

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ November 17, 2017 ★ Montrose, PA ★ No. 33



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## CASES REPORTED

Kayla M. Supancik, a Minor, by April Supancik, Guardian and  
April Supancik, Individually, Plaintiffs,  
vs.  
Tyler M. Robinson, 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.

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

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P: 570-251-1512  
F: 570-647-0086  
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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

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### SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

#### **Magisterial District Judges**

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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**

Susan F. Eddleston

#### **Chief Public Defender**

Linda LaBarbara, Esq.

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Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

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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**No. 2011 - 374 C.P.**

**KAYLA M. SUPANCIK, a Minor,  
by APRIL SUPANCIK, Guardian and  
APRIL SUPANCIK, Individually, Plaintiffs,**

**vs.**

**TYLER M. ROBINSON, Defendant.**

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*Opinion continued from the November 10, 2017 issue*

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**5. Motion in Limine to Exclude Demonstrative Exhibit**

Plaintiffs also seek to preclude Robinson from utilizing a computer generated animation (CGA) that purports to show the accident scene and the manner in which the accident occurred. A CGA is admissible if (1) it has been properly authenticated as a fair and accurate representation of the evidence that it portrays; (2) it is relevant; and (3) its probative value is not outweighed by its prejudicial impact. See Com. v. Serge, 896 A.2d 1170, 1178-79 (Pa. Super. Ct. 2006). The court has reviewed the CGA supplied by plaintiffs as Exhibit J to their motion *in limine*. At the *in limine* hearing, Robinson properly authenticated this particular CGA by presenting testimony from the creator of the CGA as to the methodology utilized to produce the CGA. Moreover, both of Robinson's expert witnesses have reviewed the CGA and have provided supplemental opinions that it accurately depicts the circumstances of the accident.

In this regard, Plaintiffs have raised eight complaints regarding the accuracy of the CGA. (Plf. Br., at 6-7.) Despite their complaints concerning the accuracy of the CGA, Plaintiffs concede that they intend to use the same CGA as their demonstrative exhibits by simply correcting what they contend are the errors in the initial production. Plaintiffs' decision to utilize the slightly modified CGA as their own demonstrative exhibit undercuts the very essence of Plaintiffs' contention that the CGA does not accurately recreate the accident scene. While Plaintiffs contest the original CGA's lighting, distances, timing, location of persons, use of headlights, and lack of reference to distance of time, the reality remains that Plaintiffs will utilize essentially the same CGA as part of their case – which will occur even prior to Robinson getting to chance to utilize his unaltered CGA.

After viewing the CGA, hearing the testimony concerning its creation, reviewing the expert reports that attest to its accuracy, the record demonstrates that it is a fair depiction of the facts asserted by Robinson, that it is probative as to the circumstances of the accident itself, and that its probative value is not outweighed by any prejudicial

impact. For these reasons, Plaintiffs' motion *in limine* seeking to exclude defendant's CGA will be denied.

#### 6. Plaintiffs' Motion for Summary Judgment as to K.S.'s Contributory Negligence

Plaintiffs seek an entry of summary judgment as to any contributory negligence on the part of K.S. Summary judgment is appropriate "where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law." Summers v. Certainteed Corp., 997 A.2d 1152, 1159 (Pa. 2010) (citing Pa.R.C.P. No. 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a "light most favorable to the non-moving party." Id. Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is "clear and free from all doubt." Id. This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still "adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor." Burlington Coat Factory of Pennsylvania, LLC v. Grace Const. Mgmt. Co., LLC, 126 A.3d 1010, 1017-18 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. Id.

In considering allegations of negligence of children, our courts have adopted the following standards:

[M]inors under the age of seven years are conclusively presumed incapable of negligence; minors over the age of fourteen years are presumptively capable of negligence, the burden being placed on such minors to prove their incapacity; minors between the ages of seven and fourteen years are presumed incapable of negligence, but such presumption is rebuttable and grows weaker with each year until the fourteenth birthday is reached.

Cureton ex rel. Cannon v. Philadelphia Sch. Dist., 798 A.2d 279, 286 (Pa. Commw. Ct. 2002) (quoting City of Philadelphia v. Duda by Duda, 595 A.2d 206, 211 (1991), petition for allowance of appeal denied, 615 A.2d 1314 (1992)). K.S. falls into the middle category as she was 9 years of age when the accident occurred. As such, there is a presumption that K.S. is incapable of negligence.

Plaintiffs contend that Robinson has failed to adduce any evidence whatsoever to rebut this presumption and that his failure to do so requires the entry of summary judgment. Robinson argues that the question of K.S.'s ability to understand and appreciate the dangers associated with a crossing a roadway must be left to the jury.<sup>15</sup> As to the record itself, Plaintiffs point to the following facts: (1) K.S. had

<sup>15</sup> Robinson also argues that the court had set up deadlines for the filing of summary judgment motions and that this motion was not filed prior to that deadline. (Def. Br., at 10.) Given that the plaintiffs have raised the same issue as a motion *in limine*, the court will address the summary judgment motion on its merits.

been held back in school; (2) K.S. was enrolled in special education classes and received average grades; (3) K.S.'s mother had to wait for the school bus so that she could instruct K.S. to look both ways prior to crossing; (4) K.S. would still occasionally run into the roadway without looking both ways; and (5) expert testimony as to K.S.'s lack of maturity, responsibility and social sophistication. (Plf. Br., at 10.)

In Smith v. Stribling, 649 A.2d 1003 (Pa. Super. Ct. 1994), a 12-year old boy was attempting to cross the street, was struck by a motorist and died. Id. at 1004. The evidence demonstrated that the 12-year old boy entered the street by walking out from between two parked vehicles. Id. When the jury returned a verdict in favor of the defendant, the plaintiff appealed and contended that the trial court wrongly instructed the jury as to the standard of care applicable to a 12-year old child. In approving the trial court's instruction, the Superior Court concluded:

Thus, the appropriate standard of care requires a comparison of the individual child and children of "like age, intelligence and experience." The jury herein was charged to examine the Decedent's background and experiences and then compare his acts with minors of similar age, background and experiences. Based upon our review of the charge as a whole, we conclude that the jury was fully and properly instructed on the standard of care applicable to the [12-year old child] and that the trial court did not err in instructing the jury as it did.

Id. at 1006. As the approved instruction in Smith demonstrates, the question of a child's comprehension and understanding of dangers associated with crossing a roadway are questions of fact that depend on a variety of factors to be weighed by the factfinder.

For instance, in White by Stevens v. Se. Pennsylvania Transp. Auth., 518 A.2d 810 (Pa. Super. Ct. 1986), a 12-year old girl was riding a bus near an open window, which she rested her elbow upon causing it to protrude a few inches outside the bus. As a result of hearing police sirens, the bus driver pulled to the side of the roadway and the girl's elbow struck a tree causing significant injuries to her. After a jury found in favor of the girl, the defendant filed an appeal contending that the trial court erred in not finding as a matter of law that the girl was negligent for sticking her elbow out the window. In assessing this argument, the Superior Court stated:

The trial court in this case charged the jury at length regarding the different standard of care to be applied in judging a child's conduct. . . . Since it is hornbook law that it is for the fact-finder to determine the particular standard of care to be applied under the circumstances of a particular case, it was entirely proper for the trial court to submit the issue of [the child's] contributory negligence to the jury. In fact, . . . [the] question concerning the capability for negligent conduct of a child between the ages of seven and fourteen is for determination by the jury, since such questions involve the

determination of judgment factors which are often closely associated with questions of fact. Thus, they are hardly ever for resolution by the court.

Id. at 816-17 (emphasis added); see also Kuhns v. Brugger, 135 A.2d 395, 401-02 (Pa. 1957) (finding that a 12-year old boy's "culpability or actionable negligence depended upon a measurement of his conduct based on variable factors – his capacity and understanding based upon his age, intelligence, experience, etc.; *a measurement properly to be made by a jury with the opportunity to evaluate 'his individual capacity to perceive danger.'*" (emphasis added)); Patterson v. Palley Mfg. Co., 61 A.2d 861, 865 (Pa. 1948) ("Generally speaking, the care and caution required of a child is measured by his capacity to see and appreciate danger, and he is held only to such measure of discretion as is usual in those of his age and experience; *this being necessarily a varying standard, the question is ordinarily one for the jury and not for the court.*" (emphasis added)); McCabe v. Kain, 95 A. 574, 574 (Pa. 1915) ("Had he been above the age of 14, he would have been chargeable with contributory negligence in attempting to get upon a moving wagon in the manner he did; but because he was under that age the law will not impute to him an appreciation of the danger he ran in so doing; *but leaves the question to be determined, not by the judge sitting in the case, but by the jury.* . . . [W]as [the boy] capable of understanding and appreciating the risk he ran in so [climbing onto the wagon]? These are the questions in the case, and they were for the jury exclusively." (emphasis added)); Dynes v. Bromley, 57 A. 1123, 1123-24 (Pa. 1904) ("Since his responsibility depends upon his knowledge and experience, and upon the character of the danger to which he exposed, *the question is generally one for the jury.*" (emphasis added)); but see Metzler v. Philadelphia & R.R. Co., 28 Pa. Super. 180, 191 (1905) ("[W]here the facts are settled and there can be no reasonable doubt as to the inferences to be drawn, the question of the infant's contributory negligence may be determined by the court as a matter of law.").

While Plaintiffs' contend that there are no facts upon which a jury could reasonably conclude that the presumptive incapability of K.S. to be contributory negligent has been overcome by Robinson, this argument is only tenable when considering the evidence in the manner advocated by Plaintiffs. Given that a summary judgment motion requires that the facts be considered in a light most favorable to the non-moving party, the record demonstrates sufficient facts upon which a jury may conclude that the presumption relative to K.S.'s lack of capacity to be negligent has been rebutted. K.S. was nearly 10 years of age when the accident occurred and the presumption relative to incapacity to commit a negligent act weakens with each year as the child approaches her 14th birthday.<sup>16</sup> K.S. had a history of crossing this particular roadway to get off her school bus and get to her home. In particular, when she was told by a parent to stop and look before crossing, she understood the instruction and followed it. (N.T., Mar. 20, 2013, at 9 (April Supancik Dep.)) The record also reveals that K.S. would occasionally attempt to walk into a roadway without looking, but conversely reveals that the majority of the

<sup>16</sup> The police report discloses that K.S.'s 10th birthday was a little over two months after the date of the accident.

times, K.S. understood and appreciated the risk presented in crossing a roadway. (*Id.* at 13.) April Supancik testified that there had only been a few occasions when K.S. had to be told to stop before entering a roadway or parking lot area without looking. (*Id.*)

In considering this evidence in a light most favorable to Robinson, it cannot be said as a matter of law that K.S. was incapable of contributory negligence. Rather, as with the vast majority of such cases, it is the jury's function as the factfinder to weigh the evidence and, after proper instruction, to determine whether the presumption of K.S.'s incapacity to be contributorily negligent has been overcome. As such, K.S. is not entitled to summary judgment. For these same reasons, K.S.'s motion *in limine* seeking to exclude any reference to her contributory negligence will likewise be denied.





**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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**ESTATE ADVERTISEMENT**

In Re: Estate of James A. Griffiths

Estate of James A. Griffiths aka  
James Arthur Griffiths ak/a James  
Griffiths

Late of Rush Township,  
Susquehanna County, PA

**EXECUTOR**

David A. Griffiths

298 Doougherty Road

Meshoppen PA 18630

**ATTORNEY**

Beardsley Law Office PLLC

192 Maple Street

Montrose, PA 18801

**11/17/2017 • 11/24/2017 • 12/1/2017**

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**ADMINISTRATRIX NOTICE**

Estate of Keith W. Wilcox

Late of Forest City Borough

**ADMINISTRATRIX**

Brittany Wilcox

624 Lackawanna Street

Forest City, PA 18421

**ATTORNEY**

Marissa McAndrew, Esq.

707 Main Street, P.O. Box 157

Forest City, PA 18421

**11/17/2017 • 11/24/2017 • 12/1/2017**

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**EXECUTOR NOTICE**

Estate of Arthur C. Marvin, Sr.

AKA Arthur C. Marvin

Late of Jackson Township

**EXECUTOR**

Gary Marvin

723 Lomar Drive

Susquehanna, PA 18847

**ATTORNEY**

Marissa McAndrew, Esq.

707 Main Street, P.O. Box 157

Forest City, PA 18421

**11/17/2017 • 11/24/2017 • 12/1/2017**

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**EXECUTRIX NOTICE**

Estate of William R. Stewart

Late of Township of Choconut

**EXECUTRIX**

Shirley Stewart

55 Quinn Road

Friendsville, PA 18818

**ATTORNEY**

Michael J. Giangrieco, Esq.

Giangrieco Law, PC

P.O. Box 126

Montrose, PA 18801

**11/10/2017 • 11/17/2017 • 11/24/2017**

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### **EXECUTRIX NOTICE**

Estate of Scott J. Hadaway  
Late of Silver Lake  
Township/Brackney  
EXECUTRIX  
Karen M. Hadaway-Patton  
2416 Stanley Lake Rd.  
Friendsville, PA 18818

**11/10/2017 • 11/17/2017 • 11/24/2017**

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### **ADMINISTRATOR NOTICE**

Estate of Helen M. Bond  
Late of Township of Harford  
ADMINISTRATOR  
Lance Tabaka  
201 School Street  
Harford, PA 18823  
ATTORNEY  
Brianna Strobe Vaughan, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**11/10/2017 • 11/17/2017 • 11/24/2017**

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### **ESTATE NOTICE**

NOTICE is hereby given that Letters of Administration have been granted in the Estate of David A. Stone, late of Montrose, Susquehanna County, Pennsylvania, who died April 30, 2017. 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 Administratrix, Gail M. Stone, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

**11/10/2017 • 11/17/2017 • 11/24/2017**

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### **NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Duane E. Hinds, late of the Township of Liberty, Susquehanna County, Pennsylvania, who died April 12, 2017. All persons indebted to said decedent are requested to make payment and those having claims or demands against the estate are to present the same without delay to Shirley Hinds, Executrix, 260 High School Road, Montrose, PA 18801.

**11/3/2017 • 11/10/2017 • 11/17/2017**

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### **ESTATE NOTICE**

In the Estate of Edward S. Latwinski, Jr. a/k/a Edward Latwinski, Jr. a/k/a Edward Latwinski, of Clifford Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been granted to Edward Latwinski, III. 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, Esquire  
Brieche Law Offices, P.C.  
707 Main Street PO Box 157  
Forest City, PA 18421  
Attorney for the Estate

**11/3/2017 • 11/10/2017 • 11/17/2017**

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## EXECUTOR NOTICE

Estate of Miriam B. Bartlett  
Late of Montrose Township  
EXECUTOR  
Richard A. Camp  
376 Second St.  
Laceyville, PA 18623

11/3/2017 • 11/10/2017 • 11/17/2017

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## 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  
JANE L. DIEFFENBACH,  
deceased  
Elizabeth Hawley, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, November 21, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

11/10/2017 • 11/17/2017

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## NOTICE

MARTHA E. VON ROSENSTIEL,  
P.C. 42037CFC-AW  
Martha E. Von Rosenstiel, Esq / No  
52634  
Heather Riloff, Esq / No 309906  
Tyler J. Wilk, Esq / No 322247  
649 South Ave, Ste 7  
Secane, PA 19018  
(610)328-2887  
Attorneys for Plaintiff

COURT OF COMMON PLEAS  
OF SUSQUEHANNA COUNTY

NO.

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
("FANNIE MAE")  
3900 Wisconsin Avenue, NW  
Washington, DC 20016-2892  
Plaintiff

v.

AMY PARRY AND ROBERT N.  
PARRY  
862 Thorn Hill Road  
Carbondale, PA 18407  
Defendants

### **CIVIL ACTION – MORTGAGE FORECLOSURE**

## NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or

objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE**

#### **ADVISO**

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta a sentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea a visado que si usted no se defiende, la corte toma ra medidas y puede continuar la demanda en contra suya sin

previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades o otros de rechos importantes para usted.

**LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO VAYA EN PERSONA O TELEFONA A LA OFICINA ESCRITA ABAJO . ESTA OFICINA LE PUEDE PROVEER INFORMACION SOBRE COMO CONTRATAR A UN ABOGADO. SI USTED NO TIENE EL DINERO SUFICIENTE PARA CONTRATAR A UN ABOGADO, LE PODEMOS DAR INFORMACION SOBRE AGENCIAS QUE PROVEEN SERVICIO LEGAL A PERSONAS ELEGIBLE PARA SERVICIOS A COSTO REDUCIDO O GRATUITO**

Susquehanna County Prothonotary  
Office  
Courthouse  
Montrose, PA 18801  
(570) 278-4600, Ext. 6641

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
PENNSYLVANIA BAR  
ASSOCIATION  
P. O. BOX 186  
HARRISBURG, PA 17108  
800-692-7375

**11/17/2017**

**NOTICE**

Notice is hereby given that on November 8, 2017, the Petition of Karch Steffas Frantz was filed in the above named Court, requesting an order to change the name of Karch Steffas Frantz to Karch Steffas Kilmer.

The Court has fixed the date of January 16, 2018 at 1:00 p.m., in

Room #1, of the Courthouse of Susquehanna County, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

**11/17/2017**

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**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 2, 2017 TO NOVEMBER 8, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$219,000.00
Mortgagor: PARSONS, RONALD E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - PARSONS, MARGOT B	2 - LOANDEPOT.COM LLC
Locations: Parcel #	Municipality
1 - 094.00-2,012.01,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: CRISMAN, JESSICA	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$187,228.00
Mortgagor: FLEMING, JAMES D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - FLEMING, KIMBERLY C	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 115.00-2,020.02,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: DOWNTON, KAREN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DOWNTON, PAUL	2 - TD SERVICE CO
Locations: Parcel #	Municipality
1 - 037.00-1,022.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: ROBINSON, VICKI R	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 234.00-1,079.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$135,850.00
Mortgagor: GRAVES, CEDITA LETRELLE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - RELIANCE FIRST CAPITAL LLC	
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$115,000.00
Mortgagor: WADDINGTON, MARY ANNE	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 156.00-1,042.00,000.	RUSH TOWNSHIP
2 - 156.00-1,042.01,000.	RUSH TOWNSHIP
Information:	Consideration: \$16,000.00
Mortgagor: WALLACE, TERENCE J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CORNEIL, ELIZABETH GARCIA	
Locations: Parcel #	Municipality
1 - 038.00-1,025.00,000.	HARMONY TOWNSHIP

Information:	Consideration: \$3,700.00
Mortgagor: NARDONE, FRANK A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - NARDONE, SUSAN L	
Locations: Parcel #	Municipality
1 - 222.10-2,021.00,000.	HOP BOTTOM BOROUGH
Information: OPEN END MTG	Consideration: \$20,000.00
Mortgagor: FULLER, STEPHEN M	Mortgagee: WAYNE BANK
2 - FULLER, LAURA J	
Locations: Parcel #	Municipality
1 - 204.00-2,003.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$130,500.00
Mortgagor: GATTO, GRACE B (BY ATTY)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LAMBROS, GEORGE J	2 - STEARNS LENDING LLC
3 - LAMBROS, GEORGE II	
Locations: Parcel #	Municipality
1 - 255.08-1,029.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: JANICK, ANDREA M	Mortgagee: WELLS FARGO BANK
2 - JANICK, JOSEPH J	
Locations: Parcel #	Municipality
1 - 265.00-1,005.01,000.	CLIFFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$228,000.00
Mortgagor: SWANSON, CURTIS	Mortgagee: PS BANK
2 - SWANSON, CATHY	
Locations: Parcel #	Municipality
1 - 223.00-1,028.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: RHOUSE516 LLC	Mortgagee: RANCK-CHRISTMAN, JOHN D
Locations: Parcel #	Municipality
1 - 065.00-1,051.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$70,400.00
Mortgagor: FELTER, STEVEN G	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - FELTER, THERESA M	2 - HOMEWARD RESIDENTIAL INC
Locations: Parcel #	Municipality
1 - 054.15-2,070.00,000.	SUSQUEHANNA
Information:	Consideration: \$98,188.00
Mortgagor: PETROCHKO, THEODORE	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 167.09-1,041.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$72,500.00
Mortgagor: SECORD, RICHARD	Mortgagee: BANK OF AMERICA
2 - WILSON, STACI	
Locations: Parcel #	Municipality
1 - 031.14-1,001.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$114,880.00
Mortgagor: WILBER, SHAUN P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STEARNS LENDING LLC	
Locations: Parcel #	Municipality
1 - 029.00-1,024.00,000.	LIBERTY TOWNSHIP

Information:	Consideration: \$65,000,000.00
Mortgagor: LD ACQUISITION COMPANY 14 LLC	Mortgagee: WHITNEY BANK
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
2 - N/A	HALLSTEAD BOROUGH
Information: OPEN - END MTG	Consideration: \$60,000.00
Mortgagor: BIERMANN, CARRIE E	Mortgagee: SEFCU
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$25,000.00
Mortgagor: COLWELL, THOMAS A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - COLWELL, DONNA M	
Locations: Parcel #	Municipality
1 - 031.00-3,008.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: CUNDEY, CAROL LEE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 031.00-2,067.01,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$106,000.00
Mortgagor: ZROWKA, MARK K	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 226.00-1,046.00,000.	CLIFFORD TOWNSHIP
2 - 226.00-1,046.00,003.	CLIFFORD TOWNSHIP
3 - 226.00-1,046.00,002.	CLIFFORD TOWNSHIP
Information:	Consideration: \$137,135.00
Mortgagor: BRENNAN, SHAWN P	Mortgagee: M&T BANK
2 - BRENNAN, JUSTINE L	
Locations: Parcel #	Municipality
1 - 025.00-2,032.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: SIPE, BRIAN G	Mortgagee: COMMUNITY BANK
2 - SIPE, RACHEL	
Locations: Parcel #	Municipality
1 - 180.04-1,011.00,000.	DIMOCK TOWNSHIP



**DEEDS**

Information:	Consideration: \$1.00
Grantor: HOLZMAN, NORMAN J JR (ESTATE)	Grantee: HOLZMAN, NORMA S
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEAMANS, ELBERT C	Grantee: SEAMANS, ELBERT C
2 - SEAMANS, LINDA M	
3 - ZEFFER FAMILY TRUST	
Locations: Parcel #	Municipality
1 - 146.00-2.005.00,000.	HARFORD TOWNSHIP
2 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEAMANS, ELBERT C	Grantee: ZEFFER FAMILY TRUST
2 - SEAMANS, LINDA M	
3 - ZEFFER FAMILY TRUST	
Locations: Parcel #	Municipality
1 - 146.00-1,011.01,000.	NEW MILFORD TOWNSHIP
2 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: MULQUEEN, EDMUND V JR	Grantee: BEAR SWAMP FOREST LLC
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: JONES, JOHN PAUL	Grantee: JONES, CAROL
2 - JONES, CAROL	
Locations: Parcel #	Municipality
1 - 180.00-1,037.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$24,900.00
Grantor: SINGER, BERNARD J	Grantee: WALLACE, TERENCE J
2 - SINGER, CHRISTINE M	2 - CORNIEL, SANDRA ELIZABETH GARCIA
Locations: Parcel #	Municipality
1 - 038.00-1,025.00,000.	HARMONY TOWNSHIP
Information: INT NO S 50 UNIT NO S 45	Consideration: \$100.00
Grantor: HENRY, WILLIAM D	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT NO S 35 UNIT NO S 25	Consideration: \$1.00
Grantor: LOGWOOD, KENNITH	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT NO S 16 UNIT NO S 26	Consideration: \$100.00
Grantor: EDWARD, PHILIP A	Grantee: EDWARD, PHILIP A
2 - EDWARD, KRISTIN	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: GERITZ, CARL A	Grantee: LAMBROS, GEORGE J
2 - GERITZ, JOYCE ELAINE	2 - GATTO, GRACE B
	3 - LAMBROS, GEORGE II
Locations: Parcel #	Municipality
1 - 255.08-1.029.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$200,000.00

Grantor: QUATTROCCHI, VINCENT C

Locations: Parcel #

1 - N/A

Information:

Grantor: HALL, DONNA KAY

2 - HECKMAN, JOANN

Locations: Parcel #

1 - 147.03-1.021.00,000.

Information:

Grantor: CHICKEY, THOMAS J

Locations: Parcel #

1 - N/A

Information:

Grantor: DECKER, FLORENCE I

Locations: Parcel #

1 - 265.00-1.005.01,000.

Information:

Grantor: UNITED STATES SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT

Locations: Parcel #

1 - 065.00-1.051.00,000.

Information:

Grantor: CONRAD, LEWIS EDWIN

2 - CONRAD, WINIFRED E

Locations: Parcel #

1 - 204.00-1.024.00,000.

Information:

Grantor: ROY, SUSAN M

2 - ROY, SHAWN

Locations: Parcel #

1 - 076.00-1.006.00,000.

Information:

Grantor: THOMAS, LUKE A

2 - THOMAS, BRIDGET L

Locations: Parcel #

1 - N/A

Information:

Grantor: PENTAGON ENERGY LLC

Locations: Parcel #

1 - N/A

Information:

Grantor: LITTLE MEADOWS VOLUNTEER FIRE  
COMPANY & RESCUE SQUAD

Locations: Parcel #

1 - N/A

Information:

Grantor: PECK, GERALD

2 - PECK, KENDRA

Locations: Parcel #

1 - 124.13-3.001.00,000.

Information:

Grantee: STRAW AND STREAM LLC

Municipality

JESSUP TOWNSHIP

Consideration: \$1.00

Grantee: HALL, DONNA KAY

2 - HECKMAN, JOANN

Municipality

HARFORD TOWNSHIP

Consideration: \$21,000.00

Grantee: PARSONS, EDWARD

Municipality

HOP BOTTOM BOROUGH

Consideration: \$180,000.00

Grantee: JANICK, JOSEPH J

2 - JANICK, ANDREA M

Municipality

CLIFFORD TOWNSHIP

Consideration: \$50,000.00

Grantee: RHOUSE516 LLC

Municipality

SILVER LAKE TOWNSHIP

Consideration: \$1.00

Grantee: CONRAD, DAVID E

2 - CONRAD, JOHN F

3 - CONRAD, KEVIN L

Municipality

HARFORD TOWNSHIP

Consideration: \$185,000.00

Grantee: KUKOWSKI, JOHN ANTHONY

2 - KUKOWSKI, DONNA LEA

Municipality

HARMONY TOWNSHIP

Consideration: \$100,000.00

Grantee: PETROCHKO, THEODORE

Municipality

HARFORD TOWNSHIP

Consideration: \$1.00

Grantee: PENTAGON ENERGY LLC

Municipality

NEW MILFORD TOWNSHIP

Consideration: \$25,000.00

Grantee: KUHR, JEFFREY J

Municipality

LITTLE MEADOWS BOROUGH

Consideration: \$12,500.00

Grantee: WHITNEY, PHILLIP

2 - WHITNEY, TERESA

Municipality

MONTROSE 2W

Consideration: \$10,000.00

Grantor: MROZ, GAIL (NKA)  
2 - ZURN, GAIL M

Locations: Parcel #  
1 - 054.14-2,072.00,000.

Information:

Grantor: JOHNSON, ROY FREDERICK

Locations: Parcel #  
1 - 029.00-1,024.00,000.

Information:

Grantor: ROOD, DONALD R  
2 - ROOD, RACHEL K

Locations: Parcel #  
1 - 218.00-2,027.00,000.

Information:

Grantor: DIAS, NEILTON

Locations: Parcel #  
1 - 218.00-2,027.00,000.

Information:

Grantor: PRETIUM MORTGAGE ACQUISITION TRUST  
2 - WILMINGTON SAVINGS FUND SOCIETY FSB (DBA)  
3 - CHRISTIANA TRUST

Locations: Parcel #  
1 - N/A

Grantee: STEINEL, FLORENCE L  
2 - STEINEL, CHARLES J

Municipality  
SUSQUEHANNA

Consideration: \$117,000.00

Grantee: WILBER, SHAUN P

Municipality  
LIBERTY TOWNSHIP

Consideration: \$10.00

Grantee: DIAS, NEILTON

Municipality  
SPRINGVILLE TOWNSHIP

Consideration: \$25,000.00

Grantee: LOPEZ, MARIA C

Municipality  
SPRINGVILLE TOWNSHIP

Consideration: \$30,000.00

Grantee: PLACE'S PROPERTIES LLC

Municipality  
RUSH TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**



**Legal Journal of Susquehanna County**  
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