

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

34th Judicial District

Vol. 2 ★ February 9, 2018 ★ Montrose, PA ★ No. 45



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**CASES REPORTED**

David Mark Jones, Appellant,  
v.  
Commonwealth of Pennsylvania Department of Transportation, Appellee.

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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

**The Legal Journal of Susquehanna County** contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.

***The Official Legal Publication of Susquehanna County, Pennsylvania***



Legal Journal of Susquehanna County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

### *Subscription Rates*

#### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.  
Suzanne Brainard

### *Court Administrator*

Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

Robert Klein, 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**

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

**DAVID MARK JONES, :  
Appellant, :  
: :  
v. : : CIVIL ACTION  
: :  
COMMONWEALTH OF PENNSYLVANIA :  
DEPARTMENT OF TRANSPORTATION :  
Appellee. : NO. 2017-107 CP**

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**OPINION**

**1. Findings of Fact**

1. On July 27, 2017, Pennsylvania State Police Trooper Vito Cusumano (hereinafter Trooper Cusumano) was dispatched to a two-car crash. Trooper Cusumano arrived at the scene at approximately 9:23 p.m. and identified Appellant, David Mark Jones (hereinafter Jones) as the operator of a 2000 Mercedes Benz, which had struck the other motor vehicle.
2. Jones was standing outside his vehicle and Trooper Cusumano detected alcohol on Jones' breath and Jones was staggering and slurring his speech. Jones was oriented to place and time and Trooper Cusumano had no issues discussing the accident with Jones. The operator of the second vehicle was trapped in the vehicle. Because Trooper Cusumano assisted with the extraction of the 2nd driver, he spent only a short amount of time with Jones at the scene.
3. Trooper Cusumano observed no significant injuries on Jones but was told by the EMTs that Jones would be transported to the hospital.<sup>1</sup> Jones was then transported to the hospital by ambulance and no field sobriety tests were given to Jones at the scene.
4. Trooper Cusumano arrived at Geisinger Community Medical Center at 10:45 p.m. and was directed to Jones' room.
5. Trooper Cusumano asked Jones if he had had anything to drink and Jones answered that he drank two beers at home.

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<sup>1</sup> During cross-examination, Trooper Cusumano was confronted with the ambulance record which indicated Jones had a facial laceration. Trooper Cusumano indicated that he had no recollection of such an injury but did not dispute the accuracy of the ambulance record.

6. Trooper Cusumano read the implied consent/O'Connell warning to Jones.<sup>2</sup> Jones responded with a one word answer: "Refuse." Jones "signed" the DL-26 form but it was not legible.
7. Blood was drawn at the hospital for medical purposes, and after a search warrant was obtained, the hospital's blood testing showed an alcohol content (BAC) of 0.25%. The blood sample was also sent to the PSP lab which showed a BAC of 0.27%.
8. Jones does not remember the vehicle crash. Jones does not remember seeing Trooper Cusumano at the scene or at the hospital. He only remembers waking up in the hospital with neck and back pain and a bump on his head.
9. Jones' wife, Pamela Jones (hereinafter Wife), went to the scene of the accident after receiving a call from friends and observed that all airbags in Jones' car had deployed, except for the driver curtain airbag.
10. Wife then went to the hospital and observed that Jones had a gash over his left eyebrow with blood running in his eye, a large bump on the left side of his head and that he was not oriented to time/place. According to Wife, Jones was not sure what hospital he was in, was not sure what was going on, was not himself, and asked the same questions several times. Jones also had headaches, vertigo and his demeanor was different.
11. Jones had memory problems for months after the accident and headaches and dizzy spells.
12. Appellee, Commonwealth of Pennsylvania Department of Transportation, (hereinafter PennDOT) sent Jones a Notice of Suspension of his driving privilege on August 10, 2017, notifying him that his license was suspended for a period of one year effective August 11, 2017 based upon his refusal of a blood test. (Comm. Ex. 1).

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<sup>2</sup> "O'Connell warning" is a shorthand expression for the duty imposed upon a police officer to inform a motorist, who has been asked to submit to chemical testing, that the Miranda rights are inapplicable to a request for chemical testing under the Implied Consent Law. Comm. v. Dept. of Transp. v. O'Connell, 555A.2d 873 (Pa. 1989). The O'Connell warning must specifically inform a motorist (1) that his driving privileges will be suspended for one year if he refuses chemical testing; and (2) that his Miranda rights do not apply to chemical testing. Comm., Dept. of Transp. v. Ingram, 648 A.2d 285 (Pa. 1994).

The warning Trooper Cusumano read to Jones included, in part, the following:

It is my duty as a police officer to inform you of the following:

1. You are under arrest for driving under the influence of alcohol or a controlled substance in violation of Section 3802 of the Vehicle Code.
2. I am requesting that you submit to a chemical test of "BLOOD".
3. If you refuse to submit to the chemical test, your operating privilege will be suspended for at least 12 months....

(Comm. Ex. 1).

13. Matthew Haley, D.O. (hereinafter Dr. Haley), is Jones' primary care physician and is board certified in family practice. He worked in an emergency room for 14 years and is familiar with concussion evaluation.
14. Dr. Haley reviewed Jones' emergency room records from Geisinger Community Medical Center. The medical records for the evening in question indicated Jones lost consciousness at the time of the accident. A CAT scan was performed because Jones had lost consciousness and had head trauma.
15. Dr. Haley saw Jones on August 9, 2016. At that time, Jones had no evidence of residual head trauma but was still experiencing some memory loss which was improving.
16. Dr. Haley opined that Jones sustained a concussion as a result of the accident based on the history and the possible loss of consciousness. Dr. Haley further opined that a concussion would compromise Jones' ability to knowingly and consciously refuse the BAC test requested by Trooper Cusumano.
17. Dr. Haley agreed that Jones' BAC of 25% also impacted his ability to make an informed decision and was a contributing factor, along with head trauma, in impairing his cognitive functioning. As a result of both the head trauma and blood alcohol content, Jones' ability to answer questions and make an informed decision were impaired.
18. On September 6, 2017, Jones filed a petition for appeal of the license suspension that PennDOT imposed based on his refusal of the blood test. Jones contends that the suspension of his license is improper or unlawful because: (1) he did not knowingly and consciously refuse the blood alcohol test because he was suffering from a concussion at the time the testing was requested and was unable to refuse or consent; and (2) the recall of his driving privileges without a hearing is a violation of due process.

*The Court Opinion will continue in the next issue.*

## **LEGAL NOTICES**

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

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#### **ESTATE NOTICES**

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

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#### **EXECUTRIX NOTICE**

Estate of Ralph E. Johnson Jr.  
AKA Ralph Johnson  
Late of Gibson Township  
EXECUTRIX  
Wendy Keklak  
521 Foote Road  
New Milford, PA 18834  
ATTORNEY  
Myron B. DeWitt  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

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**2/9/2018 • 2/16/2018 • 2/23/2018**

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#### **ESTATE NOTICE**

Notice is hereby given that letters testamentary have been granted in the ESTATE OF GILBERT S. ROUFF late of the Silver Lake Township, Pennsylvania, (died August 11, 2017) to Rose Ann B. Rouff, Executrix. All persons indebted to the estate are required to make payment, and those having claims or demands to present the

same without delay to Rose Ann B. Rouff or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY.

**2/9/2018 • 2/16/2018 • 2/23/2018**

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#### **EXECUTOR NOTICE**

Estate of Mary C. Russell  
Late of Forest Lake Township  
EXECUTOR  
Gary Russell  
21 Saddle Ridge Dr.  
Hopewell Junction, NY 12533  
ATTORNEY  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**2/2/2018 • 2/9/2018 • 2/16/2018**

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#### **NOTICE**

IN THE ESTATE OF **STEPHEN K. KRAGER**, late of the Borough of Little Meadows, County of Susquehanna, Pennsylvania, Letters of Administration in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate will present them without delay to:

**Matthew S. Krager,  
Administrator  
792 Bowbridge Road  
Little Meadows, PA 18830  
OR**

**Davis Law, P.C.**  
**Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street  
Montrose, PA 18801

**1/26/2018 • 2/2/2018 • 2/9/2018**

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**NOTICE**

**IN THE ESTATE OF HELEN PATRICIA BARNES A/K/A H. PATRICIA BARNES**, late of the Borough of Susquehanna, County of Susquehanna, Pennsylvania, Letters of Administration in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate will present them without delay to:

**Kim Burdick, Co-Administrator  
1448 Melrose Road  
Susquehanna, PA 18847**

**OR**

**Stephen M. Barnes, Co-Administrator  
4321 Reservoir Hill Road  
Macungie, PA 18062**

**OR**

**Davis Law, P.C.**  
**Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street  
Montrose, PA 18801

**1/26/2018 • 2/2/2018 • 2/9/2018**

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**ADMINISTRATOR NOTICE**

Estate of Regina Dragwa AKA  
Regina Marie Dragwa  
Late of Forest City Borough  
ADMINISTRATOR  
Richard C. Dragwa  
80 Depot Street  
Forest City, PA 18421  
ATTORNEY  
John J. Lawler  
25 North Main Street  
Carbondale, PA 18407

**1/26/2018 • 2/2/2018 • 2/9/2018**

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**OTHER NOTICES**

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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 ELAINE E. BRINK,  
deceased  
Darlene M. Mack, Executrix

Estate of BYRON D. LESJACK,  
deceased  
Carol Lesjack, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, February 20, 2018, and if

no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

**2/2/2018 • 2/9/2018**

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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  
FEBRUARY 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**  
**2-27-2018 9:00 AM**  
Writ of Execution No.:  
2017-1224 CP  
PROPERTY ADDRESS: RR 2 Box  
2651c Pine Street  
Hallstead, PA 18822  
LOCATION: Township of Great  
Bend  
Tax ID #: 050.00-2,019.00,000.  
IMPROVEMENTS: One – 2 Story

Wood Framed Dwelling  
One – 12 x 20 Wood Framed  
Machine Shed  
One – 10 x 12 Wood Framed  
Machine Shed  
One – 12 x 38 Wood Framed Open  
Pole Shed  
DEFENDANTS: Belinda Rudder  
ATTORNEY FOR PLAINTIFF:  
Patrick Wesner, Esq  
(856) 810-5815

**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

**2/2/2018 • 2/9/2018 • 2/16/2018**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
FEBRUARY 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**

**2-27-2018 11:00 AM**

Writ of Execution No.:

2017-1254 CP

PROPERTY ADDRESS: 9608

North Weston Road

Kingsley, PA 18826

LOCATION: Township of

Brooklyn

Tax ID #: 145.00-3,019.00,000.

IMPROVEMENTS: ONE - 1 1/2  
STORY WOOD FRAME  
DWELLING

ONE - 10 X 12 WOOD FRAME  
SHED

DEFENDANTS: Jason Cable

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:

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

Lance M. Benedict,  
Susquehanna County Sheriff

**2/2/2018 • 2/9/2018 • 2/16/2018**

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**MORTGAGES AND DEEDS**

**RECORDED FROM JANUARY 25, 2018 TO JANUARY 31, 2018**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$275,000.00
Mortgagor: MILLER, RANDY C	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MILLER, TAMMIE L	
Locations: Parcel # 1 - 180.00-2,057.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$132,795.00
Mortgagor: HEMMERLY, MARK GUY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HEMMERLY, KELLY	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 261.00-1,026.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: MANSFIELD, KEVIN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MANSFIELD, DAWN SCHONER	
Locations: Parcel # 1 - 033.00-1,019.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$201,000.00
Mortgagor: SWANSON, CHRISTOPHER A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SWANSON, ERIKA B	
Locations: Parcel # 1 - 057.00-1,028.00,000. 2 - 057.00-1,029.00,000.	Municipality HARMONY TOWNSHIP HARMONY TOWNSHIP
Information:	Consideration: \$247,355.00
Mortgagor: PAYNE, FRANK J JR	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PAYNE, BRENDA L	
Locations: Parcel # 1 - 206.00-1,003.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$49,955.00
Mortgagor: HIGGINS, KAREN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 205.03-1,045.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$132,000.00
Mortgagor: LEWIS, DEBORAH	Mortgagee: LATHROP, SANDRA B
2 - LOOMIS, KRISTINE 3 - GILHOOL, DANA M (AKA) 4 - GILHOOL, DANA	
Locations: Parcel # 1 - 124.12-1,002.03,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$225,000.00
Mortgagor: CLANCY, JASON	Mortgagee: PS BANK
Locations: Parcel # 1 - 208.00-3,009.00,000.	Municipality CLIFFORD 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: \$75,000.00
Mortgagor: LAI, JAMES	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel # 1 - 081.00-1,028.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$95,700.00
Mortgagor: BELL, JEFFREY S 2 - BELL, AMY E	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 236.00-1,046.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$42,000.00
Mortgagor: WARD, JENNIFER A 2 - WARD, PAUL W	Mortgagee: POMPEY, EDWARD M 2 - POMPEY, MARLENE
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$382,600.00
Mortgagor: MONTEFORTE, IRENO 2 - MONTEFORTE, MARY	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$39,900.00
Mortgagor: SPICKERMAN, TERRI 2 - SPICKERMAN, CHARLES	Mortgagee: MARK LAMB ROAD ASSOCIATES
Locations: Parcel # 1 - N/A	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$181,672.00
Mortgagor: DEMI, RICHARD S 2 - DEMI, VALERIE L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - 165.00-2,033.00,000.	Municipality HARFORD TOWNSHIP

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## D E E D S

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Information: MINERAL	Consideration: \$1.00
Grantor: DIETSCH, EMANUEL L (ESTATE AKA) 2 - DIETSCH, EMANUEL (ESTATE AKA) 3 - DIETSCH, EMANUEL LUDWIG (ESTATE)	Grantee: ESPOSITO, CYNTHIA J 2 - AMZLER, AMY 3 - DIETSCH, JILL
Locations: Parcel # 1 - 214.00-1,046.02,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAZZILLO, JOHN JOSEPH III 2 - GAZZILLO, MICHELLE L	Grantee: GAZZILLO, JOHN JOSEPH III 2 - GAZZILLO, MICHELLE L
Locations: Parcel # 1 - 234.00-1,005.03,000.	Municipality AUBURN TOWNSHIP 2 - 234.00-1,075.00,000. AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAZZILLO, JOHN JOSEPH III 2 - GAZZILLO, MICHELLE L	Grantee: GAZZILLO, JOHN JOSEPH III 2 - GAZZILLO, MICHELLE L
Locations: Parcel # 1 - N/A	Municipality AUBURN 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: \$124,000.00
Grantor: LACKEY, JOHN C	Grantee: LAI, JAMES
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: SPEDDING, BETH L	Grantee: SPEDDING, BETH L
Locations: Parcel # 1 - 264.00-2.045.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SPEDDING, GEORGE NELSON	Grantee: SPEDDING, BETH L
2 - SPEDDING, DORIS L	
Locations: Parcel # 1 - 264.00-2.038.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KEATING, TIFFANY E (FKA) 2 - COBB, TIFFANY E 3 - KEATING, JAMES P	Grantee: KEATING, TIFFANY E 2 - KEATING, JAMES P
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHAEFER, BIANCA M (NKA) 2 - CASTILLO, BIANCA M	Grantee: CANONICO, LINDA R
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SWANSON, CHRISTOPHER A 2 - SWANSON, ERIKA B (FKA) 3 - PERRY, ERIKA B	Grantee: SWANSON, CHRISTOPHER A 2 - SWANSON, ERIKA B
Locations: Parcel # 1 - 057.00-1.028.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SWANSON, CHRISTOPHER A 2 - SWANSON, ERIKA B (FKA) 3 - PERRY, ERIKA B	Grantee: SWANSON, CHRISTOPHER A 2 - SWANSON, ERIKA B
Locations: Parcel # 1 - 057.00-1,029.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN (AKA) 2 - FITZGERALD, STEVEN A	Grantee: FITZGERALD, STEVEN A JR 2 - FITZGERALD, STEVEN A SR
Locations: Parcel # 1 - 054.11-5.052.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$33.800.00
Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: SCHMIDT, CHAD K
Locations: Parcel # 1 - 082.00-1,029.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: FITZSIMMONS, MICHAEL K	Grantee: HIGGINS, KAREN
Locations: Parcel # 1 - 205.03-1.045.00,000.	Municipality LENOX 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:	
Grantor:	LATHROP, THOMAS W
2 - MYERS, SANDRA B (AKA)	Consideration: \$132,000.00
3 - LATHROP, SANDRA B	Grantee: LEWIS, DEBORAH
Locations: Parcel #	2 - LOOMIS, KRISTINE
1 - 124.12-1.002.03.000.	3 - GILHOOOL, DANA
Information:	Municipality
Grantor:	BRIDGEWATER TOWNSHIP
FABISZEWSKI, ROBERT A	Consideration: \$1.00
Locations: Parcel #	Grantee: FABISZEWSKI, ROBERT A (TRUST)
1 - 111.14-1.058.00.000.	Municipality
Information:	NEW MILFORD TOWNSHIP
Grantor:	Consideration: \$15,000.00
GARDNER, ALBERT A SR (BY ATTY AKA)	Grantee: JANOFSKY, THOMAS
2 - GARDNER, ALBERT A (BY ATTY)	2 - JANOFSKY, JENNIFER
Locations: Parcel #	Municipality
1 - 093.16-1.035.00.000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor:	WARD, JENNIFER A
2 - POMPEY, MARLENE	2 - WARD, PAUL W
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$10.00
Grantor:	PRISTAS, SANDRA L
2 - MASSING, RICHARD J	2 - RAMSEN, DAWN M
2 - MASSING, FLORENCE L	3 - ROCA, DEBRA L
Locations: Parcel #	Municipality
1 - 094.00-1.039.00.000.	JACKSON TOWNSHIP
Information:	Consideration: \$44,900.00
Grantor:	SPICKERMAN, TERRI
MARK LAMB ROAD ASSOCIATES LP	2 - SPICKERMAN, CHARLES
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor:	BRAMAN, JENNY A
2 - MCKEE, NELLIE ANN	2 - BENEDICT, COURTNEY L
Locations: Parcel #	Municipality
1 - 095.00-1.064.00.000.	THOMPSON TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor:	ADAMS & HOLLENBECK PROPERTIES LLC
2 - KLYM, CAROLE A (AKA)	
2 - KLYM, CAROL A	
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP

# Susquehanna County LEGAL JOURNAL

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

## 2017 LEGAL ADVERTISING RATES

**Incorporation Notices** \$45

*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

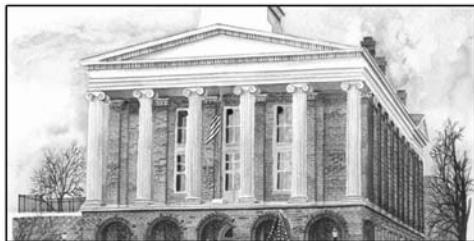
**Petition for Change of Name** \$45

*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.



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**Subject to space availability**

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**Prices are based upon your advertisement**

**submitted camera-ready or via email in PDF**

**or JPG format.**

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**Email: baileyd@ptd.net**

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<b>Quarter Page</b>	\$50	\$325	\$475	\$745
<b>Eighth Page</b>	\$35	\$195	\$275	\$435

*Ad Changes subject to artwork adjustment fee, call for details*

### Subscription Rates

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Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year

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**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

