

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ November 16, 2018 ★ Montrose, PA ★ No. 33



IN THIS ISSUE

| | |
|-------------------------|----|
| COURT OPINION | 4 |
| LEGAL NOTICES | 7 |
| SHERIFF'S SALES | 11 |
| MORTGAGES & DEEDS | 13 |

CASES REPORTED

Commonwealth of Pennsylvania
vs.
Jonathan Rob Yacinovich, Defendant.

© 2018 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.

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
Marion O'Malley, 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. :
: No. 2016 - 286 C.R.
JONATHAN ROB YACINOVICH, :
Defendant. : Count 1: Homicide by Motor Vehicle

ORDER

NOW, this 31st day of October, 2018, upon consideration of the Commonwealth's Petition for Restitution Hearing, which the court has treated as a petition for amend restitution under 18 Pa. C.S. § 1106(c)(3),¹ and after a hearing held wherein the victim's father, Phillip Mazza, itemized the expenses incurred in connection with the funeral and burial expenses resulting from the victim's death, and the court finding that it does have the authority to amend the restitution award to include the restitution owed to the victim's family,² **IT IS HEREBY ORDERED THAT:**

1. Pursuant to 18 Pa. C.S. § 1106(c)(3), the July 5, 2018 sentencing order is

1 At the initial sentencing hearing on July 5, 2018, the Commonwealth did not seek or request any award of restitution to the victim's family for the costs and expenses associated with the victim's funeral services and internment. See 18 Pa. C.S. § 1106(c)(4)(i) (noting that "[i]t shall be the responsibility of the district attorney . . . to make a recommendation to the court at or prior to the time of sentencing as to the amount of restitution to be ordered"). The Commonwealth contends that it was unaware of any restitution being owed because the family had not affirmatively requested a restitution award. The victim's father, Phillip Mazza, testified that he did not believe that they could receive restitution based upon a prior experience that family had in another criminal matter. It was only after the sentencing proceeding that Phillip Mazza learned that restitution could have been ordered for the funeral and internment costs. The Commonwealth filed its petition for a restitution hearing approximately 32 days after the sentencing order. The Commonwealth's petition was improperly styled as a petition for a restitution hearing rather than a petition to amend or modify a restitution award under 18 Pa. C.S. § 1106(c)(3). The law does not permit for a restitution award to be deferred by the trial court and restitution must be determined at the time of the sentencing proceeding itself. See Commonwealth v. Gentry, 101 A.3d 813, 819 (Pa. Super. 2014) (noting that delegating a restitution determination to probation to be made after the sentencing was an illegal sentence). Thus, the Commonwealth's request for a restitution hearing after sentencing is not permitted; rather, the Commonwealth was seeking to amend or modify the restitution award (or lack thereof) which is specifically permitted under 18 Pa. C.S. § 1106(c)(3).

2 Defendant argues that the Commonwealth failed to meet its statutory obligations under 18 Pa. C.S. § 1106(c)(4)(i) and that, as a result, the court never entered any restitution amount in the July 5, 2018 sentencing order. Thus, defendant contends that there is no restitution award to "alter or amend" and that § 1106(c)(3) has no applicability. The definition of "amend" is "to put right; to change or modify (something) for the better." See <https://www.merriam-webster.com/dictionary/amend>

amended to provide as part of the direct sentence that defendant shall pay to Phillip Mazza the sum of \$17,322.50.³ The collection and distribution of restitution shall constitute a priority in this case.

2. Defendant is advised that he has a right to file a written post-sentence motion within 10 days of the date of the amendment of restitution component of his sentencing order.
3. A post-sentence motion must state with specificity and particularity the ground for the relief requested.
4. Defendant is further advised that he may file a post-sentence motion without cost and that there is the same right to assigned counsel as has existed throughout the case.
5. If a post-sentence motion is filed as it relates to the amendment of the restitution award, the court must render a decision within 120 days (unless the deadline is extended by the court for a maximum of 30 additional days on the request of the defendant and for good cause). If the decision on a post-sentence motion is not rendered within this time period, the post-sentence motion will automatically be denied and the sole potential remedy would be through appeal to a higher court.
6. Any appeal of the amendment of the restitution in the sentence must be taken to the Pennsylvania Superior Court. The appeal is initiated by filing the Notice of Appeal with the Clerk of Court at the Susquehanna County Courthouse, with notice to the sentencing judge, the court reporter and the prosecutor.
7. If a post-sentence motion was filed, the appeal to the Superior Court cannot be commenced until the disposition of the post-sentence motion. The disposition of

(November 1, 2018). The legislature's use of the term "amend" in § 1106(c)(3) plainly empowered sentencing courts "at any time" to make "right" the sentencing order as it relates to restitution owed to a victim provided that "the court states its reasons and conclusions as a matter of record for any changes or amendment to any previous order." 18 Pa. C.S. § 1106(c)(3). The Superior Court has recognized that even where a sentencing court issues an illegal restitution order, the defendant is not discharged from responsibility for restitution. See Gentry, 101 A.3d at 819 (collecting cases).

In Gentry, the sentencing court entered a restitution order of \$1.00 and authorized the probation office to essentially determine the actual restitution award. Id. at 815. Thereafter, the probation office determined that the restitution was \$49,000. Id. Nearly four years after the sentencing order, the defendant filed a motion to discharge the restitution contending that it was an illegal sentence because the sentencing court failed to determine the amount of restitution in the initial sentencing order. Id. The trial court conducted a hearing, denied defendant's motion, but did reduce the restitution to \$42,000. Id. On appeal, the Superior Court concluded that the sentencing court's initial sentencing order was illegal because it unlawfully delegated the determination of the restitution award to the probation department. Id. at 819. Thus, the Superior Court concluded that "there was no valid restitution for the trial court to amend." Id. Despite making this determination, the Superior Court concluded that the proper remedy was "to vacate the sentencing order and conduct a new sentencing hearing limited to the issue of restitution consistent with Section 1106 and our cases." Id. As in Gentry, where there was no legal restitution award to amend, Section 1106 provides a sentencing court with the ability to make an appropriate restitution award at any time provided a hearing is conducted and the reasons for the restitution award are placed on the record by the sentencing court.

3 The court finds that the expenses associated with the funeral, church, flowers, internment and monument were all directly caused by defendant's criminal actions, i.e., killing the victim through

the post-sentence motion occurs when the sentencing judge rules on the motion, or when the motion has been automatically denied because the sentencing judge did not rule on the motion within the time limits previously described. The Notice of Appeal must be filed within thirty (30) days of the disposition of the post-sentence motion.

8. If you financially qualify, an appeal may be filed without the payment of costs, and there is the same right to assigned counsel as existed throughout the case.

Jason J. Legg
President Judge



the reckless or grossly negligent operation of his motor vehicle. As to the costs associated with the funeral reception, the court finds that such costs are not directly related to the defendant's criminal conduct but arise from the Mazza family tradition associated with large family gatherings after the funeral itself. See Commonwealth v. Holmes, 155 A.3d 69, 73 (Pa. Super. 2017) (*en banc*) (noting that a "but-for" test is used to determine whether restitution should be ordered as part of a defendant's sentence and awarding funeral and monument expenses to victim's parents in the amount of \$12,794.50).

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

Estate of Lynn Gumaer, deceased, of 384 Brushville Road, New Milford, Susquehanna County, Pennsylvania, who died October 22, 2018.

Letters Testamentary have been granted to Bonne Travis, Executrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Bonne Travis
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

11/16/2018 • 11/23/2018 • 11/30/2018

**LEGAL AD
EXECUTRIX'S NOTICE**

Letters Testamentary on the Estate of Leila I. Pauswinski aka Leila J. Pauswinski aka Leila Johnson Pauswinski, who died on November 5, 2018, late of Bridgewater Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Brenda L. Korty, Executrix
663 Old Country Road
Montrose, PA 18801

Date: November 7, 2018

Attorney Leslie Wizelman
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

11/16/2018 • 11/23/2018 • 11/30/2018

**ESTATE NOTICE
ESTATE OF
STEVEN R. HERMAN**

ESTATE NOTICE ESTATE OF STEVEN R. HERMAN, late of Hop Bottom, Susquehanna County, PA (October 21, 2017). Notice is hereby given that Letters of

Administration on the above Estate have been granted to Christopher S. Herman. All persons indebted to the said estate are required to make payment and those having claims are required to present the same without delay to the Administrator named above to the following address 2259 State Route 547, Kingsley, PA 18826.

11/16/2018 • 11/23/2018 • 11/30/2018

EXECUTRIX NOTICE

Estate of Marjorie H. Wildenberg
Late of Herrick Township
EXECUTRIX

Patricia L. Peltz

1383 Wildenberg Road
Union Dale, PA 18470

ATTORNEY

Marissa McAndrew, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

11/9/2018 • 11/16/2018 • 11/23/2018

LEGAL AD EXECUTRIX'S NOTICE

Letters Testamentary on the Estate of Gerald L. Fuller, who died on July 22, 2018, late of Auburn Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Luella Ruhf, Executrix
855 Marshall Road

Meshoppen, PA 18630

Date: October 25, 2018

Attorney Leslie Wizelman
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

11/2/2018 • 11/9/2018 • 11/16/2018

LEGAL AD EXECUTORS' NOTICE

Letters Testamentary on the Estate of Dolores Arbosheski aka Dolores Arbosheski, who died on October 18, 2017, late of Bridgewater Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Debra I. Bell, Co--Executor
234 Main Street
Laceyville, PA 18623

Edward D. Bell, Co--Executor
234 Main Street
Laceyville, PA 18623

Date: October 25, 2018

Attorney Leslie Wizelman
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

11/2/2018 • 11/9/2018 • 11/16/2018

OTHER NOTICES

NOTICE

**IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA**

Case No.: 15-70766 JAD

Chapter 7

Document No.: 1281

Hearing Date and Time:
November 30, 2018, at 11:00 a.m.

In re:

Somerset Regional Water
Resources, LLC,
Debtor.

Charles O. Zebley, Jr., Trustee
Movant,

vs.

Somerset Regional Water
Resources, LLC; Susquehanna
County Tax Claim Bureau; Dawn
D. Arnold, Tax Collector; Peoples
Neighborhood Bank; Community
Bank, N.A. doing business as First
Liberty Bank & Trust Co.; and
Cabot Oil & Gas Corporation,
Respondents.

**NOTICE OF NON-
EVIDENTIARY HEARING WITH
RESPONSE DEADLINE
ON MOTION TO SELL THE
ESTATE'S INTEREST
IN REAL PROPERTY**

TO THE RESPONDENTS AND

**ALL CREDITORS AND PARTIES
IN INTEREST:**

You are hereby notified that the
above Movant seeks an order to
sell the estate's interest in real
property in which respondents may
have an interest.

Property to be sold:
68 Rafferty Road, Montrose,
Bridgewater Township,
Susquehanna County,
Pennsylvania, parcel identification
number 142.04-1,026.00,000. Oil,
gas and minerals excepted and
reserved.

Initial Offerer:
Avenlea Bixby, 9100 Forest Lake
Road, Montrose, Pennsylvania
18801.

Initial Offer:
\$60,000 with \$1,000 down

Terms of Sale: No-Contingency,
"AS IS, WHERE IS;" \$1,000 in
cash or certified funds at time of
sale, the balance within thirty days.
Buyer will pay any transfer taxes.
Seller and Buyer will prorate on a
fiscal year basis all unpaid real
estate taxes, municipal liens, and
assessments encumbering the
property. Buyer will pay to record
the deed and all other costs of
closing.

Contact:
Charles O. Zebley, Jr., Trustee, P.O.
Box 2124, Uniontown,
Pennsylvania, 15401, (724) 439-
9200, for information, terms and
conditions, or to examine property.

Responses and objections shall be filed and served by November 13, 2018. Higher or better bids are not an objection to the motion. If respondents fail to timely respond, the motion may be granted without a hearing.

A hearing will be held on November 30, 2018, at 11:00 a.m. before Judge Deller in Court Room B, Penn Traffic Building, First Floor, 319 Washington Street, Johnstown, PA 15901. (Video Conferencing will be available in Courtroom D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219.)

The court will entertain higher and better offers at the hearing. Terms announced at sale will supercede the terms of any prior notice.

Requests for information regarding subject real estate should be directed to the undersigned.

ZEBLEY MEHALOV & WHITE,
P.C.

Dated: October 26, 2018

BY /s/ Charles O. Zebley, Jr.

Charles O. Zebley, Jr., Trustee

PA I.D. No. 28980

Zebley Mehalov & White, P.C.

P.O. Box 2124

Uniontown, PA 15401

(724) 439-9200

Email: COZ@Zeblaw.com

11/16/2018

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

Estate of JOSEPH L HICKEY JR,
deceased
Roxanne Marie Neely,
Administratrix

Estate of KEVIN JAMES BRADY,
deceased
Mary L Brady, Administratrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, November 20, 2018, and if no exceptions have been filed thereto the account will be Confirmed Final.

**MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT**

11/9/2018 • 11/16/2018

NOTICE OF CHANGE OF NAME

Notice is hereby given that KENNETH COLEMAN, of Susquehanna, Susquehanna County, Pennsylvania, has filed a Petition for Change of Name of

Minor in the Court of Common Pleas of Susquehanna County, Pennsylvania and has specifically requested that the name of his minor daughter be changed from ASHLYN ROSE CORBIN to ASHLYN ROSE COLEMAN. Said Petition for Change of Name of Minor will be heard on November 29, 2018 at 8:45 a.m., in Courtroom No.1 of the Susquehanna County Courthouse. Any person interested in this matter and/or objecting to the requested relief shall appear at that time and place.

MARISSA MCANDREW,
ESQUIRE
BRIECHLE LAW OFFICES, PC
PO BOX 157
FOREST CITY, PA 18421

11/16/2018

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 27, 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 11-27-2018 at 9:30 AM

Writ of Execution No.:
2018-1132 CP
PROPERTY ADDRESS: 39 Grant Street, FKA 1136 Grant Street Great Bend, PA 18821
LOCATION: Township of Great Bend
Tax ID #: 031.11-1,031.00,000.
IMPROVEMENTS: ONE- One Story Brick Dwelling
ONE – 15 X 18 Wood Framed Car Port
DEFENDANTS: Michele Decker, known heir of Donna Ball, Deceased and Gregory Scheer, known heir of Donna Ball, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Donna Ball, Deceased and Bob Northrup, Known heir of Donna Ball, Deceased
ATTORNEY FOR PLAINTIFF:
Daniel Lutz, 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

11/2/2018 • 11/9/2018 • 11/16/2018

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 1, 2018 TO NOVEMBER 7, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|--|---|
| Information: | Consideration: \$106,000.00 |
| Mortgagor: OCONNOR, MICHAEL LOUIS | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - OCONNOR, LEAH A | 2 - WILMINGTON SAVINGS FUND SOCIETY (DBA) |
| | 3 - WSFS MORTGAGE |
| Locations: Parcel # | Municipality |
| 1 - 189.00-1,073.00,000. | GIBSON TOWNSHIP |
| Information: | Consideration: \$126,663.00 |
| Mortgagor: ELKINS, ALYSSA L | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| | 2 - NORTHEAST EQUITABLE MORTGAGE LLC |
| Locations: Parcel # | Municipality |
| 1 - 094.00-1,057.01,000. | JACKSON TOWNSHIP |
| Information: | Consideration: \$104,800.00 |
| Mortgagor: SHADDUCK, DAVID A | Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 045.15-1,006.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$100,000.00 |
| Mortgagor: HITCHCOCK, RICHARD C | Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION |
| 2 - HITCHCOCK, ROBIN J | |
| Locations: Parcel # | Municipality |
| 1 - N/A | JESSUP TOWNSHIP |
| 2 - N/A | FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$65,700.00 |
| Mortgagor: STODDARD, DAVID R | Mortgagee: SEFCU |
| 2 - STODDARD, LYNETTE J | |
| Locations: Parcel # | Municipality |
| 1 - N/A | GREAT BEND BOROUGH |
| Information: | Consideration: \$150,000.00 |
| Mortgagor: LYNCH, JACLYN | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 111.14-1,054.00,000. | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$55,000.00 |
| Mortgagor: WALTER, JEFFREY J | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA |
| 2 - WALTER, ROBYN P | |
| Locations: Parcel # | Municipality |
| 1 - 045.00-1,028.01,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$68,000.00 |
| Mortgagor: ALBANES, FRANCISCO DE JESUS | Mortgagee: CHICKEY, THOMAS |
| Locations: Parcel # | Municipality |
| 1 - 268.11-1,038.00,000. | FOREST CITY |
| Information: | Consideration: \$15,000.00 |
| Mortgagor: EDWARDS, KATHERINE | Mortgagee: VISIONS FEDERAL CREDIT UNION |
| Locations: Parcel # | Municipality |
| 1 - N/A | SUSQUEHANNA |

| | |
|---------------------------------|---|
| Information: | Consideration: \$150,000.00 |
| Mortgagor: BENSON, CRAIG J G | Mortgagee: NBT BANK |
| Locations: Parcel # | Municipality |
| 1 - 171.07-1,002.00,000. | ARARAT TOWNSHIP |
| Information: | Consideration: \$145,563.00 |
| Mortgagor: MARCELLE, SARAH | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - MARCELLE, KENNETH | 2 - SUMMIT MORTGAGE CORPORATION |
| Locations: Parcel # | Municipality |
| 1 - 061.00-1,011.00,000. | APOLACON TOWNSHIP |
| Information: | Consideration: \$40,000.00 |
| Mortgagor: MEYERS, GRACE | Mortgagee: PS BANK |
| Locations: Parcel # | Municipality |
| 1 - 161.08-1,038.00,000. | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$119,100.00 |
| Mortgagor: SHANNON, GARTH B JR | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - SHANNON, SARAH A | 2 - QUICKEN LOANS INC |
| Locations: Parcel # | Municipality |
| 1 - 023.00-2,029.00,000. | CHOCONUT TOWNSHIP |
| Information: | Consideration: \$30,800.00 |
| Mortgagor: FAY, EMILY | Mortgagee: COMMUNITY BANK |
| Locations: Parcel # | Municipality |
| 1 - 268.07-3,012.00,000. | FOREST CITY 2W |
| Information: | Consideration: \$127,500.00 |
| Mortgagor: HANNUM, THOMAS B III | Mortgagee: WAYNE BANK |
| 2 - HANNUM, KIMBERLY J | |
| Locations: Parcel # | Municipality |
| 1 - 171.00-2,005.01,000. | HERRICK TOWNSHIP |
| Information: | Consideration: \$67,500.00 |
| Mortgagor: HIGGINS, LISA A | Mortgagee: COMMUNITY BANK |
| Locations: Parcel # | Municipality |
| 1 - 031.16-1,068.00,000. | GREAT BEND BOROUGH |
| Information: | Consideration: \$42,000.00 |
| Mortgagor: BOSSICK, JOSEPH | Mortgagee: NBT BANK |
| Locations: Parcel # | Municipality |
| 1 - 268.11-1,039.00,000. | FOREST CITY |

DEEDS

| | |
|----------------------------------|---|
| Information: | Consideration: \$1.00 |
| Grantor: KELLEY, BARBARA GELDER | Grantee: KELLEY, BARBARA GELDER (TRUST) |
| Locations: Parcel # | Municipality |
| 1 - 204.03-1,006.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$40,000.00 |
| Grantor: DEAN, DONALD P | Grantee: VINCENT, TERRY M |
| 2 - DEAN, WALTER SCOTT (BY ATTY) | 2 - VINCENT, CHERYL L |
| 3 - AMODEO, JANIS (BY ATTY) | |
| Locations: Parcel # | Municipality |
| 1 - N/A | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$4,000.00 |
| Grantor: LYNN, HO MEI | Grantee: DAVIS, ALICE M |
| Locations: Parcel # | Municipality |
| 1 - 236.00-1,047.00,000. | SPRINGVILLE TOWNSHIP |

| | |
|--|--|
| Information: | Consideration: \$1.00 |
| Grantor: PRICE, JUDITH | Grantee: PRICE, JUDITH 2 - PANNEPACKER, JESSICA |
| Locations: Parcel # 1 - 035.00-1,051.00,000. | Municipality OAKLAND TOWNSHIP |
| Information: | Consideration: \$132,500.00 |
| Grantor: BEAR CREEK PROPERTIES INCORPORATED (AKA) 2 - BEAR CREEK PROPERTIES INC | Grantee: OCONNOR, MICHAEL LOUIS 2 - OCONNOR, LEAH A |
| Locations: Parcel # 1 - 189.00-1,073.00,000. | Municipality GIBSON TOWNSHIP |
| Information: | Consideration: \$129,000.00 |
| Grantor: BLOOMER, ALAN C | Grantee: ELKINS, ALYSSA L |
| Locations: Parcel # 1 - 094.00-1,057.01,000. | Municipality JACKSON TOWNSHIP |
| Information: CORRECTIVE | Consideration: \$1.00 |
| Grantor: VAUGHN, CAROL | Grantee: CZYZEWSKI, FRANK |
| Locations: Parcel # 1 - 092.00-1,049.00,000. | Municipality NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: CZYZEWSKI, FRANK 2 - CZYZEWSKI, KRISTIN | Grantee: CZYZEWSKI, KRISTIN |
| Locations: Parcel # 1 - 092.00-1,049.00,000. | Municipality NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: TRAYER, MARK 2 - TRAYER, FEBB | Grantee: KILDARE, DAMIAN 2 - KILDARE, JANELE |
| Locations: Parcel # 1 - 021.10-1,001.00,000. | Municipality LITTLE MEADOWS BOROUGH |
| Information: | Consideration: \$55,000.00 |
| Grantor: JAGET, DARRYL 2 - JAGET, DAWN | Grantee: SALANSKY, ROBERT J JR |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: JAGET, DARRYL 2 - JAGET, DAWN | Grantee: JAGET, DARRYL 2 - JAGET, DAWN |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: | Consideration: \$80,000.00 |
| Grantor: DOLCE, JOSEPH J 2 - DOLCE, LORRAINE M | Grantee: MANCUSO, RUSSELL 2 - MANCUSO, TAMMY |
| Locations: Parcel # 1 - 152.00-1,007.00,000. | Municipality ARARAT TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: HEEKIN, JAMES R III 2 - KENSINGER, MARGARET 3 - BARTELS, ELIZABETH HEEKIN 4 - HEEKIN, TIMOTHY J 5 - HEEKIN, JANE JESSUP | Grantee: UNITED FIRE COMPANY |
| Locations: Parcel # 1 - N/A | Municipality MONTROSE |
| Information: | Consideration: \$1.00 |
| Grantor: MORLANG, DOLORES B | Grantee: MORLANG, BEVERLY ANN |
| Locations: Parcel # 1 - N/A | Municipality SPRINGVILLE TOWNSHIP |

| | |
|---------------------------------------|--------------------------------------|
| Information: | Consideration: \$1.00 |
| Grantor: PERITZ, ANDREW | Grantee: PERITZ, ANDREW (TRUST) |
| 2 - PERITZ, SUZANNE | 2 - PERITZ, SUZANNE (TRUST) |
| Locations: Parcel # | Municipality |
| 1 - N/A | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$32,000.00 |
| Grantor: COMMUNITY BANK | Grantee: OLIVER J GAGE TRUCKING INC |
| Locations: Parcel # | Municipality |
| 1 - 155.00-1,013.00,000. | RUSH TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: KINNEY, JOHN R | Grantee: KINNEY, JUSTIN R |
| 2 - KINNEY, CORINNA M | |
| Locations: Parcel # | Municipality |
| 1 - N/A | LATHROP TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: NEPA, GREGORY SCOTT | Grantee: HUMPHRY, CHRISTY L (NBM) |
| 2 - MCNULTY, GEORGE | 2 - GRONOWSKI, CHRISTY L |
| | 3 - HUMPHRY, TARA M |
| Locations: Parcel # | Municipality |
| 1 - 054.14-3.033.00,000. | SUSQUEHANNA |
| Information: | Consideration: \$1.00 |
| Grantor: MEDYNEC, NELSON | Grantee: MEDYNEC, NELSON |
| 2 - MEDYNEC, LESLEY ANN | 2 - MEDYNEC, LESLIE ANN |
| Locations: Parcel # | Municipality |
| 1 - 092.00-2.055.00,000. | JACKSON TOWNSHIP |
| Information: | Consideration: \$60,000.00 |
| Grantor: BARBER, JAMES S (ESTATE AKA) | Grantee: FARRIS, DAVID A |
| 2 - BARBER, JAMES SCOTT (ESTATE) | 2 - FARRIS, DEBBIE W |
| Locations: Parcel # | Municipality |
| 1 - N/A | JACKSON TOWNSHIP |
| Information: | Consideration: \$135,900.00 |
| Grantor: KINNEY, TIMOTHY H | Grantee: ESTABROOK, ROCK C |
| 2 - KINNEY, KIMBERLY A | 2 - ESTABROOK, MALYNDA A |
| Locations: Parcel # | Municipality |
| 1 - N/A | HARFORD TOWNSHIP |
| Information: | Consideration: \$165,000.00 |
| Grantor: CHARSKY, DAVID | Grantee: BROWN, STEVEN |
| 2 - CHARSKY, CECILY Q | 2 - BROWN, SANDRA |
| Locations: Parcel # | Municipality |
| 1 - 179.03-1,002.00,000. | DIMOCK TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: HALL, ELIZABETH ANN | Grantee: HALL, WILLIAM A |
| | 2 - BURGIO, SANDRA M |
| | 3 - HALL, JEFFREY J |
| Locations: Parcel # | Municipality |
| 1 - 251.00-1,028.00,000. | AUBURN TOWNSHIP |
| Information: | Consideration: \$32,000.00 |
| Grantor: HONESDALE NATIONAL BANK | Grantee: ALBANES, FRANCISCO DE JESUS |
| Locations: Parcel # | Municipality |
| 1 - 268.11-1,038.00,000. | FOREST CITY |
| Information: | Consideration: \$1.00 |
| Grantor: STRICKLAND, DONALD H | Grantee: STRICKLAND, DONALD |
| 2 - STRICKLAND, DOLORES | |
| Locations: Parcel # | Municipality |
| 1 - 255.08-1,018.00,000. | SPRINGVILLE TOWNSHIP |

| | |
|-----------------------------------|------------------------------|
| Information: | Consideration: \$142,500.00 |
| Grantor: MCCANN, AARON M | Grantee: MARCELLE, SARAH |
| 2 - MCCANN, BROOKE L | 2 - MARCELLE, KENNETH |
| Locations: Parcel # | Municipality |
| 1 - 061.00-1,011.00,000. | APOLACON TOWNSHIP |
| Information: CORRECTIVE | Consideration: \$1.00 |
| Grantor: MOONEY, ANDREW J | Grantee: MOONEY, ANDREW J |
| 2 - MOONEY, DIANE E | 2 - MOONEY, DIANE E |
| Locations: Parcel # | Municipality |
| 1 - 124.17-1,081.00,000. | MONTROSE 2W |
| Information: | Consideration: \$1.00 |
| Grantor: STEVENS, KATHLEEN J | Grantee: CASTERLINE, KEVIN M |
| Locations: Parcel # | Municipality |
| 1 - 011.03-1,016.00,000. | LIBERTY TOWNSHIP |
| Information: | Consideration: \$38,500.00 |
| Grantor: ERICKSON, LORETTA EILEEN | Grantee: FAY, EMILY |
| Locations: Parcel # | Municipality |
| 1 - 268.07-3,012.00,000. | FOREST CITY 2W |
| Information: | Consideration: \$1.00 |
| Grantor: BUTTS, ROBERT J | Grantee: BUTTS, RICHARD A |
| 2 - BUTTS, NANCY L | 2 - MORRIS, MELISSA M |
| | 3 - DEAN, THOMAS P JR |
| Locations: Parcel # | Municipality |
| 1 - 068.00-1,002.00,000. | LIBERTY TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: BUTTS, RICHARD A | Grantee: BUTTS, RICHARD A |
| 2 - MORRIS, MELISSA M | 2 - BUTTS, NANCY L |
| 3 - DEAN, THOMAS P JR | |
| Locations: Parcel # | Municipality |
| 1 - 068.00-1,002.00,000. | LIBERTY TOWNSHIP |
| Information: | Consideration: \$175,000.00 |
| Grantor: ABPLANALP, HARRY J SR | Grantee: HANNUM, THOMAS BILL |
| 2 - ABPLANALP, CHRISTINE S | 2 - HANNUM, KIMBERLY J |
| Locations: Parcel # | Municipality |
| 1 - 171.00-2,005.01,000. | HERRICK TOWNSHIP |
| Information: CORRECTIVE DEED | Consideration: \$1.00 |
| Grantor: STRICKLAND, WILLIAM G | Grantee: LOPATOFSKY, CLAUDIA |
| 2 - STRICKLAND, MICHELE | 2 - STRICKLAND, BRADLEY |
| 3 - LOPATOFSKY, CLAUDIA | |
| 4 - STRICKLAND, BRADLEY | |
| Locations: Parcel # | Municipality |
| 1 - 240.00-1,067.00,000. | LATHROP TOWNSHIP |
| Information: | Consideration: \$5,000.00 |
| Grantor: BEAMER, SHANE | Grantee: BEAMER, CHESTER |
| 2 - BAKER, BROOKLYNNE | |
| Locations: Parcel # | Municipality |
| 1 - 054.14-2,073.00,000. | SUSQUEHANNA |
| Information: | Consideration: \$75,000.00 |
| Grantor: MLORF PROPERTIES LLC | Grantee: HIGGINS, LISA A |
| Locations: Parcel # | Municipality |
| 1 - 031.16-1,068.00,000. | GREAT BEND BOROUGH |

| | |
|--------------------------------|--------------------------------------|
| Information: | Consideration: \$57,000.00 |
| Grantor: KASE, RENEE M | Grantee: BOSSICK, JOSEPH |
| 2 - KASE, PETER | |
| Locations: Parcel # | Municipality |
| 1 - 268.11-1,039.00,000. | FOREST CITY |
| Information: | Consideration: \$30,000.00 |
| Grantor: PLACES PROPERTIES LLC | Grantee: WILDONER, JONATHAN |
| | 2 - ZAPOLSKI, ASHLEY |
| Locations: Parcel # | Municipality |
| 1 - N/A | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$10.00 |
| Grantor: PRECISION CAPITAL LP | Grantee: STRICKLAND, BEN R |
| | 2 - STRICKLAND, LINDA R |
| Locations: Parcel # | Municipality |
| 1 - 221.00-1,027.01,000. | LATHROP TOWNSHIP |
| Information: | Consideration: \$80,000.00 |
| Grantor: CENTONZE, ROCCO S | Grantee: JACKSON HOLE HOLDINGS LLC A |
| | WYOMING LIMITED LIABILITY COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 172.00-2,022.00,000. | HERRICK TOWNSHIP |



SUSQUEHANNA COUNTY BAR ASSOCIATION

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2018 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

| | One Insertion | Quarterly (13 Issues) | Semi-Annual (26 Issues) | Annual (52 Issues) |
|--------------|---------------|--------------------------|----------------------------|-----------------------|
| Full Page | \$100 | \$850 | \$1,300 | \$2,100 |
| Half Page | \$75 | \$525 | \$795 | \$1,265 |
| Quarter Page | \$50 | \$325 | \$475 | \$745 |
| Eighth Page | \$35 | \$195 | \$275 | \$435 |

All Changes subject to network adjustment fee; call for details

Subscription Rates

| | |
|-------------------------|----------------|
| One Issue | \$5 per issue |
| Mailed Copy | \$100 per year |
| Emailed Copy | \$50 per year |
| Mailed & Emailed Copies | \$125 per year |



Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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