

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ October 28, 2016 ★ Montrose, PA ★ No. 30



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CASES REPORTED

Robert Rood, Jr.,
vs.
Karen Vandegriek, et al., 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.

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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Publisher:
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susqco.com

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Subscription Rates

Per Year

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Subscription Year: March–February

Prorated subscriptions available

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

COURT OPINION

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

Robert Rood, Jr.,	:	
	:	
vs.	:	
	:	
Karen Vandegriek, et al.,	:	No. 2009 - 761 C.P.
Defendant.	:	

ORDER

NOW, this 6th day of January, 2016, for the reasons set forth in the attached opinion, it is hereby ordered that:

1. Defendant's motion *in limine* relating to video surveillance is **DENIED**. The admissibility of said video surveillance, or any exhibits derived therefrom, will be conditioned upon proper authentication.
2. Plaintiff's request to admit post-accident signage is **DENIED**. Plaintiff may not introduce evidence of post-accident signage for purposes of proving defendants' knowledge of a dangerous condition. In the event that ownership or control become a contested issue, plaintiff may seek to introduce the post-accident signage for the limited purpose of proving ownership/control provided that plaintiff can properly authenticate the post-accident signage.
3. Defendants' request to limit plaintiff's expert testimony to exclude any reference to inapplicable building codes or industry standards is **GRANTED**. Plaintiff's expert witness is prohibited from testifying to any building codes or other guidelines unless it can be demonstrated that said codes and/or standards were applicable to defendants and defendants had an affirmative obligation to address any alleged safety defects.
4. Defendants' objection to the introduction of plaintiff's medical bills is **DENIED**.
5. Plaintiff's motion *in limine* relating to exclusion of plaintiff's criminal history has been addressed in a separate order.
6. Plaintiff's motion *in limine* relating to exclusion of collateral source payment evidence has been addressed in a separate order.

Jason J. Legg
President Judge

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

Robert Rood, Jr.,	:	
	:	
vs.	:	
	:	
Karen Vandegriek, et al.,	:	No. 2009 - 761 C.P.
Defendant.	:	

OPINION

Based upon the pleadings, plaintiff Robert Rood, Jr., alleges that he lost his balance on a stairway, grabbed a handrail, the handrail failed, and Rood sustained injuries as a result of the fall. Rood was a tenant on a building allegedly owned, operated and maintained by defendants. Rood contends that defendants were negligent in the maintenance and operation of the stairway on the leased premises, and that he suffered injuries as a proximate result of the violation of the duty of care defendants' owed to him.

During the afternoon hours of January 4, 2016, plaintiff submitted via facsimile several motions *in limine* and a trial brief which raised an additional issue. Defendants thereafter submitted via facsimile a trial brief which raised numerous issues. Based upon the late nature of these submissions, the Court was unable to address them prior to jury selection, which occurred on the morning of January 5, 2016. Immediately following jury selectin, the Court conducted a conference relative to these outstanding issues. Several of the issues presented were resolved at that conference while others were taken under advisement by the Court.

1. Plaintiff's Motion *In Limine* – Criminal History

Plaintiff sought to preclude the defendants from referencing or attempting to introduce his criminal history. Based upon the representation in plaintiff's brief, defendant had some kind of prior interaction with the criminal justice system, but it was represented that the criminal history information is now expunged. As such, it is not clear that any criminal records relating to the plaintiff even exist at this point. In any event, defendants indicated that they were not seeking to admit any criminal history information. For this reason, the Court granted the motion in limine relating to the plaintiff's criminal history by separate Order.

2. Plaintiff's Motion *In Limine* – Collateral Source

Plaintiff sought to preclude the defendants from seeking to introduce any evidence of collateral source payments to the defendant from third parties. Defendants conceded that they were not seeking to admit any such evidence - except to the extent that it may relate to the payment of medical bills by third parties, which plaintiff conceded was proper. Based upon this agreement, plaintiff's motion in limine relating to collateral source payments was granted by separate order.

3. Plaintiff's Motion *In Limine* – Video Surveillance

Plaintiff sought to exclude the use of a video surveillance tape on the grounds that the videographer is deceased. Defendants were not aware if the videographer was deceased, but indicated they did not intend on playing or using the video itself at trial. Rather, defendants had taken certain pertinent portions of the surveillance video and created still photographs for use at trial. Defendants intend to present said still photographs to plaintiff during cross-examination. The use of a still photograph, rather than the video, does not alleviate the need for proper authentication. “When the evidence in question is a photograph, it may be authenticated by testimony from a person who has sufficient knowledge that the photograph fairly and accurately reflects what the proponent is purporting that the photograph reflects.” *Commonwealth v. Loughnane*, 2015 WL 7432463, at *5 (Pa. Super. Nov. 23, 2015). Given the death of the videographer, the defendants do not have a person who can testify as to how the photograph was produced and that it does fairly and accurately depicts anything.

The Court determined that the photographs could be used for impeachment purposes to the extent that the defendants were able to get the plaintiff to authenticate the photographs during cross-examination. While not binding precedent, *Dunn v. Bank-Tec South*, 134 S.W.3d 315 (Tex. Ct. App. 2003) is instructive. In that case, the plaintiffs sought damages in a negligence action against a bank as a result of injuries sustained in an accident at one of the bank's mobile teller units. The defendant presented a surveillance video at trial – but did so during the cross-examination of the plaintiff. The defendant did not provide any independent authentication testimony from the videographer. In rejecting the claim that the video was improperly admitted without proper authentication, the Texas Court of Appeals stated:

[T]he admissibility of the video is conditioned upon its identification by a witness as an accurate portrayal of the facts and on verification by that witness or a person with knowledge that the photograph is a correct representation of such facts. Furthermore, its accuracy or authenticity need not be established by the videographer; any person may do so if he observed the object or scene depicted and can testify that the video is an accurate portrayal of the facts. Here, the video was presented during cross-examination of [the plaintiff]. He not only agreed that he was the person filmed but also described the things he was doing in it. In other words, his testimony effectively supplied the predicate for the video's admission by revealing that its content was an accurate portrayal of the acts he was doing. Thus, we cannot say that the item was unauthenticated and, therefore, inadmissible.

Id. at 329 (citations omitted). The Court agrees with Dunn and finds that the still photographs derived from the video surveillance may be admitted at trial provided defendants are able to properly authenticate those still photographs during the cross-examination of the plaintiff. For this reason, plaintiff's motion *in limine* seeking exclusion of the video surveillance will be denied.¹

4. Past-Incident Conduct – Warning Signage

The plaintiff also seeks to introduce a sign that was allegedly posted at the subject property by defendant Charles Rohan on August 30, 2007 representing that the stairs were defective and dangerous. In this regard, plaintiff's fall occurred on May 30, 2007. Plaintiff concedes that such evidence is not admissible to demonstrate negligence as such use is prohibited under Pennsylvania Rule of Evidence 407 (Subsequent Remedial Measures). Plaintiff contends that this signage demonstrates that defendants had knowledge that the stairs were dangerous.

"Evidence is relevant if it has any tendency to make a fact more or less probable than it would be without the evidence[,] and the fact is of consequence in determining the action." Pa. R. Evid. 401. To state it another way, "[e]vidence is relevant if it logically tends to establish a material fact in the case, tends to make a fact at issue more or less probable or supports a reasonable inference or presumption regarding a material fact." *Commonwealth v. Tyson*, 119 A.3d 353, 358 (Pa. Super. 2015). Plaintiff contends that the post-fall signage demonstrates that defendants had knowledge of the dangerous condition. Admittedly, such signage is authentic (which defendants likewise dispute), it would demonstrate knowledge of a dangerous condition from the moment the signage was posted and anytime thereafter. The fundamental problem with plaintiff's argument is that it seeks to impute upon defendants pre-fall knowledge based upon post-fall conduct. The offered evidence cannot support a reasonable inference that defendants had knowledge of any dangerous condition prior to plaintiff's fall as the posting did not occur until several months after plaintiff's fall. Based upon the timing of the notice, the Court finds that is not relevant to the issue of defendants' knowledge of any dangerous condition prior to plaintiff's fall.

Because the Court determines that the post-fall signage is not relevant, the plaintiff will be prohibited from introducing it at trial for purposes of demonstrating that the defendants had knowledge of a dangerous condition prior to the fall.

In the alternative, plaintiffs contend that the post-accident signage is admissible to demonstrate ownership or control of the property. This would be a permissible use of such evidence under the exceptions to Rule 407 provided that his becomes a contested issue. *See West's Pennsylvania Evidence* § 407-2(a) (Packel Poulin 4th Ed. 2013).²

The Court Opinion will be continued in the next issue.

1 In reviewing the transcript of Dr. Christopher Metzger provided to the Court by the plaintiff, the plaintiff's medical expert testified to reviewing the video surveillance and provided testimony regarding the plaintiff's activities captured in the video. (N.T., June 6, 2014, at 27-28.) While this does not independently authenticate the contents of the video, it demonstrates that the parties were contemplating the use of the video surveillance in some manner at trial.

2 Further, even assuming that ownership or control becomes an issue during the trial, the plaintiff would still have to properly authenticate the post-accident signage prior to any admission of such testimony. In this regard, plaintiff proffered a hand-written printed sign that purportedly was placed at the property after the accident signed "Charlie." Plaintiff contends that "Charlie" would be defendant Charles Rohan. Based upon representations made at the conference, defendant Charles Rohan denies that he wrote or posted the sign, he denies that the sign was in his hand-writing, and he contends he never uses the name "Charlie." Thus, it is not clear that even if ownership/control becomes an issue as to how the plaintiff will properly authenticate the proffered exhibit.

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.

ESTATE NOTICE

In the ESTATE OF JOHN W. SCHEIBE, a/k/a JOHN SCHEIBE, late of the Township of Springville, County of Susquehanna, and Commonwealth of Pennsylvania, who dies on the 23rd day of July, 2016.

Letters of Administration c.t.a have been granted to the undersigned. All persons having claims against the estate of said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to:

JONATHAN G. SCHEIBE,
ADMINISTRATOR
c/o JOHN J. HOVAN, ESQUIRE
154 Warren Street
P.O. Box 336
Tunkhannock, PA 18657

10/28/2016 • 11/4/2016 • 11/11/2016

EXECUTRIX NOTICE

Estate of Maureen Crook
Late of Great Bend Borough
EXECUTRIX
Alice Heier
P.O. Box 344
Great Bend, PA 18821
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law. PC
P.O. Box 126
Montrose, PA 18801

10/28/2016 • 11/4/2016 • 11/11/2016

EXECUTRIX NOTICE

Estate of Michael Fornner
Late of Clifford Township
EXECUTRIX
Judith Lapenta
1038 Elkview Dr.
Clifford Township, PA 18421
ATTORNEY
Dean P. McGraw, Esq.
41 N. Main St.
Carbondale, PA 18407

10/28/2016 • 11/4/2016 • 11/11/2016

ADMINISTRATOR NOTICE

Estate of Cody M. Albert
Late of Kingsley Borough
ADMINISTRATOR
Dale E. Albert
6538 Kingsley Road
Kingsley, PA 18826
ATTORNEY

Thomas R. Daniels
34 East Tioga Street
Tunkhannock, PA 18657

10/28/2016 • 11/4/2016 • 11/11/2016

ADMINISTRATRIX NOTICE

Estate of Max H. Russick, Jr.
Late of Rush Township
ADMINISTRATRIX
Karen Sue Russick
1495 State Route 3023
Montrose, PA 18801
ATTORNEY
Michael Briechele, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

10/14/2016 • 10/21/2016 • 10/28/2016

EXECUTOR NOTICE

Estate of Robert E. Henry
Late of Montrose Borough
EXECUTOR
Mark A. Henry
2942 State Rt. 26, Lot #24
Vestal, NY 13850
ATTORNEY
Wilbur D. Dahlgren
21-23 Public Avenue
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

EXECUTOR NOTICE

Estate of Philippa H. Follert AKA
Philippa Follert
Late of Montrose Borough
EXECUTOR
Douglas Peters
42 Bonnell Street
Flemington, NJ 08822

10/14/2016 • 10/21/2016 • 10/28/2016

ADMINISTRATOR NOTICE

Estate of Robert C. Brennan
Late of Jessup Township
ADMINISTRATOR
William J. Brennan
11216 State Route 706
Montrose, PA 18801
ATTORNEY
Susan L. English
21-23 Public Avenue
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

EXECUTOR NOTICE

Estate of Lola A. Gage
Late of Rush Township
EXECUTOR
John O. Gage
725 Gage Road
Lawton, PA 18828
ATTORNEY
Wilbur D. Dahlgren
21-23 Public Avenue
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

EXECUTOR NOTICE

Estate of Helen F. Ploucha
Late of Choconut Township
EXECUTOR
Eugene J Ploucha, Jr.
199 South Lake Road
Friendsville, PA 18818
ATTORNEY
Wilbur D. Dahlgren
21-23 Public Avenue
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
SUSQUEHANNA COUNTY

No. 2016 765 CP

Denyil Fenton-Rider

vs.

Jason N. Masteller

ORDER

NOW TO WIT, this 20th day September 2016, this matter having come before the Court Pursuant to a Custody Conference, and counsel for Plaintiff, Denyil Fenton-Rider, having represented to the Court that service upon the Defendant, Jason N. Masteller, has been unsuccessful and that his whereabouts is currently unknown, it is hereby ordered as follows: 1. Plaintiff, Denyil Fenton-Rider, is granted primary physical and sole legal custody of the minor child, A.F., DOB 5.16.06. 2. Defendant, Jason N. Masteller, shall be permitted only periods of partial custody and visitation as permitted by the Plaintiff, Denyil Fenton-Rider. 3. The custody conference in this matter is rescheduled to November 22, 2016, commencing at 9:00 a.m. In the event that conventional means of service are unavailable, Plaintiff, Denyil

Fenton-Rider, is advised that she may petition the court for alternative means of service as allowed under the rules of civil procedure.

By the Court:

Jason J. Legg, P.J.

10/28/2016

NOTICE

On October 17, 2016, 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 12, 2016 and said Court on October 17, 2016 did confirm "Nisi" said return filed to No. 2016-978 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

10/28/2016

**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 8, 2016**

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

**SALE DATE AND TIME
11-8-2016 9:00 AM**

Writ of Execution No.:

2016-773 CP

PROPERTY ADDRESS: 9034 SR
3023, ELK LAKE ROAD
Springville, Pa 18844

LOCATION: Dimock Township

Tax ID #: 180.00-2,031.00,000.

IMPROVEMENTS: One – 30 x
130 Wood Framed Ware House
with Office, Steel Exterior

One – 41 x 104 Wood Framed
Garage with attached Storage
Sheds, Steel Exterior

One – 10 x 104 Wood Framed

Ware House/Storage Sheds, Steel
Exterior

DEFENDANTS: Gary E. Johnson,
Shirley E. Johnson and The United
States of America

ATTORNEY FOR PLAINTIFF:

James T. Shoemaker, Esq
(570)287-3000

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

10/14/2016 • 10/21/2016 • 10/28/2016

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 13, 2016 TO OCTOBER 19, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$125,000.00
Mortgagor: SCHMIDT, JAMES R	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - SCHMIDT, ANDREA L	
Locations: Parcel #	Municipality
1 - 264.00-2,032.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: ELLICKS, MARILEE	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 151.00-1,037.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: POMPEY, RICHARD C	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 261.00-1,022.03,000.	LENOX TOWNSHIP 2 - 261.00-1,022.02,000. LENOX
TOWNSHIP	
Information: MTG 1	Consideration: \$72,250.00
Mortgagor: BARNARD, RICKY A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BARNARD, CANDI L	2 - DITECH FINANCIAL LLC
Locations: Parcel #	Municipality
1 - 111.00-1,064.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$184,400.00
Mortgagor: HAGENBUCH, WILLIAM RAYMOND (AKA)	Mortgagee: PS BANK
2 - HAGENBUCH, WILLIAM R	
Locations: Parcel #	Municipality
1 - 184.00-2,034.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$96,900.00
Mortgagor: CARNEY, MINDY	Mortgagee: FIRST HERITAGE FINANCIAL LLC
2 - CARNEY, JOHN	
Locations: Parcel #	Municipality
1 - 115.09-1,057.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$150,000.00
Mortgagor: LEVENSON, JEAN	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: CARLTON, RONALD E JR	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - CARLTON, BETH E	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
2 - 102.00-1,017.01,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: WHEATON, BARRY T	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 126.00-1,006.00,000.	BRIDGEWATER TOWNSHIP

For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.

Information:	Consideration: \$210,750.00
Mortgagor: WILLIAMS, JAMES J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WILLIAMS, NANCY R	2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$240,000.00
Mortgagor: GUNN, GEORGE R III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - BANK OF AMERICA
Locations: Parcel #	Municipality
1 - 210.00-1,044.04,000.	HERRICK TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: CHESNICK, THOMAS R	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - CHESNICK, KATHRYN E	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$131,257.00
Mortgagor: LUPOLE, ZACHARY J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GULICK, DAKOTA S	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 102.00-1,061.01,000.	FOREST LAKE TOWNSHIP
Information: 2ND AMEND	Consideration: \$10,000,000.00
Mortgagor: ADDAX MINERALS LLC	Mortgagee: LEGACYTEXAS BANK
Locations: Parcel #	Municipality
1 - 160.00-1,005.00,000.	JESSUP TOWNSHIP
Information: 2ND AMEND	Consideration: \$10,000,000.00
Mortgagor: ADDAX MINERALS LLC	Mortgagee: LEGACYTEXAS BANK
Locations: Parcel #	Municipality
1 - 083.00-2,029.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$176,000.00
Mortgagor: SHERMAN, NELSON S (AKA)	Mortgagee: WELLS FARGO BANK
2 - SHERMAN, NELSON	
Locations: Parcel #	Municipality
1 - 067.00-1,019.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: ELBRECHT, AUBREY L	Mortgagee: COMMUNITY BANK
2 - ELBRECHT, SANDRA L	
Locations: Parcel #	Municipality
1 - 069.00-2,038.01,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: FLYNNAGANS INC	Mortgagee: FLYNN, JAMES J
Locations: Parcel #	Municipality
1 - 031.15-1,054.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$93,600.00
Mortgagor: LONGACRE, ADAM P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LONGACRE, HOLLIE L	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP

Information:	Consideration: \$84,000.00
Mortgagor: ROBINSON, GENE R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ROBINSON, LINNE M	2 - NATIONSTAR MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 103.00-1,033.00,000.	FOREST LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$52,000.00
Mortgagor: SHAYKA, RYAN	Mortgagee: PSECU
Locations: Parcel #	Municipality
1 - 268.07-1,069.00,000.	FOREST CITY 2W
Information:	Consideration: \$120,000.00
Mortgagor: KISLOSKI, JEFFREY J	Mortgagee: CROSSEN, SYLVIA S
2 - KISLOSKI, CAROLYN W	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$35,000.00
Mortgagor: ZEDAR, MARY ELLEN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 268.07-1,005.00,000.	FOREST CITY 2W
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: GASSIB, BENJAMIN J	Mortgagee: HONESDALE NATIONAL BANK
2 - GASSIB, MELISSA	
3 - GASSIB, FRANK	
4 - GASSIB, DONNA	
Locations: Parcel #	Municipality
1 - 229.00-2,026.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: RACFMGDAVIS LP	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 254.00-2,004.00,000.	SPRINGVILLE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: SODON, JOSEPH M	Mortgagee: NBT BANK
2 - SODON, CASSANDRA	
Locations: Parcel #	Municipality
1 - 065.00-1,047.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$112,800.00
Mortgagor: VISAVATI, KEVIN B UNION	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: BUTLER, MARGARET (FKA)	Grantee: VANATTA, INGEBORG
2 - VANATTA, MARGARET K	2 - VANATTA, RENN N
	3 - VANATTA, REUEL B
	4 - VANATTA, TODD E
Locations: Parcel #	Municipality
1 - 027.00-1,006.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GETAWAY LAND CO LLC	Grantee: VANDERPOOL, PAUL 2 - VANDERPOOL, ALBERT 3 - NICHOLS, JEFFREY
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GETAWAY LAND CO LLC	Grantee: VANDERPOOL, PAUL 2 - VANDERPOOL, ALBERT 3 - NICHOLS, JEFFREY
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TYLER, NICOLE	Grantee: SHIMER, WILLIAM M
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: STEPHENS, HAROLD T	Grantee: COLACHINO, DAVID
Locations: Parcel # 1 - 191.09-2,073.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARCONI, JOHN R 2 - MARCONI, TRACEY A	Grantee: MARCONI, JOHN R 2 - MARCONI, TRACEY A
Locations: 1 - N/A 2 - N/A	Parcel # Municipality FOREST LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information: SURFACE RIGHTS DEED	Consideration: \$75,000.00
Grantor: MANN, HARRIET A	Grantee: BONER, JOHN A 2 - BONER, MAVOURNEEN K
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLIVIERO, LEONARD M (TRUST)	Grantee: OLIVIERO, LEN
Locations: Parcel # 1 - 187.00-2,034.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$9,000.00
Grantor: STURCHIO, JOSEPH	Grantee: MOORE, JOSEPH
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTON, BARBARA L	Grantee: BUTTON, NORMAN C 2 - KERR-BUTTON, MARY P 3 - BUTTON-GONZALEZ, LOIS 4 - GONZALEZ, XAVER
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTON, BARBARA	Grantee: BUTTON, NORMAN C 2 - KERR-BUTTON, MARY P 3 - BUTTON-GONZALEZ, LOIS 4 - GONZALEZ, XAVER
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP

Information:	Consideration: \$5,000.00
Grantor: YERKEY, MARTIN E	Grantee: PRINCE, JOHN
2 - YERKEY, KATHLEEN E	2 - PRINCE, DEBORAH
Locations: Parcel #	Municipality
1 - 041.05-1,007.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$12,456.13
Grantor: SNYDER, ARTHUR L JR (BY SHERIFF AKA)	Grantee: LSF8 MASTER PARTICIPATION TRUST
2 - SNYDER, ARTHUR (BY SHERIFF)	
3 - SNYDER, OLGA A (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 047.00-1,058.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$405,000.00
Grantor: DOBROSIELSKI, DAVID	Grantee: APPALACHIAN BASIN MINERALS LP
2 - DOBROSIELSKI, VIVIAN	2 - PENNMARC RESOURCES II LP
3 - DICKEY, JOAN	3 - WILDES MINERAL INTERESTS LLC
4 - DICKEY, GORDON JOHN	4 - MCCROW ENERGY PARTNERS II LLC
5 - LASHLEY, ANN	
6 - LASHLEY, GERALD	
Locations: Parcel #	Municipality
1 - 216.00-1,026.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$99,900.00
Grantor: SEGERSTROM, ROBERT JOHN	Grantee: CARNEY, JOHN
2 - SEGERSTROM, TERRILYN A	2 - CARNEY, MINDY
Locations: Parcel #	Municipality
1 - 115.09-1,057.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$50,000.00
Grantor: GROOVER, TODD	Grantee: GROOVER, TODD
2 - GROOVER, BETSY	2 - GROOVER, BETSY
Locations: Parcel #	Municipality
1 - 123.00-1,031.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$212,000.00
Grantor: DONOHUE, BERNARD P	Grantee: BURGESS, DONALD
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$185,000.00
Grantor: COSTIN, WILLIAM G	Grantee: ROYAL SPIDER HOLDINGS LLC
2 - COSTIN, SUSAN T	
Locations: Parcel #	Municipality
1 - 209.09-1,013.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: GUNN, GEORGE R JR	Grantee: GUNN, GEORGE RIII
2 - GUNN, RUTH W	2 - GUNN, AMY E
Locations: Parcel #	Municipality
1 - 210.00-1,044.04,000.	HERRICK TOWNSHIP
Information:	Consideration: \$139,000.00
Grantor: HOWELL, GEORGE DALE	Grantee: GULICK, DAKOTA
	2 - LUPOLE, ZACHARY J
Locations: Parcel #	Municipality
1 - 102.00-1,061.01,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$10.00
Grantor: WARNER, HELEN E	Grantee: ENDEAVOR ACQUISTIONS LLC
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$57,500.00
Grantor: BUTTS, EARL	Grantee: HAYES, DIANE
2 - BUTTS, MARIE	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: DEGRAW, PHYLLIS (NBM)	Grantee: DEGRAW, BRIAN A
2 - SMITH, PHYLLIS	
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LINDSLEY, CLAIR	Grantee: DARROW, AMY E
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
-	
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: LEWIS, DAVID B (ESTATE)	Grantee: LEWIS, E JAMES
Locations: Parcel #	Municipality
1 - 144.00-1,019.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: WERMANN, ARTHUR E	Grantee: SHERMAN, NELSON S
Locations: Parcel #	Municipality
1 - 067.00-1,019.00,000.	LIBERTY TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: PALMER, DAVID J	Grantee: PALMER, DAVID J
2 - PALMER, LUANN	2 - PALMER, LUANN
	3 - PALMER, GRANT T
Locations: Parcel #	Municipality
1 - 221.00-1,018.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SQUIER, ROBERT M (BY ATTY)	Grantee: SQUIER, ROBERT M (TRUST)
2 - SQUIER, MARY JANE (AKA)	2 - SQUIER, MARYJANE (TRUST)
3 - SQUIER, MARYJANE	
Locations: Parcel #	Municipality
1 - 031.00-3,074.01,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$42,500.00
Grantor: RAGARD, JOHN	Grantee: FLYNNAGANS INC
2 - RAGARD, TAMMY	
3 - DORMAN, ELLEN	
4 - DORMAN, RICKEY	
5 - GILLESPIE, CYNTHIA	
6 - GILLESPIE, JAMES	
7 - RAGARD, THOMAS	
8 - RAGARD, MARIA	
9 - RAGARD, ROBERT	
10 - RAGARD, KATHLEEN	
Locations: Parcel #	Municipality
1 - 031.15-1,054.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$93,000.00
Grantor: LONGACRE, M ALAN	Grantee: LONGACRE, ADAM P
2 - LONGACRE, HELEN S	2 - LONGACRE, HOLLIE L
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP

Information:	Consideration: \$1,370.61
Grantor: ZEPKOWSKI, JEFFERY L (BY SHERIFF)	Grantee: JPMORGAN CHASE BANK
2 - ZEPKOWSKI, PATRICIA L (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 054.12-3,019.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1,285.74
Grantor: GUZY, ANGELA M (BY SHERIFF)	Grantee: PENNSYLVANIA HOUSING FINANCE AGENCY
2 - GUZY, JONATHAN S (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 130.00-1,003.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JOHNSON, ROBERT O	Grantee: SMITH, JORDAN
2 - JOHNSON, CHRISTINE N	2 - SMITH, JANICE
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: CROSSEN, SYLVIA S	Grantee: KISLOSKI, JEFFREY J
	2 - KISLOSKI, CAROLYN W
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$52,500.00
Grantor: COLLINS, SHARON	Grantee: MARTZEN, RICHARD
2 - COLLINS, THOMAS	2 - MARTZEN, BONNIE
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$67,000.00
Grantor: STANCO, KAREN	Grantee: SCHWEPPENHEISER, GARY
Locations: Parcel #	Municipality
1 - 228.00-2,036.00,000.	CLIFFORD TOWNSHIP
Information: OIL AND GAS	Consideration: \$48,500.00
Grantor: GUTKOWSKI, IRENA (BY ATTY)	Grantee: STIVALA, CHARLES
2 - OLSZEWSKI, EVA	2 - STIVALA, STEPHANIE
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAPERA, FRANK A (TRUST BY TRUSTEE)	Grantee: PAPERA, CHARLOTTE E (TRUST)
Locations: Parcel #	Municipality
1 - 224.00-1,003.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$37,000.00
Grantor: PARDOSKI, JOSEPH M SR	Grantee: MARNARD, MICHAEL
2 - PARDOSKI, ANN MARIE	2 - MARNARD, DEBBIE
Locations: Parcel #	Municipality
1 - 149.00-2,002.00,000.	NEW MILFORD TOWNSHIP

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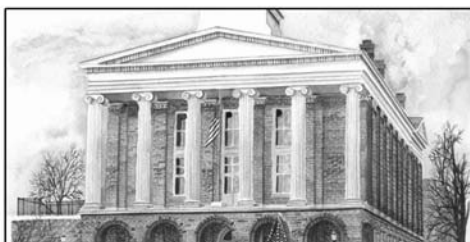
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