

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ May 17, 2019 ★ Montrose, PA ★ No. 7



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CASES REPORTED

Commonwealth of Pennsylvania
vs.
Jodi Lynn Zech, 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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

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

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

Submit advertisements to
baileyd@ptd.net

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Subscription Rates

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Mailed & Emailed	\$125

Individual copies available for \$5 each

Subscription Year: March–February

Prorated subscriptions available

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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

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

Opinion continued from the May 10, 2019 issue

II. Discussion

Law enforcement officers are empowered to conduct a traffic stop based upon “reasonable suspicion” that a violation of the Vehicle Code has occurred (or is occurring) provided that the traffic stop has an investigatory purpose. 75 Pa. C.S. § 6308(b); see Commonwealth v. Chase, 960 A.2d 108, 115 (Pa. 2008) (“Put another way, if the officer has a legitimate expectation of investigatory results, the existence of reasonable suspicion will allow the stop – if the officer has no such expectations of learning additional relevant information concerning the suspected criminal activity, the stop cannot be constitutionally permitted on the basis of mere suspicion.”); Commonwealth v. Feczko, 10 A.3d 1285, 1291 (Pa. Super. 2010) (*en banc*) (“Mere reasonable suspicion will not justify a vehicle stop when the driver’s detention cannot serve an investigatory purpose relevant to the suspected violation.”). Where the police officer fails to articulate a further investigatory purpose for the traffic stop, then the question becomes whether probable cause of a Vehicle Code violation (or some other criminal violation) existed prior to the initiation of the traffic stop. See Commonwealth v. Landis, 89 A.3d 694, 703 (Pa. Super. Ct. 2014) (“There was no express indication that the trooper stopped [defendant] in order to conduct additional investigations into a DUI or other impairments of his ability to drive safely. Consequentially, a showing of probable cause was necessary to justify the trooper’s stop of [defendant] for a violation of Section 3309.”); Feczko, 10 A.3d at 1285 (holding that probable cause is constitutionally necessary to support a non-investigatory traffic stop). In this case, the Commonwealth has not articulated any investigatory basis for the traffic stop; rather, the Commonwealth contends that the traffic stop was conducted as a result of a violation of 75 Pa. C.S. § 3309(1), i.e., Zech failed to maintain her motor vehicle in her lane of traffic. As such, it must be determined whether probable cause for a violation of § 3309(1) existed to justify the traffic stop.

Under § 3309(1), a motorist must drive his or her motor vehicle “as nearly as

practicable entirely within a single lane and [the motor vehicle] *shall not be moved from the lane until the driver has first ascertained that the movement can be made with safety.*" (emphasis added). In considering the lawfulness of a traffic stop based upon this statute, the Superior Court has found probable cause where a motor vehicle crossed slightly into the other traffic lane on several occasions where there was oncoming traffic. Id. at 1292 ("Given the presence of oncoming traffic, [defendant's] deviations from his lane of travel created a significant safety hazard on the roadway.").

Unlike Feczko, there was absolutely no oncoming traffic present in this case. Zech's movement of her motor vehicle from her lane of traffic was done safely and without posing any risk of danger to any other motorist. Moreover, Feczko did not involve a motorist leaving her lane of traffic in order to avoid a rough road surface. In this case, Zech maneuvered her motor vehicle in a manner that was designed to avoid striking potholes or driving upon a rough road surface. In other words, there was a clear and apparent motive for Zech's decision to temporarily leave her lane of traffic while no such justification existed in the Feczko decision.

The Commonwealth argues that a motorist may not leave his or her lane of traffic in order to avoid a rough road surface; rather, the Commonwealth contends that a motorist must simply slow his or her motor vehicle down and hit each pothole at a slower pace if the motorist wishes to mitigate the potential damage that the pothole will cause to the motorist's vehicle. It is not surprising that the Commonwealth has presented no authority to support this argument as the plain language of § 3309(1) makes clear that a motorist may leave his or her lane of traffic provided the movement can be done safely. See Commonwealth v. Gleason, 785 A.2d 983, 989 (Pa. 2001) (finding insufficient evidence to support probable cause to support traffic stop for violation of § 3309(1) where there was no showing that the motorist "created a safety hazard"); Commonwealth v. Cook, 865 A.2d 869, 874 (Pa. Super. Ct. 2004) ("Whether an officer possesses probable cause to stop a vehicle for a violation of [§3309(1)] largely depends on whether a driver's movement from his lane is done safely."); Commonwealth v. Freeman, 150 A.3d 32, 36 (Pa. Super. Ct. 2016) (finding probable cause where defendant made "unsafe lane changes"), appeal denied, 169 A.3d 524 (Pa. 2017); Commonwealth v. Malone, 19 Pa. D & C. 4th 41 (Cumberland County Ct. Comm. Pleas 1993) ("Section 3309(1) does not require perfect adherence to driving entirely within a single marked lane on all occasions.").

Significantly, Trooper Scochin followed Zech for over 2 miles on State Route 11 without observing any traffic violation or any other indicia that Zech was an intoxicated driver. Thereafter, Trooper Scochin also followed Zech for several hundred yards on State Route 167 again without observing any traffic violation. It was not until Zech turned onto Greenwood Street that her motor vehicle partially left her lane of traffic in order to safely avoid a rough road surface. Zech was not weaving or swerving in and out of her lane of traffic; rather, she simply moved her motor vehicle slightly into the opposing lane of traffic in order to avoid a rough road surface. Zech had sufficient sight distance to partially leave her traffic lane in a safe manner so as to avoid the rough roadway. Zech posed no risk to any other motorists by leaving her lane of traffic to avoid

the rough roadway because there were no other motorists on Greenwood Street.

“Probable cause exists ‘when the facts and circumstances within the police officer’s knowledge and of which the officer has reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution in the belief that an offense has been committed.’” Commonwealth v. Johnson, 2019 WL 81649, at *1 n.3 (Pa. Super. Ct. 2019) (quoting Commonwealth v. Salter, 121 A.3d 987, 993 (Pa. Super. Ct. 2015)). In this case, the Commonwealth has failed to show that probable cause existed to support the traffic stop of Zech for a violation of § 3309(1).³ As permitted under § 3309(1), Zech safely moved a portion of her motor vehicle out of her lane of traffic to avoid a rough road surface. Given that Zech’s operation of her motor vehicle complied with the permissive language of § 3309(1), no probable cause existed to support a traffic stop based upon a violation of § 3309(1). In the absence of probable cause to support the traffic stop, Zech’s motion to suppress will be granted.⁴



3 During the course of his testimony, Trooper Smith testified that there were no circumstances under which a motorist could lawfully leave his or her lane of travel. In explaining the traffic stop had been initiated as a result of a violation of § 3309(1), Trooper Smith provided the following testimony:

Trooper Smith:	You are to maintain your lane of traffic, correct.
District Attorney:	Is there ever an occasion when you cannot maintain your lane of traffic?
Trooper Smith:	No.
District Attorney:	There’s no circumstance, there’s no exception to leaving your lane of traffic?
Trooper Smith:	No.

(Recorded Testimony, Jan. 2, 2019 hearing, approximately 2:40 p.m.) Trooper Smith’s erroneous interpretation of § 3309(1) essentially created a bright line rule that prohibited any motorist from ever leaving his or her lane of traffic even where such a maneuver could be safely conducted. As a result of the misinterpretation of § 3309(1), Trooper Smith did not believe that Zech was permitted to leave her lane of traffic even if she was doing so safely in order to avoid the rough road surface. Trooper Smith’s misunderstanding of § 3309(1) plainly contributed to the erroneous conclusion that probable cause existed to conduct a traffic stop, i.e., as soon as Zech left her lane of traffic, Trooper Smith believed a traffic violation had occurred regardless of whether the maneuver had been conducted safely.

4 Trooper Smith also charged Zech with careless driving under 75 Pa. C.S. § 3714(a). During his trial testimony, however, Trooper Smith did not indicate that Zech had been stopped for a violation of § 3714(a); rather, Trooper Smith clearly stated that the violation supporting the traffic stop was § 3309(1).

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

In the Estate of Kevin W. Tingley, late of the Township of New Milford, Susquehanna County, Pennsylvania,

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

Nancy L. Tyler
661 Tyler Road
New Milford, PA 18834

or

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

5/17/2019 • 5/24/2019 • 5/31/2019

EXECUTRIX NOTICE

Estate of Richard C. Tyler AKA
Richard Clinton Tyler AKA
Richard Tyler AKA Rick Tyler
Late of Silver Lake Township/
Brackney
EXECUTRIX
Marian C. Tyler
1177 Hawleyton Tpke.
Brackney, PA 18812

5/17/2019 • 5/24/2019 • 5/31/2019

EXECUTOR'S NOTICE

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted in the ESTATE OF KATHLEEN M. ESTABROOK late, of the Borough of Hop Bottom, County of Susquehanna, Commonwealth of Pennsylvania, who died on March 14, 2019. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to Bethany Tyrell, Executrix, c/o Catherine Mihalick, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania 18702

5/17/2019 • 5/24/2019 • 5/31/2019

EXECUTRIX NOTICE

Estate of Mary H. Adleman
Late of Montrose Borough
EXECUTRIX
Debra Adleman
366 Lake Ave.
Montrose, PA 18801

5/17/2019 • 5/24/2019 • 5/31/2019

EXECUTRIX NOTICE

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

5/10/2019 • 5/17/2019 • 5/24/2019

ESTATE NOTICE

Letters of Administration in the Estate of Joseph J. Yannone have been granted to Philip J. Yannone. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

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

5/10/2019 • 5/17/2019 • 5/24/2019

ADMINISTRATRIX NOTICE

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

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTOR NOTICE

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

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTOR NOTICE

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

5/10/2019 • 5/17/2019 • 5/24/2019

NOTICE

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

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

Patricia Berry
234 Juneberry Road West
East Stroudsburg, PA 18302

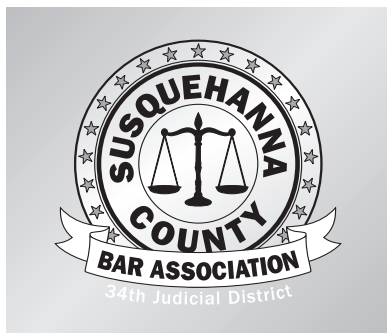
OR

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

5/10/2019 • 5/17/2019 • 5/24/2019

EXECUTOR NOTICE

Notice is hereby given that letters
testamentary or of administration
have been granted in the ESTATE
OF SAMUEL G. POET, JR., late
of 914 Ventura Drive, Lady Lake,
Florida (died August 13, 2018), to



Cynthia J. Poet, of 914 Ventura
Drive, Lady Lake, Florida,
Executor; attorney, Joe B. Munk
Esq., Leasure, Gow, Munk &
Rizzuto, Esqs., 101 Jefferson
Avenue, Endicott, NY. All persons
indebted to said estate are required
to make payment and those having
claims or demands to present the
same without delay to the
administrators or executors named
or their attorneys.

5/10/2019 • 5/17/2019 • 5/24/2019

NOTICE

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

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

Christiane Burnard
25 Peachtree Drive
Sutton, MA 01590

OR

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

5/3/2019 • 5/10/2019 • 5/17/2019

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

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

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

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

SALE DATE AND TIME

June 25, 2019 at 9:30 AM

Writ of Execution No.:

2019-249 CP

PROPERTY ADDRESS: 2309

State Route 3004 fka 131 Retta Road

Montrose, PA 18801

LOCATION: Auburn Township

Tax ID # 195.00-2,003.00,000.

IMPROVEMENTS: ONE – BI-LEVEL WOOD FRAMED DWELLING

ONE – 10 X 16 CLOSED WOOD FRAMED SHED

DEFENDANTS: Brian D. Fourney

ATTORNEY FOR PLAINTIFF:

Richard M. Squire, Esq

(215) 886-8790

NOTICE

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

Lance M. Benedict,

Susquehanna County Sheriff

5/3/2019 • 5/10/2019 • 5/17/2019

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

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

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

Writ of Execution No.:

2019-282 CP

PROPERTY ADDRESS: RR1

BOX 1154 A/K/A 2149 NEW

YORK AVENUE, HALLSTEAD,

PA 18822

LOCATION: Great Bend Township

Tax ID # 012.00-1,033.00,000.

IMPROVEMENTS: ONE – ONE

AND ONE-HALF STORY WOOD

FRAMED DWELLING

ONE – 12 X 20 BLOCK

FRAMED GARAGE

DEFENDANTS: Robin D. Conrad

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

NOTICE

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

Lance M. Benedict,

Susquehanna County Sheriff

5/3/2019 • 5/10/2019 • 5/17/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 9, 2019**

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

SALE DATE AND TIME**July 9, 2019 at 10:00 AM**

Writ of Execution No.:

2019-344 CP

PROPERTY ADDRESS: 216

PROSPECT STREET A/K/A 54

PROSPECT STREET,

SUSQUEHANNA, PA 18847

LOCATION: Susquehanna

Borough

Tax ID # 054.15-2,006.00,000

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Stanley V. Koziol

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty

regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must

be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: www.susquehannasheriff.com/sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

5/17/2019 • 5/24/2019 • 5/31/2019

MORTGAGES AND DEEDS

*RECORDED FROM MAY 2, 2019 TO MAY 8, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$25,000.00
Mortgagor: ARNOLD, LINDA L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - ARNOLD, GEORGE A JR	
Locations: Parcel #	Municipality
1 - 141.00-1,056.01,000.	JESSUP TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: DOVIN, ROBERT A	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 268.07-1,092.00,000.	FOREST CITY 2W
Information:	Consideration: \$70,000.00
Mortgagor: FAIGLE, WAYNE L	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - FAIGLE, DEBORAH A	
3 - FAIGLE, KELLIE J	
Locations: Parcel #	Municipality
1 - 218.00-2,036.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$227,525.00
Mortgagor: ZORY, STANLEY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HELLER, MARGARET	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 249.18-1,026.01,000.	FOREST CITY 2W
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: SHERWOOD, RONALD SCOTT	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 050.08-1,026.00,000.	HALLSTEAD BOROUGH
2 - 050.12-1,003.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$50,000.00
Mortgagor: GLEASON, CATHERINE E	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel #	Municipality
1 - 021.00-3,008.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$100,000.00
Mortgagor: CRUZ, LOU ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CRUZ, JOSE CESAR	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 024.04-1,025.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$114,750.00
Mortgagor: SMITH, JANIS V	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	2 - LOANDEPOT.COM LLC
1 - 238.00-1,013.01,000.	Municipality
Information:	Consideration: \$64,800.00
Mortgagor: TORO, ERNEST	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 268.07-6,081.00,000.	FOREST CITY

Information:	Consideration: \$165,000.00
Mortgagor: VINCIULLA, CHARLES J JR	Mortgagee: ATON, RONALD R JR
Locations: Parcel #	Municipality
1 - 083.20-1,045.00,000.	FOREST LAKE TOWNSHIP
2 - 083.20-1,044.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: PETROSKI, THOMAS	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 151.00-1,003.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$124,000.00
Mortgagor: JONES, JOSHUA T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JONES, KRISTIN N	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 124.10-2,024.00,000.	MONTROSE
Information:	Consideration: \$55,000.00
Mortgagor: BLANTON, JORDAN	Mortgagee: GRASSMAN, JAMES
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$254,400.00
Mortgagor: DOUGHER, DONALD C	Mortgagee: NBT BANK
2 - DAYTON, MIKAYLA E	
Locations: Parcel #	Municipality
1 - 243.00-1,011.02,000.	LENOX TOWNSHIP
Information:	Consideration: \$177,975.00
Mortgagor: KING, ROYCE D	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 011.03-1,010.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$135,000.00
Mortgagor: DAVIS, ALICE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 200.00-1,043.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$58,685.00
Mortgagor: BALLARD, THOMAS K	Mortgagee: NBT BANK
2 - BALLARD, TERESA A	
Locations: Parcel #	Municipality
1 - 054.15-2,022.00,000.	SUSQUEHANNA
2 - 054.15-2,021.00,000.	SUSQUEHANNA
Information:	Consideration: \$45,105.00
Mortgagor: BRUNO, PETER	Mortgagee: JPMORGAN CHASE BANK
Locations: Parcel #	Municipality
1 - 031.16-1,012.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$130,000.00
Mortgagor: CANIPE, SAMUEL D	Mortgagee: BANK OF AMERICA NA
Locations: Parcel #	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
1 - 148.00-2,035.00,000.	Municipality
Information:	Consideration: \$33,700.00
Mortgagor: YAZDZIK, MARY	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 172.00-1,045.01,000.	ARARAT TOWNSHIP

Information:	Consideration: \$85,500.00
Mortgagor: WASHBURN, NICHOLAS S COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST
Locations: Parcel # 1 - 124.14-3,009.00,000.	Municipality MONTROSE
Information:	Consideration: \$137,464.00
Mortgagor: THOGODE, CHRISTOPHER	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - FORBA-REPCHICK, NICOLE MARISSA (AKA)	2 - SUMMIT MORTGAGE CORPORATION
3 - REPCHICK, NICOLE MARISSA FORBA	
Locations: Parcel # 1 - 143.05-2,006.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$150,000.00
Mortgagor: DELUCA, ROBERT A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 185.00-1,054.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: WHITE, WILLIAM A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITE, CAROLYN B	
Locations: Parcel # 1 - 087.00-1,081.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: SCHAFFER, JAMES M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SCHAFFER, LISA G	
Locations: Parcel # 1 - 110.00-1,021.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: LAUDEMAN, CHARLES D	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
2 - LAUDEMAN, LISA	
Locations: Parcel # 1 - 218.03-1,049.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HALEY, CHARLES M	Mortgagee: COMMUNITY BANK
2 - HALEY, TONYA M	
Locations: Parcel # 1 - 014.00-1,032.01,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: HARMER, TIMOTHY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HARMER, STEPHANIE	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - 240.00-1,024.00,000.	Municipality LATHROP TOWNSHIP



DEEDS

Information:	Consideration: \$239,500.00
Grantor: PISARCIK, MATTHEW J	Grantee: ZORY, STANLEY
2 - PISARCIK, KATHRYN M	2 - HELLER, MARGARET
Locations: Parcel #	Municipality
1 - 249.18-1,026.01,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: CORDNER, JODI LYNN	Grantee: JLC RE LLC
2 - CORDNER, GARY	
Locations: Parcel #	Municipality
1 - 178.00-2,018.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CORDNER, JODI LYNN	Grantee: JLC RE LLC
2 - CORDNER, GARY	
Locations: Parcel #	Municipality
1 - 178.00-2,020.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CORDNER, JODI LYNN	Grantee: JLC RE LLC
2 - CORDNER, GARY	
Locations: Parcel #	Municipality
1 - 178.00-1,045.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CORDNER, JODI LYNN	Grantee: JLC RE LLC
2 - CORDNER, GARY	
Locations: Parcel #	Municipality
1 - 178.00-1,044.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GALVIN, JAMES O	Grantee: GALVIN, JAMES O
2 - GALVIN, KAREN J	
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRAMAN, DAVID L (ESTATE)	Grantee: BRAMAN, DAVID L (TRUST)
Locations: Parcel #	Municipality
1 - 149.00-3,001.00,000.	GIBSON TOWNSHIP
Information: SURFACE RIGHTS	Consideration: \$1.00
Grantor: BRAMAN, DAVID (TRUST)	Grantee: BRAMAN, WILLIAM
2 - BRAMAN, DAVID L (ESTATE)	2 - BRAMAN, GARY
Locations: Parcel #	Municipality
1 - 149.00-3,080.00,000.	GIBSON TOWNSHIP
2 - 149.00-2,005.00,000.	NEW MILFORD TOWNSHIP
3 - 149.00-2,003.00,000.	NEW MILFORD TOWNSHIP
4 - 149.00-3,001.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$81,000.00
Grantor: K MAN INVESTMENTS LLC	Grantee: TORO, ERNEST
Locations: Parcel #	Municipality
1 - 268.07-6,081.00,000.	FOREST CITY

Information: MINERAL RIGHTS
 Grantor: BRAMAN, DAVID (TRUST)
 2 - BRAMAN, DAVID L (ESTATE)

Consideration: \$1.00
 Grantee: BRAMAN, WILLIAM
 2 - BRAMAN, JOANNA
 3 - BRAMAN, JEFFREY
 4 - BRAMAN, GARY
 5 - BRAMAN, CHARLES

Locations: Parcel #
 1 - 149.00-3,080.00,000.
 2 - 149.00-2,005.00,000.
 3 - 149.00-2,003.00,000.
 4 - 149.00-3,001.00,000.

Municipality
 GIBSON TOWNSHIP
 NEW MILFORD TOWNSHIP
 NEW MILFORD TOWNSHIP
 GIBSON TOWNSHIP

Information:
 Grantor: ATON, RONALD R JR
 Locations: Parcel #
 1 - 083.20-1,045.00,000.
 2 - 083.20-1,044.00,000.

Consideration: \$185,000.00
 Grantee: VINCIULLA, CHARLES J JR
 Municipality
 FOREST LAKE TOWNSHIP
 FOREST LAKE TOWNSHIP

Information: CONFIRMATION
 Grantor: ELEANOR ELIZABETH SEAMANS LAWRENCE
 FAMILY LIMITED PARTNERSHIP (FKA)
 2 - LAWRENCE FAMILY LIMITED PARTNERSHIP

Consideration: \$1.00
 Grantee: MITCHELL, ELIZABETH
 2 - POST, GAIL
 3 - ZICK, GERALD
 4 - ZICK, CHRISTOPHER
 5 - ZICK, BRAD

Locations: Parcel #
 1 - 111.14-1,056.00,000.

Municipality
 NEW MILFORD TOWNSHIP

Information:
 Grantor: MITCHELL, ELIZABETH
 2 - POST, GAIL
 3 - ZICK, GERALD
 4 - ZICK, CHRISTOPHER
 5 - ZICK, BRAD

Consideration: \$1.00
 Grantee: LAWRENCE FAMILY COTTAGE LLC

Locations: Parcel #
 1 - 111.14-1,056.00,000.

Municipality
 NEW MILFORD TOWNSHIP

Information:
 Grantor: ELEANOR ELIZABETH SEAMANS LAWRENCE
 FAMILY LIMITED PARTNERSHIP (FKA)
 2 - LAWRENCE FAMILY LIMITED PARTNERSHIP

Consideration: \$1.00
 Grantee: LAWRENCE FAMILY THE HILL, LLC

Locations: Parcel #
 1 - 109.06-2,016.03,000.

Municipality
 NEW MILFORD BOROUGH

Information: CONFIRMATION
 Grantor: ELEANOR ELIZABETH SEAMANS LAWRENCE
 FAMILY LIMITED PARTNERSHIP (FKA)
 2 - LAWRENCE FAMILY LIMITED PARTNERSHIP

Consideration: \$1.00
 Grantee: SCOTT, CHAD C

Locations: Parcel #
 1 - 109.06-2,016.00,000.

Municipality
 NEW MILFORD BOROUGH

Information: CONFIRMATION
 Grantor: ELEANOR ELIZABETH SEAMANS LAWRENCE
 FAMILY LIMITED PARTNERSHIP (FKA)
 2 - LAWRENCE FAMILY LIMITED PARTNERSHIP

Consideration: \$1.00
 Grantee: SCOTT, CHAD C

Locations: Parcel #
 1 - 109.06-2,016.02,000.

Municipality
 NEW MILFORD BOROUGH

Information: CONFIRMATION	Consideration: \$1.00
Grantor: ELEANOR ELIZABETH SEAMANS LAWRENCE FAMILY LIMITED PARTNERSHIP (FKA)	Grantee: SCOTT, CHAD C
2 - LAWRENCE FAMILY LIMITED PARTNERSHIP	
Locations: Parcel #	Municipality
1 - 109.06-2,040.00,000.	NEW MILFORD BOROUGH
Information: CORRECTIONAL	Consideration: \$1.00
Grantor: YANNONE, JOSEPH J (ESTATE)	Grantee: YANNONE, PHILIP J
2 - YANNONE, PHILIP J	
3 - BENACQUISTO, DEANN (FKA)	
4 - YANNONE, DEANN	
Locations: Parcel #	Municipality
1 - 054.14-1,003.00,000.	SUSQUEHANNA
2 - 054.13-1,009.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: NORTON, SHARON O (TRUST)	Grantee: NORTON, VICTORIA M
Locations: Parcel #	Municipality
1 - 046.09-1,003.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALEXANDER, MARY H	Grantee: ALEXANDER, MICHAEL J
Locations: Parcel #	Municipality
1 - 235.00-1,026.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$92,500.00
Grantor: WOOSNAM, ELAINE C (ESTATE)	Grantee: CEBULAR, RAYMOND
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: MAYNARD, PHILIP T	Grantee: JONES, JOSHUA T
2 - BONNICE, LINDSEY J (FKA)	2 - JONES, KRISTIN N
3 - BONNICE, LINDSEY	
Locations: Parcel #	Municipality
1 - 124.10-2,024.00,000.	MONTROSE
Information:	Consideration: \$55,000.00
Grantor: GRASSMAN, JAMES G (AKA)	Grantee: BLANTON, JORDAN
2 - GRASSMAN, JAMES	
3 - GRASSMAN, JEAN MARIE (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KING, ROYCE A (AKA)	Grantee: KING, ROYCE O
2 - KING, ROYCE O	
Locations: Parcel #	Municipality
1 - 011.03-1,010.00,000.	LIBERTY TOWNSHIP
Information: GAS OIL & MINERAL	Consideration: \$1.00
Grantor: KOSTANTEWICZ, DELORES O (ESTATE)	Grantee: WORTH, LISA
	2 - KOSTANTEWICZ, JEROME
Locations: Parcel #	Municipality
1 - 232.00-1,012.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: MOTISKO, MICHAEL DAVID	Grantee: DISHY, ZAIDA GIRARDI
2 - MOTISKO, APRIL (AKA)	
3 - MOTISKO, APRIL A	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP

Information:	Consideration: \$185,000.00
Grantor: COHEN, COREY M	Grantee: DAVIS, ALICE M
2 - COHEN, PHYLLIS L	
Locations: Parcel #	Municipality
1 - 200.00-1,043.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$60,500.00
Grantor: FISKE, EVELYN H (ESTATE)	Grantee: BALLARD, THOMAS K
2 - HOBART, PATRICIA	2 - BALLARD, TERESA A
Locations: Parcel #	Municipality
1 - 054.15-2,022.00,000.	SUSQUEHANNA
2 - 054.15-2,021.00,000.	SUSQUEHANNA
Information:	Consideration: \$45,000.00
Grantor: SMITH, ALICE R (BY ATTY)	Grantee: BRUNO, PETER
Locations: Parcel #	Municipality
1 - 031.16-1,012.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: APPLETON, MICHAEL	Grantee: NIXASA LLC
2 - NAVINES, LIDIA	
Locations: Parcel #	Municipality
1 - 266.12-1,077.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$210,000.00
Grantor: SYKES, DIANE MARIE (AKA)	Grantee: CANIPE, SAMUEL O
2 - SYKES, DIANA MARIE	
Locations: Parcel #	Municipality
1 - 148.00-2,035.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: KERR, JEFFREY S	Grantee: WASHBURN, NICHOLAS S
Locations: Parcel #	Municipality
1 - 124.14-3,009.00,000.	MONTROSE
Information:	Consideration: \$140,000.00
Grantor: BUTLER, MARK	Grantee: THOGODE, CHRISTOPHER
2 - GROSHONG-BUTLER, MICHELLE (AKA)	2 - FORBA-REPCHECK, NICOLE MARISSA (AKA)
3 - BUTLER, MICHELLE GROSHONG	3 - REPCHECK, NICOLE MARISSA FORBA
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEAN, JOSEPHINE H	Grantee: DEAN, ROBERT CALVIN
Locations: Parcel #	2 - DEAN, NANETTE RUTH
1 - N/A	Municipality
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: WM CAPITAL PARTNERS XXXIX LLC	Grantee: WHITE PINE MINERALS LLC
Locations: Parcel #	Municipality
1 - 128.00-1,027.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: STAFFORD, LAURENCE ALLAN	Grantee: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION INC
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: QUITCLAIM DEED	Consideration: \$10.00
Grantor: MARQUEZ, KATHY	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: DAVEY, JEFFREY J	Grantee: DAVEY, JEFFREY J (TRUST)
Locations: Parcel #	Municipality
1 - 096.00-1,007.03,000.	THOMPSON TOWNSHIP



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