

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



IN THIS ISSUE

COURT OPINION, PT. 1	4
LEGAL NOTICES	7
SHERIFF'S SALES.	9
MORTGAGES & DEEDS	11

CASES REPORTED

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

© 2018 Legal Journal of Susquehanna County



Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

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

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

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Michael Briechle, Esq.

Vice-President
Francis X. O'Connor, Esq.

Secretary
Marion O'Malley, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

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

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

Individual copies available for \$5 each

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister

Jodi L. Corder, 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

**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

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.¹ 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.

¹ 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.² Jones responded with a one word answer: "Refuse." Jones "signed" the DI-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).

² "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

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.

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

2/9/2018 • 2/16/2018 • 2/23/2018

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

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

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

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

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

OTHER NOTICES

**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

**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
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

**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

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 #	Municipality
1 - 180.00-2,057.00,000.	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 #	Municipality
1 - 261.00-1,026.00,000.	LENEX TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: MANSFIELD, KEVIN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MANSFIELD, DAWN SCHONER	
Locations: Parcel #	Municipality
1 - 033.00-1,019.00,000.	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 #	Municipality
1 - 057.00-1,028.00,000.	HARMONY TOWNSHIP
2 - 057.00-1,029.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$247,355.00
Mortgagor: PAYNE, FRANK J JR	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PAYNE, BRENDA L	
Locations: Parcel #	Municipality
1 - 206.00-1,003.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$49,955.00
Mortgagor: HIGGINS, KAREN	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 205.03-1,045.00,000.	LENEX 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 #	Municipality
1 - 124.12-1,002.03,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$225,000.00
Mortgagor: CLANCY, JASON	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 208.00-3,009.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$75,000.00
Mortgagor: LAI, JAMES	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel #	Municipality
1 - 081.00-1,028.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$95,700.00
Mortgagor: BELL, JEFFREY S	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - BELL, AMY E	
Locations: Parcel #	Municipality
1 - 236.00-1,046.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$42,000.00
Mortgagor: WARD, JENNIFER A	Mortgagee: POMPEY, EDWARD M
2 - WARD, PAUL W	2 - POMPEY, MARLENE
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$382,600.00
Mortgagor: MONTEFORTE, IRENO	Mortgagee: HONESDALE NATIONAL BANK
2 - MONTEFORTE, MARY	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$39,900.00
Mortgagor: SPICKERMAN, TERRI	Mortgagee: MARK LAMB ROAD ASSOICATES
2 - SPICKERMAN, CHARLES	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$181,672.00
Mortgagor: DEMI, RICHARD S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DEMI, VALERIE L	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 165.00-2,033.00,000.	HARFORD TOWNSHIP

DEEDS

Information: MINERAL	Consideration: \$1.00
Grantor: DIETSCH, EMANUEL L (ESTATE AKA)	Grantee: ESPOSITO, CYNTHIA J
2 - DIETSCH, EMANUEL (ESTATE AKA)	2 - AMZLER, AMY
3 - DIETSCH, EMANUEL LUDWIG (ESTATE)	3 - DIETSCH, JILL
Locations: Parcel #	Municipality
1 - 214.00-1,046.02,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAZZILLO, JOHN JOSEPH III	Grantee: GAZZILLO, JOHN JOSEPH III
2 - GAZZILLO, MICHELLE L	2 - GAZZILLO, MICHELLE L
Locations: Parcel #	Municipality
1 - 234.00-1,005.03,000.	AUBURN TOWNSHIP 2 - 234.00-1,075.00,000. AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAZZILLO, JOHN JOSEPH III	Grantee: GAZZILLO, JOHN JOSEPH III
2 - GAZZILLO, MICHELLE L	2 - GAZZILLO, MICHELLE L
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$124,000.00
Grantor: LACKEY, JOHN C	Grantee: LAI, JAMES
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: SPEDDING, BETH L	Grantee: SPEDDING, BETH L
Locations: Parcel #	Municipality
1 - 264.00-2.045.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SPEDDING, GEORGE NELSON	Grantee: SPEDDING, BETH L
2 - SPEDDING, DORIS L	
Locations: Parcel #	Municipality
1 - 264.00-2.038.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KEATING, TIFFANY E (FKA)	Grantee: KEATING, TIFFANY E
2 - COBB, TIFFANY E	2 - KEATING, JAMES P
3 - KEATING, JAMES P	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHAEFER, BIANCA M (NKA)	Grantee: CANONICO, LINDA R
2 - CASTILLO, BIANCA M	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SWANSON, CHRISTOPHER A	Grantee: SWANSON, CHRISTOPHER A
2 - SWANSON, ERIKA B (FKA)	2 - SWANSON, ERIKA B
3 - PERRY, ERIKA B	
Locations: Parcel #	Municipality
1 - 057.00-1,028.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SWANSON, CHRISTOPHER A	Grantee: SWANSON, CHRISTOPHER A
2 - SWANSON, ERIKA B (FKA)	2 - SWANSON, ERIKA B
3 - PERRY, ERIKA B	
Locations: Parcel #	Municipality
1 - 057.00-1,029.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN (AKA)	Grantee: FITZGERALD, STEVEN A JR
2 - FITZGERALD, STEVEN A	2 - FITZGERALD, STEVEN A SR
Locations: Parcel #	Municipality
1 - 054.11-5.052.00,000.	SUSQUEHANNA
Information:	Consideration: \$33.800.00
Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Grantee: SCHMIDT, CHAD K
Locations: Parcel #	Municipality
1 - 082.00-1,029.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: FITZSIMMONS, MICHAEL K	Grantee: HIGGINS, KAREN
Locations: Parcel #	Municipality
1 - 205.03-1.045.00,000.	LENOX TOWNSHIP

Information:	Consideration: \$132,000.00
Grantor: LATHROP, THOMAS W	Grantee: LEWIS, DEBORAH
2 - MYERS, SANDRA B (AKA)	2 - LOOMIS, KRISTINE
3 - LATHROP, SANDRA B	3 - GILHOOL, DANA
Locations: Parcel #	Municipality
1 - 124.12-1.002.03,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FABISZEWSKI, ROBERT A	Grantee: FABISZEWSKI, ROBERT A (TRUST)
Locations: Parcel #	Municipality
1 - 111.14-1.058.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: GARDNER, ALBERT A SR (BY ATTY AKA)	Grantee: JANOFISKY, THOMAS
2 - GARDNER, ALBERT A (BY ATTY)	2 - JANOFISKY, JENNIFER
Locations: Parcel #	Municipality
1 - 093.16-1.035.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POMPEY, EDWARD M	Grantee: WARD, JENNIFER A
2 - POMPEY, MARLENE	2 - WARD, PAUL W
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$10.00
Grantor: MASSING, RICHARD J	Grantee: PRISTAS, SANDRA L
2 - MASSING, FLORENCE L	2 - RAMSEN, DAWN M
	3 - ROCA, DEBRA L
Locations: Parcel #	Municipality
1 - 094.00-1,039.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$44,900.00
Grantor: MARK LAMB ROAD ASSOCIATES LP	Grantee: SPICKERMAN, TERRI
	2 - SPICKERMAN, CHARLES
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCKEE, RICHARD	Grantee: 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: KLYM, CAROLE A (AKA)	Grantee: ADAMS & HOLLENBECK PROPERTIES LLC
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.

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

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

Certain Restrictions Apply

The Legal Journal of Susquehanna County

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

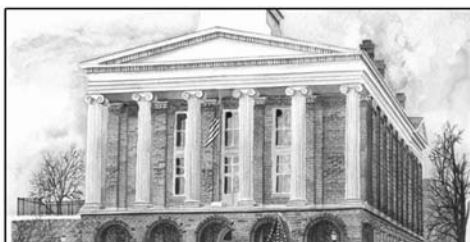
Email: baileyd@ptd.net

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

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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