trial, it was discovered that there was a dash camera video of the traffic stop. The trial was adjourned so that the dash camera video could be provided to the defense.
30. On February 27, 2019, the judge trial resumed and concluded. As a result of the evidence presented by the dash camera video, Zech filed a motion seeking to suppress the evidence.
31. The matter is now ripe for disposition.

The Court Opinion will continue in the next issue.

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.

ADMINISTRATRIX NOTICE

Estate of Louis F. Napolitano
Late of Oakland Borough
ADMINISTRATRIX
Judith Canfield
111 Park Avenue
Hallstead, PA 18822
ATTORNEY
Robert J. Hollister, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

5/10/2019 • 5/17/2019 • 5/24/2019

ESTATE NOTICE

Letters of Administration in the Estate of Joseph J. Yannone have been granted to Philip J. Yannone. 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:

Marissa McAndrew, Esq.

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

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTOR NOTICE

Estate of David L. White
Late of Hallstead Borough
EXECUTOR
Corey Lloyd White
62 Lackawanna Avenue
Hallstead, PA 18822
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTOR NOTICE

Notice is hereby given that letters testamentary or of administration have been granted in the ESTATE OF SAMUEL G. POET, JR., late of 914 Ventura Drive, Lady Lake, Florida (died August 13, 2018), to Cynthia J. Poet, of 914 Ventura Drive, Lady Lake, Florida, Executor; attorney, Joe B. Munk Esq., Leasure, Gow, Munk & Rizzuto, Esqs., 101 Jefferson Avenue, Endicott, NY. All persons indebted to said estate are required to make payment and those having claims or demands to present the

same without delay to the administrators or executors named or their attorneys.

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTRIX NOTICE

Estate of Edward J. Frystak
Late of Bridgewater Township
EXECUTRIX
Patricia Isaac
PO Box 5
Montrose, PA 18801
ATTORNEY
Laurence M. Kelly
Kelly Law Office
65 Public Avenue
Montrose, PA 18801

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTOR NOTICE

Estate of James M. Ketterer
Late of Harford Township,
Susquehanna County
EXECUTOR
James A. Ketterer
1516 Brighton Dam Rd.
Brookeville, MD 20833
ATTORNEY
James A. Ketterer
1516 Brighton Dam Rd.
Brookeville, MD 20833

5/10/2019 • 5/17/2019 • 5/24/2019

NOTICE

In the Estate of Edwin Bannon
a/k/a Edwin G. Bannon, Jr. a/k/a
Edwin G. Bannon, deceased, late
of Liberty Township, Susquehanna
County, Pennsylvania.
Letters Testamentary in the

above estate having been issued to
Patricia Berry, all persons indebted
to the said estate are requested to
make payment; those having claims
to present the same without delay
to:

Patricia Berry
234 Juneberry Road West
East Stroudsburg, PA 18302

OR

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

5/10/2019 • 5/17/2019 • 5/24/2019

NOTICE

In the Estate of Alice J. Watkins
akla Alice Jane Watldns, deceased,
late of Harford Township,
Susquehanna County, Pennsylvania.

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

Christiane Burnard
25 Peachtree Drive
Sutton, MA 01590

OR

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

5/3/2019 • 5/10/2019 • 5/17/2019

ESTATE NOTICE

In the Estate of Thomas M. Jurista,
late of the Township of Silver Lake,
Susquehanna County, 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 those having claims against
said estate will present them
without delay to:

Mary Joanna Jurista
19130 State Route 167
Brackney, PA 18812

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

4/26/2019 • 5/3/2019 • 5/10/2019

ESTATE NOTICE

In the Estate of William S. Conyer,
late of the Township of Silver Lake,
Susquehanna County, Pennsylvania,

Letters Testamentary in the above
estate having been granted to the
undersigned, all persons indebted
to said estate are requested to
make prompt payment and all
those having claims against said
estate will present them without
delay to:

Mercedes Q. Davis
8032 Lowber Avenue
P. O. Box 18923
Philadelphia, PA 19119

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

4/26/2019 • 5/3/2019 • 5/10/2019

OTHER NOTICES

NOTICE

Notice is hereby given that, on
March 25, 2019, the petition of
Beverly Lynne Blye Graham was
filed in the above-named Court
(Susquehanna County
Courthouse), requesting an order
to change the name of Beverly
Lynne Blye Graham to Lynne
Blye Graham. The Court has
scheduled May 23, 2019 at 11:45
a.m., at the Susquehanna County
Courthouse, Montrose,
Pennsylvania as the time and place
for the hearing on said Petition,
when and where all interested
parties may appear and show
cause, if any, why the request of
the Petitioner should not be
granted.

5/10/2019

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PA
CIVIL ACTION - LAW

MIDFIRST BANK,
PLAINTIFF

VS.

SANDRA CRIDER AND GLENN
SWIERS, KNOWN HEIRS OF
ALBERT W. SWIERS,
DECEASED AND THE
UNKNOWN HEIRS OF ALBERT
W. SWIERS, DECEASED AND
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT,
DEFENDANTS

MORTGAGE FORECLOSURE
NO. 2018-857 CP

TO:

You are hereby notified that on
February 28, 2019, Plaintiff,
Midfirst Bank, filed a Amended
Mortgage Foreclosure Complaint
endorsed with a Notice to Defend
against you in the Court of
Common Pleas of Susquehanna
County, Pennsylvania, docketed to
No. 2018-857-CP wherein Plaintiff
seeks to foreclose it's mortgage
securing your property located at
88 Pleasant Avenue, f/k/a RR2 Box
146, Thompson, PA 18465,
whereupon your property would be
sold by the Sheriff of Somerset
County.

You are hereby notified to plead

to the above referenced Complaint
on or before 20 DAYS from the
date of this publication or a
Judgment will be entered against
you.

NOTICE

You have been sued in Court. If
you wish to defend, you must enter
a written appearance personally or
by attorney, and file your defenses
or objections in writing with the
Court. You are warned that if you
fail to do so, the case may proceed
without you and a Judgment may
be entered against you without
further notice for the relief
requested by the Plaintiff. You
may lose money or property or
other rights important to you.

YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, TELEPHONE THE
OFFICE BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION ON
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE

SUSQUEHANNA COUNTY
PROTHONOTARY
COURTHOUSE
P.O. BOX 218, MONTROSE, PA
18801
PH: 570-278-4600

PENNSYLVANIA BAR
ASSOCIATION
P.O. BOX 186

HARRISBURG, PA 17108
PH: 800-692-7375

Leon P. Haller, Esq.
Attorney for Plaintiff
1719 N. Front Street
Harrisburg, PA 17102
717-234-4178
PA ID# 15700

5/10/2019

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JUNE 25, 2019**

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

SALE DATE AND TIME

June 25, 2019 at 9:30 AM

Writ of Execution No.:

2019-249 CP

PROPERTY ADDRESS: 2309

State Route 3004 fka 131 Retta

Road

Montrose, PA 18801

LOCATION: Auburn Township
Tax ID # 195.00-2,003.00,000.
IMPROVEMENTS: ONE – BI-
LEVEL WOOD FRAMED
DWELLING
ONE – 10 X 16 CLOSED WOOD
FRAMED SHED
DEFENDANTS: Brian D. Fourney
ATTORNEY FOR PLAINTIFF:
Richard M. Squire, Esq
(215) 886-8790

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

5/3/2019 • 5/10/2019 • 5/17/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JUNE 25, 2019**

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

**SALE DATE AND TIME
June 25, 2019 at 10:00 AM**

Writ of Execution No.:
2019-282 CP

PROPERTY ADDRESS: RR1
BOX 1154 A/K/A 2149 NEW
YORK AVENUE, HALLSTEAD,
PA 18822

LOCATION: Great Bend Township
Tax ID # 012.00-1,033.00,000.

IMPROVEMENTS: ONE – ONE
AND ONE-HALF STORY WOOD
FRAMED DWELLING
ONE – 12 X 20 BLOCK

FRAMED GARAGE

DEFENDANTS: Robin D. Conrad
ATTORNEY FOR PLAINTIFF:

Peter Wapner, 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

5/3/2019 • 5/10/2019 • 5/17/2019

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 25, 2019 TO MAY 1, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$24,000.00
Mortgagor: PALMISANO, JULIE A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 218.03-1,052.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$23,131.55
Mortgagor: WAY, ERICA M	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 180.04-1,016.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$178,500.00
Mortgagor: GRUSHINSKI, MICHAEL A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GRUSHINSKI, SHARON M	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 267.00-1,053.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$295,972.00
Mortgagor: OLEKSZA, JOSEPH	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel #	Municipality
1 - 080.00-1,016.02,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$180,500.00
Mortgagor: KRESS, STEVEN R	Mortgagee: NBT BANK
2 - KRESS, SHARON M	
Locations: Parcel #	Municipality
1 - 239.00-2,021.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$146,000.00
Mortgagor: ORD, ROBERT L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - ORD, SARAH B	
Locations: Parcel #	Municipality
1 - 145.00-3,033.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: SHAFFER, WENDY	Mortgagee: NAVY FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 050.07-2,001.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$120,000.00
Mortgagor: PRESSEY, LISA M (FKA)	Mortgagee: QUICKEN LOANS INC
2 - CONNAUGHTON, LISA M	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 102.00-1,030.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1,495,000.00
Mortgagor: BEAR SWAMP HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 075.00-1,005.00,000.	HARMONY TOWNSHIP

Information:	Consideration: \$300,000.00
Mortgagor: BEAR SWAMP HOLDINGS LLC	Mortgagee: GREENE, EDWARD BILL
Locations: Parcel #	Municipality
1 - 075.00-1,005.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$112,500.00
Mortgagor: OMALLEY, ELIZABETH	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel #	Municipality
1 - 124.14-2,040.00,000.	MONTROSE
Information:	Consideration: \$71,200.00
Mortgagor: WALLACE, NICHOLAS N	Mortgagee: NBT BANK
2 - LOPRESTE, BRANDY MAE	
Locations: Parcel #	Municipality
1 - 031.19-3,009.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$2,227,600.00
Mortgagor: CHOCONUT VALLEY FARMS LLC	Mortgagee: FULTON BANK
Locations: Parcel #	Municipality
1 - 023.00-2,017.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$142,025.00
Mortgagor: JENNER, CHARLES F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 122.00-2,009.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$67,777.00
Mortgagor: WALTON, RAE LYNE A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$134,800.00
Mortgagor: WILLIAMS, HEATHER	Mortgagee: HONSDALE NATIONAL BANK
2 - WISE, MATTHEW J II	
Locations: Parcel #	Municipality
1 - 190.00-1,032.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$600,000.00
Mortgagor: LITTLE BUTLER CREEK LAND TRUST	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 111.00-2,043.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$34,997.00
Mortgagor: MRAK, RICHARD W JR (AKA)	Mortgagee: COMMUNITY BANK
2 - MRAK, RICHARD W	
3 - MRAK, RACHEL L	
Locations: Parcel #	Municipality
1 - 223.00-1,012.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$155,200.00
Mortgagor: WAKELEY, KENNETH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 054.12-2,015.00,000.	SUSQUEHANNA

Information:	Consideration: \$39,000.00
Mortgagor: MEAGLEY, MARK J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MEAGLEY, MONICA M	
Locations: Parcel #	Municipality
1 - 036.17-1,012,00,000.	LANESBORO BOROUGH
Information:	Consideration: \$136,000.00
Mortgagor: LONGACRE, ADAM P	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - LONGACRE, HOLLIE L	
Locations: Parcel #	Municipality
1 - 111.00-2,004.02,000.	JACKSON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: PAYNE, DALE F	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PAYNE, KIM K	
Locations: Parcel #	Municipality
1 - 226.07-1,014,00,000.	CLIFFORD TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: LARRY D BEASLEY (ESTATE)	Grantee: BEAN, JACKIE JO
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: STONE, ZITA D (ESTATE AKA)	Grantee: STONE, MARY-IITA
2 - STONE, ZITA DEAN (ESTATE)	
Locations: Parcel #	Municipality
1 - 206.20-2,009,00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$0.00
Grantor: ROBERTS LIVING TRUST (BY TRUSTEES)	Grantee: CHUDLEIGH, DAVID B
	2 - CHUDLEIGH, STEVEN L
Locations: Parcel #	Municipality
1 - 237.00-1,039,00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: YOSELSON, BARRY R	Grantee: COUNTRYSIDE CONSERVANCY
2 - GOLDER, NEIL H	
Locations: Parcel #	Municipality
1 - 167.00-2,007,00,000.	HARFORD TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: HUNSBERGER, DONALD J	Grantee: PENNMARC RESOURCES III LLC
2 - ROWE, LINDA ROSE	
Locations: Parcel #	Municipality
1 - 188.00-1,049,00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1,634.71
Grantor: WELCH, MICHAEL D (BY SHERIFF)	Grantee: BANK OF AMERICA
2 - WELCH, DEBORAH J (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 031.00-3,064,00,000.	GREAT BEND TOWNSHIP
Information: OIL GAS AND MINERAL	Consideration: \$70,000.00
Grantor: STONE, CLARENCE A	Grantee: ANTINNES, MARK A
2 - STONE, DIANA J	2 - ANTINNES, MICHELLE
Locations: Parcel #	Municipality
1 - 179.00-1,067,00,000.	DIMOCK TOWNSHIP

Information: OIL & GAS	Consideration: \$1.00
Grantor: DERA, BARBARA J MULFORD (AKA)	Grantee: MULFORD, BARBARA J (AKA)
2 - MULFORD, BARBARA J	2 - DERA, BARBARA J MULFORD
	3 - DERA, SAMUEL MULFORD
Locations: Parcel #	Municipality
1 - 179.01-1,010.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$157,500.00
Grantor: DERA, BARBARA J MULFORD (AKA)	Grantee: HEEKIN, JAMES R
2 - MULFORD, BARBARA J	2 - HEEKIN, TIMOTHY J
3 - DERA, SAMUEL MULFORD	
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$3,260.46
Grantor: TYRIW, CHRISTINE A (BY SHERIFF)	Grantee: BAYVIEW LOAN SERVICING LLC
2 - TYRIW, ROBERT M (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 202.00-1,065.00,000.	BROOKLYN TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: GREEN, EDWARD B JR	Grantee: GREENE, EDWARD B III
2 - GREENE, PRISCILLA	
Locations: Parcel #	Municipality
1 - 075.00-1,005.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$2,131.91
Grantor: MCCANN, ROBERT W JR (BY SHERIFF)	Grantee: FEDERAL HOME LOAN MORTGAGE CORPORATION
2 - MCCANN, BETHANY A (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 268.07-2,009.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: MARINACCI, ALBERT	Grantee: MARINACCI, ALBERT
2 - GREGORSKI, RICHARD E	2 - MARINACCI, JENNIFER
Locations: Parcel #	Municipality
1 - 146.02-1,010.00,000.	NEW MILFORD TOWNSHIP
2 - 146.02-1,006.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MYERS, JERRY A	Grantee: MYERS, JERRY A
Locations: Parcel #	Municipality
1 - 180.00-1,067.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: GREENE, EDWARD B III	Grantee: BEAR SWAMP HOLDINGS LLC
Locations: Parcel #	Municipality
1 - 075.00-1,005.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: LEGG, AMY B (NBM)	Grantee: OMALLEY, ELIZABETH
2 - MELLON, AMY B	
3 - MELLON, CHRISTOPHER	
Locations: Parcel #	Municipality
1 - 124.14-2,040.00,000.	MONTROSE
Information:	Consideration: \$10,000.00
Grantor: COREY, DESMOND JR	Grantee: JUBINSKI, NICHOLAS JR
Locations: Parcel #	Municipality
1 - 211.00-2,025.00,000.	UNIONDALE BOROUGH

Information: OIL GAS & MINERAL Grantor: DIAZ OIL LLC Locations: Parcel # 1 - N/A	Consideration: \$1,500.00 Grantee: DIAZ FAMILY LIMITED PARTNERSHIP Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: ROSS, JAMES Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ROSS, JAMES C Municipality LENOX TOWNSHIP
Information: Grantor: COOLIDGE, LOUELLA Locations: Parcel # 1 - 050.07-2,007.00,000.	Consideration: \$1.00 Grantee: COOLIDGE, LOUELLA (AKA) 2 - COOLIDGE, LOUELLA E 3 - CARDOZA, JOURENE I COOLIDGE Municipality HALLSTEAD BOROUGH
Information: INTERVAL NO. (S) 36 UNIT NO. (S) 37 Grantor: LAU, SIMON 2 - HUANG, WENDY	Consideration: \$1.00 Grantee: LAU, SIMON 2 - HUANG, WENDY 3 - LAU, EMILY 4 - LAU, QUEENIE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: WASKO, EILEEN M (ESTATE AKA) 2 - WASKO, EILEEN MARGARET (ESTATE)	Consideration: \$1.00 Grantee: WASKO, LORI A
Locations: Parcel # 1 - 037.00-1,054.01,000. 2 - 037.00-1,061.00,000.	Municipality HARMONY TOWNSHIP HARMONY TOWNSHIP
Information: Grantor: WASKO, EILEEN M (ESTATE AKA) 2 - WASKO, EILEEN MARGARET (ESTATE)	Consideration: \$1.00 Grantee: WASKO, LORI A
Locations: Parcel # 1 - 076.00-2,020.00,000.	Municipality THOMPSON TOWNSHIP
Information: Grantor: HARVEY, ANN I (ESTATE AKA) 2 - HARVEY, ANN (ESTATE)	Consideration: \$83,000.00 Grantee: ROCHE, CAROLE J
Locations: Parcel # 1 - 219.00-1,029.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: SKIP TRACY LLC	Consideration: \$89,000.00 Grantee: WALLACE, NICHOLAS NATHANIEL 2 - LOPRESTE, BRANDY MAE
Locations: Parcel # 1 - 031.19-3,009.00,000.	Municipality HALLSTEAD BOROUGH
Information: Grantor: KVERAGAS, ESTHER (AKA ESTATE) 2 - KVERAGUS, ESTHER (ESTATE)	Consideration: \$1.00 Grantee: KVERAGAS, CHARLES
Locations: Parcel # 1 - 082.00-1,050.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: FERRARO, VIOLET JOAN	Consideration: \$5,000.00 Grantee: MAJOR, JOSEPH A 2 - MAJOR, LINDA M
Locations: Parcel # 1 - N/A	Municipality FOREST CITY

Information:	Consideration: \$1.00
Grantor: PRICE, LILLIAN A	Grantee: PRICE, EDWARD L
2 - PRICE, EDWARD L	2 - PRICE, SUE M
3 - PRICE, SUE M	
Locations: Parcel #	Municipality
1 - 190.00-1,010.03,000.	HERRICK TOWNSHIP
Information:	Consideration: \$149,500.00
Grantor: SHERIDAN, EDWARD G	Grantee: JENNER, CHARLES F
2 - SHERIDAN, ELAINE M	
Locations: Parcel #	Municipality
1 - 122.00-2,009.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$65,600.00
Grantor: BRISLIN, LAURIE	Grantee: WALTON, RAE LYNE A
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: PILEGGI, WALBURGA M	Grantee: BUSSART, BARBARA F
Locations: Parcel #	Municipality
1 - 246.00-1,048.00,000.	CLIFFORD TOWNSHIP
Information: MINERAL	Consideration: \$0.00
Grantor: ANDERSON, WILLIAM D	Grantee: ANDERSON ROYALTIES LLC
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
2 - N/A	DIMOCK TOWNSHIP
3 - N/A	BRIDGEWATER TOWNSHIP
4 - N/A	MONTROSE
Information:	Consideration: \$139,000.00
Grantor: JONAS, SARAH L	Grantee: WILLIAMS, HEATHER
	2 - WILLIAMS, MATTHEW J II
Locations: Parcel #	Municipality
1 - 190.00-1,032.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$255,000.00
Grantor: CREEKSIDE INVESTMENT GROUP LLC	Grantee: BRADLEY, MICHAEL T
Locations: Parcel #	Municipality
1 - 107.18-1,002.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: VENIS, SHARON L	Grantee: NAGY, KEVIN J
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BARNES, JAMES A (AKA)	Grantee: BARNES, JAMES A
2 - BARNES, JAMES	
Locations: Parcel #	Municipality
1 - 126.09-1,026.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BARNES, JAMES A (AKA)	Grantee: BARNES, JAMES A
2 - BARNES, JAMES	
Locations: Parcel #	Municipality
1 - 126.09-1,003.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBINSON, ROBERT C	Grantee: THE LITTLE BUTLER CREEK LAND TRUST
Locations: Parcel #	Municipality
1 - 111.00-2,043.00,000.	JACKSON TOWNSHIP
2 - 130.00-1,015.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KAMINSKY, KATHLEEN (ESTATE)	Grantee: LITTLE BUTLER CREEK LAND TRUST
2 - KAMINSKY, KATHLEEN ASHBY (ESTATE)	
Locations: Parcel #	Municipality
1 - 111.00-2,043.00,000.	JACKSON TOWNSHIP
2 - 130.00-1,015.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: POMPEO, PAMELA	Grantee: WAKELEY, KENNETH
Locations: Parcel #	Municipality
1 - 054.12-2,015.00,000.	SUSQUEHANNA
Information:	Consideration: \$19,635.00
Grantor: FANNIE MAE (AKA)	Grantee: GLOBAL PREMIER ASSET MANAGEMENT NJ LLC
2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	
Locations: Parcel #	Municipality
1 - 108.00-1,050.00,000.	NEW MILFORD TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION



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