

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

34th Judicial District

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



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**CASES REPORTED**

Commonwealth of Pennsylvania  
vs.  
Jonathan Rob Yacinovich, 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:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
P: 570-251-1512  
F: 570-647-0086  
susqco.com

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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

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Kenneth W. Seamans, *Senior Judge*

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MaryAnn Warren

### *Treasurer*

Jason D. Miller

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*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**

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

**Commonwealth of Pennsylvania** :  
:  
**vs.** :  
**JONATHAN ROB YACINOVICH,** :  
**Defendant.** : **No. 2016 - 286 C.R.**  
: **Count 1: Homicide by Motor Vehicle**

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**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),<sup>1</sup> 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,<sup>2</sup> **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 interment. 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 interment 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.<sup>3</sup> 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

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(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, interment 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.

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**Jason J. Legg**  
**President Judge**



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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

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11/16/2018 • 11/23/2018 • 11/30/2018

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#### 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

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11/16/2018 • 11/23/2018 • 11/30/2018

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#### 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**

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### **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**

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### **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**

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### **LEGAL AD EXECUTORS' NOTICE**

Letters Testamentary on the Estate of Dolores Arbosheski aka Delores 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**

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## 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

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**11/16/2018**

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## **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**

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**11/9/2018 • 11/16/2018**

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## **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**

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

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

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 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**

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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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Information:	Consideration: \$150,000.00
Mortgagor: BENSON, CRAIG J G	Mortgagee: NBT BANK
Locations: Parcel # 1 - 171.07-1,002.00,000.	Municipality 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 # 1 - 061.00-1,011.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: MEYERS, GRACE	Mortgagee: PS BANK
Locations: Parcel # 1 - 161.08-1,038.00,000.	Municipality 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 # 1 - 023.00-2,029.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$30,800.00
Mortgagor: FAY, EMILY	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 268.07-3,012.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$127,500.00
Mortgagor: HANNUM, THOMAS B III	Mortgagee: WAYNE BANK
2 - HANNUM, KIMBERLY J	
Locations: Parcel # 1 - 171.00-2,005.01,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$67,500.00
Mortgagor: HIGGINS, LISA A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 031.16-1,068.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$42,000.00
Mortgagor: BOSSICK, JOSEPH	Mortgagee: NBT BANK
Locations: Parcel # 1 - 268.11-1,039.00,000.	Municipality FOREST CITY

## DEEDS

Information:	Consideration: \$1.00
Grantor: KELLEY, BARBARA GELDER	Grantee: KELLEY, BARBARA GELDER (TRUST)
Locations: Parcel # 1 - 204.03-1,006.00,000.	Municipality 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 # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$4,000.00
Grantor: LYNN, HO MEI	Grantee: DAVIS, ALICE M
Locations: Parcel # 1 - 236.00-1,047.00,000.	Municipality SPRINGVILLE TOWNSHIP

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Information:	Consideration: \$1.00
Grantor: PRICE, JUDITH	Grantee: PRICE, JUDITH 2 - PANNEPACER, 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: TRAVER, MARK 2 - TRAVER, 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 2 - PERITZ, SUZANNE	Grantee: PERITZ, ANDREW (TRUST) 2 - PERITZ, SUZANNE (TRUST)
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: COMMUNITY BANK	Grantee: OLIVER J GAGE TRUCKING INC
Locations: Parcel # 1 - 155.00-1,013.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNEY, JOHN R 2 - KINNEY, CORINNA M	Grantee: KINNEY, JUSTIN R
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NEPA, GREGORY SCOTT 2 - MCNUILTY, GEORGE	Grantee: HUMPHRY, CHRISTY L (NBM) 2 - GRONOWSKI, CHRISTY L 3 - HUMPHRY, TARA M
Locations: Parcel # 1 - 054.14-3.033.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: MEDYNEC, NELSON 2 - MEDYNEC, LESLEY ANN	Grantee: MEDYNEC, NELSON 2 - MEDYNEC, LESLIE ANN
Locations: Parcel # 1 - 092.00-2.055.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: BARBER, JAMES S (ESTATE AKA) 2 - BARBER, JAMES SCOTT (ESTATE)	Grantee: FARRIS, DAVID A 2 - FARRIS, DEBBIE W
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$135,900.00
Grantor: KINNEY, TIMOTHY H 2 - KINNEY, KIMBERLY A	Grantee: ESTABROOK, ROCK C 2 - ESTABROOK, MALYNDA A
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: CHARSKY, DAVID 2 - CHARSKY, CECILY Q	Grantee: BROWN, STEVEN 2 - BROWN, SANDRA
Locations: Parcel # 1 - 179.03-1.002.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HALL, ELIZABETH ANN	Grantee: HALL, WILLIAM A 2 - BURGIO, SANDRA M 3 - HALL, JEFFREY J
Locations: Parcel # 1 - 251.00-1,028.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$32,000.00
Grantor: HONESDALE NATIONAL BANK	Grantee: ALBANES, FRANCISCO DE JESUS
Locations: Parcel # 1 - 268.11-1,038.00,000.	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: STRICKLAND, DONALD H 2 - STRICKLAND, DOLORES	Grantee: STRICKLAND, DONALD
Locations: Parcel # 1 - 255.08-1,018.00,000.	Municipality SPRINGVILLE TOWNSHIP

**★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★**

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Information:	Consideration: \$142,500.00
Grantor: MCCANN, AARON M 2 - MCCANN, BROOKE L	Grantee: MARCELLE, SARAH 2 - MARCELLE, KENNETH
Locations: Parcel # 1 - 061.00-1,011.00.000.	Municipality APOLACON TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: MOONEY, ANDREW J 2 - MOONEY, DIANE E	Grantee: MOONEY, ANDREW J 2 - MOONEY, DIANE E
Locations: Parcel # 1 - 124.17-1,081.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: STEVENS, KATHLEEN J	Grantee: CASTERLINE, KEVIN M
Locations: Parcel # 1 - 011.03-1,016.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$38.500.00
Grantor: ERICKSON, LORETTA EILEEN	Grantee: FAY, EMILY
Locations: Parcel # 1 - 268.07-3,012.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: BUTTS, ROBERT J 2 - BUTTS, NANCY L	Grantee: BUTTS, RICHARD A 2 - MORRIS, MELISSA M 3 - DEAN, THOMAS P JR
Locations: Parcel # 1 - 068.00-1,002.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTS, RICHARD A 2 - MORRIS, MELISSA M 3 - DEAN, THOMAS P JR	Grantee: BUTTS, RICHARD A 2 - BUTTS, NANCY L
Locations: Parcel # 1 - 068.00-1.002.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: ABPLANALP, HARRY J SR 2 - ABPLANALP, CHRISTINE S	Grantee: HANNUM, THOMAS BILL 2 - HANNUM, KIMBERLY J
Locations: Parcel # 1 - 171.00-2.005.01.000.	Municipality HERRICK TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: STRICKLAND, WILLIAM G 2 - STRICKLAND, MICHELE 3 - LOPATOFSKY, CLAUDIA 4 - STRICKLAND, BRADLEY	Grantee: LOPATOFSKY, CLAUDIA 2 - STRICKLAND, BRADLEY
Locations: Parcel # 1 - 240.00-1,067.00.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: BEAMER, SHANE 2 - BAKER, BROOKLYNNE	Grantee: BEAMER, CHESTER
Locations: Parcel # 1 - 054.14-2.073.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$75,000.00
Grantor: MLORF PROPERTIES LLC	Grantee: HIGGINS, LISA A
Locations: Parcel # 1 - 031.16-1,068.00.000.	Municipality GREAT BEND BOROUGH

Information:	Consideration: \$57,000.00
Grantor: KASE, RENEE M 2 - KASE, PETER	Grantee: BOSSICK, JOSEPH
Locations: Parcel # 1 - 268.11-1,039.00.000.	Municipality FOREST CITY
Information:	Consideration: \$30,000.00
Grantor: PLACES PROPERTIES LLC	Grantee: WILDONER, JONATHAN 2 - ZAPOLSKI, ASHLEY
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$10.00
Grantor: PRECISION CAPITAL LP	Grantee: STRICKLAND, BEN R 2 - STRICKLAND, LINDA R
Locations: Parcel # 1 - 221.00-1,027.01.000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: CENTONZE, ROCCO S	Grantee: JACKSON HOLE HOLDINGS LLC A WYOMING LIMITED LIABILITY COMPANY
Locations: Parcel # 1 - 172.00-2,022.00.000.	Municipality HERRICK TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**

# Susquehanna County LEGAL JOURNAL

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