

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

34th Judicial District

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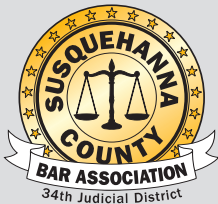


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**Court of Common Pleas  
34th Judicial District:**

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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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.*

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

##### *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**

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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.

## **DISCIPLINARY BOARD OF THE SUPREME COURT OF PENNSYLVANIA ANNOUNCES NEW LEADERSHIP**

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*Harrisburg, PA | July 24, 2018*

The Disciplinary Board of the Supreme Court of Pennsylvania today announced the appointment of Lackawanna County attorney Brian J. Cali as Board Chair and Andrew Trevelise of Philadelphia as Board Vice-Chair.

The appointments are effective Aug. 7.

Created in 1972, the 13-member Disciplinary Board is an independent agency under the Supreme Court's jurisdiction. Its members include 11 attorneys and two non-lawyers from across the state. Funded by annual assessments paid by attorneys licensed to practice in the Commonwealth, the Board assists the Supreme Court in all matters involving attorney licensing and discipline.

### **Brian Cali**

Cali was first appointed as a member of the Disciplinary Board in 2013, was reappointed in 2016 and named vice chair in Feb. 2018. Cali has served on the Finance Committee of the Board for 5 years and its chair for 4 years.

He is the founding member of Brian J. Cali and Associates and concentrates his practice on all aspects of family law throughout Northeast Pennsylvania. He is a Fellow in the American Academy of Matrimonial Lawyers and has been named as a super lawyer for over 10 years. Cali also has a strong business background, being involved as an owner in several businesses. As part of his practice, he represents and advises clients in a variety of business matters related to divorce or otherwise.

Cali is general legal counsel and a member of the Board of Directors of the Fidelity Deposit and Discount Bank as well as a member of the Pennsylvania, American and Lackawanna County Bar Associations. In addition, he is a charter member of the Lackawanna County Library System and currently serves as vice chair.

### **Andrew Trevelise**

Trevelise was appointed to the Board in 2014 and reappointed in 2017. Prior to being named to the Board he had served multiple terms as Hearing Committee Member. He has served as Chair of the Rules Committee of the Disciplinary Board for the last 3 years.

Trevelise is a graduate of Villanova University School of Law and has more than 35 years of experience as a litigator. He has been named annually as a "Best Lawyer in America" in the area of product liability defense since 2008.

He is currently practicing with the O'Brien firm in Philadelphia. Prior to that he practiced with Reed Smith LLP in their Philadelphia office for nearly 30 years. He has extensive experience representing corporations in complex litigation involving mass torts and product liability, particularly in the areas of asbestos, pharmaceutical, medical device and financial services litigation.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF **Mary Cizike a/k/a Mary Penyak Cizike a/k/a Mary P. Cizike**, late of the Borough of Susquehanna, Pennsylvania, (died May 21, 2018) to Cynthia A. Kulikauskas and Andrew J. Cizike, Executors. All persons indebted to the said estate are required to make payment, and those having claims or demands are required to present the same without delay to Cynthia A. Kulikauskas and Andrew J. Cizike or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902-0106.

**8/17/2018 • 8/24/2018 • 8/31/2018**

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**EXECUTOR NOTICE**

Estate of Carolyn E. Welch AKA Carolyn Elaine Welch  
Late of Susquehanna Borough  
**EXECUTOR**  
Michael P. Welch  
2685 Foster Valley Road  
Owego, NY 13827  
**ATTORNEY**  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**LEGAL NOTICE**

**ESTATE NOTICE IN THE ESTATE OF ROBERT M. SQUIER**, late of the Township of Great Bend, County of Susquehanna, Commonwealth of Pennsylvania, who died on April 8, 2018. Letters of Testamentary in the above estate have 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: Beth McCormick, Executrix, c/o JAMI LAYAOU HEARN, ESQ., 181 West Tioga Street, Tunkhannock, PA 18657.

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**EXECUTRIX NOTICE**

Estate of Robert L. Hull AKA  
Robert Lloyd Hull  
Late of Springville Township  
EXECUTRIX  
Barbara Hull Pusaver  
11 Skitka Avenue  
Carteret, NJ 07008  
ATTORNEY  
Aaron D. Hovan, Esquire  
154 Warren Street – P.O. Box 336  
Tunkhannock, PA 18657

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**LEGAL NOTICE**

**ESTATE NOTICE IN THE  
ESTATE OF JEROME  
WEINBERGER**, late of the  
Township of Franklin, County of  
Susquehanna, Commonwealth of  
Pennsylvania, who died on June  
22, 2018. Letters of Testamentary  
in the above estate have 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: Jami Layaou Hearn,  
Executrix, c/o JAMI LAYAOU  
HEARN, ESQ., 181 West Tioga  
Street, Tunkhannock, PA 18657.

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**EXECUTOR'S NOTICE**

Estate of RITA J. KIEFER a/k/a  
RITA KIEFER, DECEASED, late  
of 2624 GLENWOOD ROAD,  
HOP BOTTOM, PA 18824, (Died  
JUNE 17, 2018) JAN RUSSO and

KURT W. KIEFER, Co-Executors.  
Mark G. Rudalavage, 171 Scranton-  
Carbondale Highway, Eynon,  
Pennsylvania 18403-1027, Attorney.  
MARK G. RUDALAVAGE,  
ESQUIRE

**8/10/2018 • 8/17/2018 • 8/24/2018**

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**ADMINISTRATRIX NOTICE**

Estate of Stuart Arthur Card  
Late of Borough of Lanesboro  
ADMINISTRATRIX  
Stacie Hilton  
296 Main Street  
Susquehanna, PA 18847  
ATTORNEY  
Rachael Thomas  
1220 Main Street PO Box 244  
Susquehanna, PA 18847

**8/3/2018 • 8/10/2018 • 8/17/2018**

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**ADMINISTRATRIX NOTICE**

Estate of Gregory Davey a/k/a  
Greg Davey  
Late of Susquehanna Depot  
Borough  
ADMINISTRATRIX  
Margaret Biegert  
1923 Germantown Road  
Susquehanna, PA 18847  
ATTORNEY  
Myron B. DeWitt  
1220 Main Street  
Susquehanna, PA 18847

**8/3/2018 • 8/10/2018 • 8/17/2018**

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### ESTATE NOTICE

In the Estate of Glenn T. Wall, late of the Township of Harford, 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:

Lisa Wall  
113 Taft Street  
Wind Gap, PA 18091

or

Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Ave.  
Montrose, PA 18801

**8/3/2018 • 8/10/2018 • 8/17/2018**

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### EXECUTRIX NOTICE

Estate of William R. Compton, Sr.  
Late of Lenox Township  
EXECUTRIX  
Laura Wickizer  
171 Marcy Rd.  
Nicholson, PA 18446  
ATTORNEY  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**8/3/2018 • 8/10/2018 • 8/17/2018**

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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 AUGUST 28, 2018

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 8-28-2018 at 10:00 AM

Writ of Execution No.:

2018-730 CP

PROPERTY ADDRESS: 1177

North Main Street

Forest City, Pa 18421

LOCATION: Borough of Forest City

Tax ID #: 249.19-2,005.00,000.

IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAMED  
DWELLING

ONE – 15 X 20 WOOD FRAMED  
GARAGE

DEFENDANTS: MARILYN L.  
FORTUNER, DENNIS

FORTUNER, in his capacity as  
Administrator CTA and Devisee of  
the Estate of ANDREW G.  
FORTUNER and in his capacity as



Heir of RANDY L. FORTUNER A/K/A RANDY LEE FORTUNER, deceased Devisee of the Estate of ANDREW G. FORTUNER MICHAEL T. FORTUNER, JR., in his capacity as Devisee of the Estate of ANDREW G. FORTUNER and in his capacity as Heir of RANDY L. FORTUNER A/K/A RANDY LEE FORTUNER, deceased Devisee of the Estate of ANDREW G. FORTUNER JOHN J. FORTUNER, in his capacity as Devisee of the Estate of ANDREW G. FORTUNER and in his capacity as Heir of RANDY L. FORTUNER A/K/A RANDY LEE FORTUNER, deceased Devisee of the Estate of ANDREW G. FORTUNER SUZANNE PAUSWINSKI, in her capacity as Devisee of the Estate of ANDREW G. FORTUNER and in her capacity as Heir of RANDY L. FORTUNER A/K/A RANDY LEE FORTUNER, deceased Devisee of the Estate of ANDREW G. FORTUNER TERRA FORTUNER, in her capacity as Devisee of the Estate of ANDREW G. FORTUNER JUDITH LAPENTA, in her capacity as Executrix and Devisee of the Estate of Michael T. Fortuner a/k/a Michael T. Fortuner, Sr, DECEASED devisee of the Estate of ANDREW G. FORTUNER and in his capacity as Heir of RANDY L. FORTUNER A/K/A RANDY LEE FORTUNER, deceased Devisee of ANDREW G. FORTUNER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW G. FORTUNER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RANDY L. FORTUNER A/K/A RANDY LEE FORTUNER, DECEASED DEVISEE OF THE ESTATE OF ANDREW G. FORTUNER ATTORNEY FOR PLAINTIFF: Robert Crawley, Esq (570) 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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,  
Susquehanna County Sheriff

**8/3/2018 • 8/10/2018 • 8/17/2018**



**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
SEPTEMBER 11, 2018**

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  
9-11-2018 at 9:30 AM**

Writ of Execution No.:  
2018-799 CP

PROPERTY ADDRESS: 501 Main  
Street

Hallstead, PA 18822

LOCATION: Borough of Hallstead

Tax ID #: 050.07-2,026.00,000.

IMPROVEMENTS: ONE – 2 Story

Wood Framed Dwelling

ONE – 18 X 25 Wood Framed

Garage

DEFENDANTS: Kathleen S.

Marvin

ATTORNEY FOR PLAINTIFF:

James 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: <http://susqco.com/> -Law  
Enforcement, Sheriff's Office, Sale  
listings

Lance M. Benedict,  
Susquehanna County Sheriff

**8/17/2018 • 8/24/2018 • 8/31/2018**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
SEPTEMBER 11, 2018**

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  
9-11-2018 at 10:30 AM**

Writ of Execution No.:

2018-780 CP

PROPERTY ADDRESS: 4729

Williams Road FKA Rural Route 3

Box 3644 G Williams Road

Nicholson, PA 18446

LOCATION: Township of Lathrop

Tax ID #: 293.00-2,009.00,000.

IMPROVEMENTS: ONE – Bi-

Level Wood Framed Dwelling

ONE – 6 X 10 Wood Framed Shed

DEFENDANTS: Jon N. Master

AKA Jon Master and Jenna James  
Master  
ATTORNEY FOR PLAINTIFF:  
Katherine Wolf, Esq  
(610) 278-6800

**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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,  
Susquehanna County Sheriff

**8/17/2018 • 8/24/2018 • 8/31/2018**

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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 2, 2018 TO AUGUST 8, 2018  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$184,343.00
Mortgagor: CARTER, HEATHER	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STEARNS LENDING LLC	
Locations: Parcel #	Municipality
1 - 174.00-1,021.03,000.	RUSH TOWNSHIP
Information:	Consideration: \$184,594.00
Mortgagor: STODDARD, BENJAMIN M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - PARAGON HOME LOANS INC
Locations: Parcel #	Municipality
1 - 043.00-1,009.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$240,125.00
Mortgagor: ELKINS, KAREN SUE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CARONE, GRANT TRACY	2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$600,000.00
Mortgagor: CANTONE ASSET MANAGEMENT LLC	Mortgagee: AGCHOICE FARM CREDIT ACA
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
2 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$55,600.00
Mortgagor: SMITH, TAMMY	Mortgagee: SEFCU
Locations: Parcel #	Municipality
1 - 031.16-1,001.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$168,000.00
Mortgagor: IZON, PHILIP THOMAS	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE
	2 - UNITED STATES RURAL HOUSING SERVICE
Locations: Parcel #	Municipality
1 - 183.00-1,055.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: ZUK, JOSEPH	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 265.00-1,031.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: PETERKA, JOHN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 246.00-1,020.03,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$450,000.00
Mortgagor: CBH INVESTMENTS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 148.00-1,022.00,000.	NEW MILFORD TOWNSHIP
2 - 148.00-2,010.00,000.	HARFORD TOWNSHIP

Information:	Consideration: \$332,500.00
Mortgagor: SHAVER, JEFFREY	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - SHAVER, RENE	
Locations: Parcel #	Municipality
1 - 226.00-1,060.02,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$84,800.00
Mortgagor: NOONAN, DANIEL E	Mortgagee: NBT BANK
2 - NOONAN, CAMILLE	
Locations: Parcel #	Municipality
1 - 109.06-2,038.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$100,000.00
Mortgagor: WALTERS, DEVIN E	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 222.00-3,034.00,000.	LENOX TOWNSHIP
2 - 222.00-3,033.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$26,777.50
Mortgagor: CAVANAUGH, FRANCES	Mortgagee: SCHELL, FRANCIS J
	2 - SCHELL, FRANCIS JACOB
Locations: Parcel #	Municipality
1 - 054.15-1,001.00,000.	SUSQUEHANNA
Information:	Consideration: \$127,187.00
Mortgagor: CONRAD, FREDERICK C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
2 - CONRAD, ASHLEY R	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 225.00-1,035.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: DIAS, NEILTON	Mortgagee: STIZZA, DIANE
2 - DIAS, ALINE B	
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$172,000.00
Mortgagor: ROBBINS, TANYA L	Mortgagee: PEOPLES SECURITY BANK AND
	TRUST COMPANY
Locations: Parcel #	Municipality
1 - 240.00-1,080.01,000.	LATHROP TOWNSHIP

## DEEDS

Information:	Consideration: \$182,500.00
Grantor: BURGESS, AMY E	Grantee: CARTER, HEATHER
Locations: Parcel #	Municipality
1 - 174.00-1,021.03,000.	RUSH TOWNSHIP
Information:	Consideration: \$188,000.00
Grantor: SCEPANIAK, CODY	Grantee: STODDARD, BENJAMIN M
2 - SCEPANIAK, KALLI	
Locations: Parcel #	Municipality
1 - 043.00-1,009.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: CZEITNER, LORI A	Grantee: THAKRAL, DANIELLE N
Locations: Parcel #	Municipality
1 - 046.13-1,032.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: FINK, GERALD A	Grantee: FASSETT, SHARON L
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$480,000.00
Grantor: THOMPSON, DANIEL P	Grantee: GEHRINGER, ALAN J
2 - THOMPSON, DEBRA D	2 - GEHRINGER, RENEE S
Locations: Parcel #	Municipality
1 - 249.00-1,007.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$282,500.00
Grantor: GALLAGHER, THOMAS	Grantee: ELKINS, KAREN SUE
2 - GALLAGHER, MARIANNE	2 - CARONE, GRANT TRACY
Locations: Parcel #	Municipality
1 - 247.00-1,021.02,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: FROST, LORI A (BY US MARSHAL)	Grantee: MCCLEARY, VICKI
2 - UNITED STATES MARSHAL	
Locations: Parcel #	Municipality
1 - 268.06-1,018.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: DOTY, JOSEPH (ESTATE)	Grantee: SARAVITZ, MICHAEL
Locations: Parcel #	Municipality
1 - 062.03-1,007.05,000.	FRIENDSVILLE BOROUGH
Information:	Consideration: \$1.00
Grantor: NARDONE, FRANK A	Grantee: WELLS FARGO BANK
2 - NARDONE, SUSAN L	
Locations: Parcel #	Municipality
1 - 268.06-2,063.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: WATSON, DAWN C (NBM)	Grantee: WATSON, LYNN
2 - ZALEWSKI, DAWN C	
3 - WATSON, TRACI (AKA)	
4 - CALL, TRACI L	
5 - WATSON, LYNN M	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HONEYFORD, THOMAS R	Grantee: HONEYFORD, THOMAS R
2 - HONEYFORD, DEBRA A	2 - HONEYFORD, DEBRA A
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILCOX, WILLIAM E (TRUSTEE)	Grantee: WILCOX, WILLIAM E
2 - WILCOX, PRISCILLA C (TRUSTEE)	2 - WILCOX, PRISCILLA C
Locations: Parcel #	Municipality
1 - 125.01-1,005.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STANLEY, JUSTIN	Grantee: STANLEY, PAUL JR
2 - STANLEY, JENNIFER	2 - STANLEY, STEPHANIE
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP

Information:	Consideration: \$286,000.00
Grantor: HEED, ROBERT C II	Grantee: CBH INVESTMENTS LLC
2 - HEED, AMBER K	
Locations: Parcel #	Municipality
1 - 126.00-1,008.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHELL, CHARLES JOHN	Grantee: SCHELL, CHARLES JOHN
2 - SCHELL, CAROLYN	2 - SCHELL, CAROLYN
	3 - SCHELL, JASON C
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: SILVER LAKE TOWNSHIP MUNICIPAL AUTHORITY
Locations: Parcel #	Municipality
1 - 027.00-1,008.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRAY, JOAN B	Grantee: WAGNER, SHANNON
	2 - WAGNER, JAMES
Locations: Parcel #	Municipality
1 - 204.03-1,020.00,000.	LENOX TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: ADAMS, MONNA	Grantee: WEIDA, SCOTT
	2 - WEIDA, MANDY
Locations: Parcel #	Municipality
1 - 186.00-1,037.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1,105.06
Grantor: OHARA, VIRGINIA L (BY SHERIFF)	Grantee: HSBC BANK USA
Locations: Parcel #	Municipality
1 - 149.05-1,014.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BARNES, KURT DOUGLAS	Grantee: BARNES, JOSHUA SPENCER
2 - BARNES, SUSAN MARIE	
Locations: Parcel #	Municipality
1 - 045.00-1,065.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: HADNAGY, AREESA	Grantee: IZON, PHILIP THOMAS
2 - HADNAGY, CHRISTOPHER	
Locations: Parcel #	Municipality
1 - 183.00-1,055.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REEDY, GARY L	Grantee: REEDY, GARY L
2 - REEDY, JUDY C	2 - REEDY, JUDY C
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: LARKIN, KATHLEEN M	Grantee: JUSER, DAVID E
2 - LARKIN, ROBERT P	2 - JUSER, LYNDA ROSE
3 - MEDER, VINCENT L	
4 - MEDER, LISA ANN	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$350,000.00
Grantor: DISTANT VENTURES LIMITED PARTNERSHIP	Grantee: SHAVER, JEFFREY 2 - SHAVER, RENE
Locations: Parcel # 1 - 226.00-1,060.02,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$106,000.00
Grantor: EQUITY TRUST COMPANY CUSTODIAN	Grantee: NOONAN, DANIEL E 2 - NOONAN, CAMILLE E
2 - PARRY, CANDIS R 3 - PARRY, JOHN C 4 - PAGE, CAROL R	
Locations: Parcel # 1 - 109.06-2,038.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$125,000.00
Grantor: BENSLEY GRANTOR TRUST (BY TRUSTEE)	Grantee: WALTERS, DEVIN E
Locations: Parcel # 1 - 222.00-3,034.00,000.	Municipality LENOX TOWNSHIP 2 - 222.00-3,033.00,000. LENOX
TOWNSHIP	
Information:	Consideration: \$25,000.00
Grantor: DAVEY, GREGORY (ESTATE AKA)	Grantee: CAVANAUGH, FRANCES
2 - DAVEY, GREG	
Locations: Parcel # 1 - 054.15-1,001.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$45,000.00
Grantor: KARMAZSIN, STEPHEN G	Grantee: THELEMAN, RAYMOND W 2 - THELEMAN, DEBRA A
2 - KARMAZSIN, KAREN E	
Locations: Parcel # 1 - 043.00-1,014.02,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COTTRELL, CHARLES JONATHAN	Grantee: COTTRELL, CHARLES JONATHAN 2 - COTTRELL, GAIL O
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRIDLEY, ELLA E	Grantee: GRIDLEY, ELLA E 2 - VELEY, EUGENIA FRANCES
2 - GRIDLEY, DAVID	
3 - VELEY, EUGENIA FRANCES	
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: MUNSON, DOUGLAS D	Grantee: CRYSTELLA PROPERTIES LLC
2 - ROLNICK, KAREN	
Locations: Parcel # 1 - 179.04-1,044.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: CONRAD, JUSTIN	Grantee: CONRAD, FREDERICK C 2 - CONRAD, ASHLEY R
Locations: Parcel # 1 - 225.00-1,035.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: STIZZA, DIANE	Grantee: DIAS, NEILTON 2 - DIAS, ALINE B
Locations: Parcel # 1 - 240.00-1,054.01,000.	Municipality LATHROP TOWNSHIP



Information: OIL & GAS

Grantor: MICHAELS, PAUL J

Locations: Parcel #

1 - 160.00-1,002.00,000.

Information:

Grantor: ATTICA, JAMES E JR

Locations: Parcel #

1 - N/A

Information:

Grantor: BODT, LAWRENCE P

2 - BODT, RENE J

Locations: Parcel #

1 - 149.00-1,002.00,000.

Information:

Grantor: PENNYMAC LOAN SERVICES LLC

Locations: Parcel #

1 - 268.07-1,085.00,000.

Consideration: \$10.00

Grantee: MOCKINBIRD MINERALD LLC

Municipality

JESSUP TOWNSHIP

Consideration: \$160,000.00

Grantee: MARCELLUS BROTHERS LLC

Municipality

RUSH TOWNSHIP

Consideration: \$1.00

Grantee: BODT, RENE J

Municipality

HARFORD TOWNSHIP

Consideration: \$1.00

Grantee: UNITED STATES SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT

Municipality

FOREST CITY 2W



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

# Susquehanna County LEGAL JOURNAL

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

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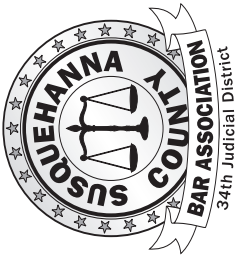
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