

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ December 27, 2019 ★ Montrose, PA ★ No. 39



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## CASES REPORTED

Amanda Martel and John Wooster, Plaintiffs,  
v.  
Ralph Reynolds, and Mary Ann Reynolds, and  
Fred Barrett, Francis Barrett, and Christian Barrett, Defendants

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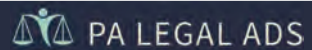


**Court of Common Pleas  
34th Judicial District:**

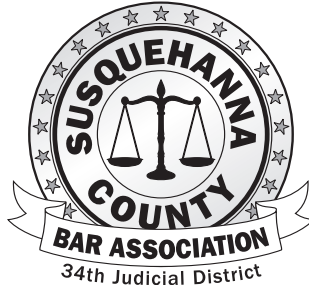
The Hon. Jason J. Legg  
*President Judge*

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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*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.

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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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*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

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Prorated subscriptions available*

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**Coroner**

Anthony J. Conarton

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Susan Jennings  
Richard Suraci

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

**COURT OPINION**

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

**AMANDA MARTEL and** :  
**JOHN WOOSTER** :  
**Plaintiffs,** :  
 :  
**v.** :  
 :  
**RALPH REYNOLDS, and** :  
**MARY ANN REYNOLDS, and** :  
**FRED BARRETT, FRANCIS BARRETT,** :  
**and CHRISTIAN BARRETT** :  
**Defendants** : **No. 2017 - 788 C.P.**

---

**OPINION**

**I. Factual Background**

Plaintiffs Amanda Martel (hereinafter referred to as Martel) and John Wooster (hereinafter referred to as Wooster or collectively as Plaintiffs) are the owners of real property located at 364 Randolph Road, Great Bend, Pennsylvania (hereinafter referred to as the Wooster property). Defendant Ralph Reynolds (hereinafter referred to as Reynolds) is the owner of property located at 333 Randolph Road, Great Bend, Pennsylvania (hereinafter referred to as Reynolds property), which shares a boundary with the Wooster property.<sup>1</sup> Defendants Fred Barrett, Francis Barrett and Christian Barrett (collectively referred to as the Barretts) are tenants of Reynolds and reside at the Reynolds property.<sup>2</sup>

On June 22, 2017, Plaintiffs commenced this action by filing a writ of summons. Thereafter, on July 18, 2017, Plaintiffs filed a complaint asserting the following claims: (1) ejectment in connection with Reynolds' use of a portion of circular driveway that ran from the Reynolds property onto the Wooster property then parallel to the boundary line until returning to the Reynolds property; (2) trespass in connection with claims that Reynolds (or his tenants) had entered upon the Wooster property and caused damages; and (3) a permanent injunction seeking to enjoin Reynolds (and his tenants) from entering upon the Wooster property.

---

1 Mary Ann Reynolds, the wife of Reynolds, was a co-owner of the 333 Randolph Road property and was named as a co-defendant in this lawsuit. Prior to the trial, Mary Ann Reynolds died. At the time of trial, the parties stipulated to her removal from this action.

2 Reynolds is the father of Francis Barrett, the father-in-law of Fred Barrett, and the grandfather of Christian Barrett. The parties have spelled "Francis" with an "i" though the conventional spelling for the female version would be "Frances" with an "e." The court has likewise utilized that same spelling.

On August 7, 2017, Defendants filed preliminary objections to the complaint contending, in part, that Plaintiffs failed to properly serve the writ of summons and the complaint. Defendants also asserted that Plaintiffs improperly requested attorney fees and failed to provide specifics as to their claim for damages in excess of \$50,000. On August 16, 2017, Plaintiffs filed a praecipe to reissue the writ of summons and also filed an amended complaint.<sup>3</sup>

On September 14, 2017, Defendants filed an answer denying the allegations. Defendants' answer includes a counterclaim asserting that Defendants have acquired ownership of the Wooster property up to the wooden fence on the Reynolds side: (1) through adverse possession, or (2) as a boundary by recognition and acquiescence.<sup>4</sup> Defendants further assert a counterclaim related to the circular driveway as follows: (1) an implied easement was created during the course of the ownership of the predecessor in title to both properties, Donald Tyler; and (2) Donald Tyler permitted the use of the driveway suggesting that such permission could not be revoked creating an easement by estoppel in the use of the driveway.<sup>5</sup> On September 16, 2019, a bench trial was held and the matter is now ripe for disposition.

## II. Findings of Fact

1. Donald Tyler (hereinafter referred to as Tyler) owned both the Reynolds property and the Wooster property prior to conveying those properties to Reynolds and Plaintiffs. (Pl. Ex. 13 at 6.) Tyler purchased the Reynolds property in 1990. (Id. at 7; Pl. Ex. 3.)<sup>6</sup> Tyler and Thomas W. Tyler purchased the Wooster property in 1989. (Def. Ex. 7.)
2. When Tyler bought the properties, there was a wooden fence that ran between the Reynolds property and Wooster property. (Id. at 8, 31-32; Pl. Ex. 13-Ex. 7.) The fence ran along the entire backside of the Reynolds property up to a stone wall. (Id. at 8 & 10; Def. Ex. 3 at 7 & 24.)
3. Tyler believed that the wooden fence has been there for 50 years and he thought that the fence was the boundary line between the two properties. (Id. at 39 & 41.)
4. After Tyler purchased the Wooster property, he took down part of the wooden fence so he could go from property to property without having to go around the building. (Pl. Ex. 13 at 13.) Portions of the wooden fence remain

<sup>3</sup> Plaintiffs corrected the service error. Plaintiffs again request an award of attorney's fees and costs under 42 Pa.C.S.A. § 2503(9) and alleged more specific facts in support of their claim for damages.

<sup>4</sup> Reynolds also raised various affirmative defenses in the new matter including equitable estoppel and laches.

<sup>5</sup> Defendants also asserted counterclaims for an easement by prescription, assault, intentional infliction of emotional distress and negligent infliction of emotional distress. At the time of trial, Defendants withdrew these claims.

<sup>6</sup> Tyler testified that he bought the Reynolds property in 1990. The court notes that a deed submitted as Defendants' Exhibit 6 shows that Tyler and Thomas W. Tyler purchased the Reynolds property in 1988. (Def. Ex. 6.) The Reynolds deed indicates that Tyler and Thomas W. Tyler (along with their wives) conveyed the Reynolds property to Tyler and his wife, Mary Ann, on December 13, 1990. (Pl. Ex. 3.)

- to this day separating the Reynolds property and Wooster property. (Id.)
5. Tyler had an electrical, plumbing and heating shop in the building on the Reynolds property and he put the circular driveway in after he took part of the wooden fence down to make it easier to get to the back of the building. (Id. at 10, 11 35-37; Pl. Ex. 13-Ex. 7.)
  6. There is now a circular driveway on the Wooster property that goes around to the back of the building that is located on the Reynolds property. The circular driveway connects with the parking lot that surrounds the building located on the Reynolds property. (Id. at 6; Def. Ex. 1; Def. Ex. 4 at 1; Pl. Ex. 13-Ex. 7.) The circular driveway was not present when Tyler purchased the Reynolds property and was constructed by Tyler after he took down a portion of the existing wooden fence. (Pl. Ex. 13 at 7.)
  7. After purchasing the Reynolds property, Tyler constructed an addition to the building on the Reynolds property. The addition came up to the existing fence but did not cross to the other side of the existing fence line. The building remains close to the existing fencing between the two properties.
  8. Tyler lived in the building on the Reynolds property until he sold the Reynolds property to Reynolds in March 2002. (Id. at 19-20; Plf. Ex. 3.) Tyler then moved into the house located on the Wooster property. (Id. at 18.)
  9. Tyler told Reynolds that the property line between the Reynolds property and the Wooster property was the existing fence.
  10. Prior to Reynolds purchase of the Reynolds property, Fred Barrett was present for a conversation between Tyler and Reynolds where Tyler told Reynolds that the Reynolds property included everything up to the fence line and that the wooden fence behind the building was the boundary line.
  11. When Reynolds bought the property, there was an existing circular driveway behind the building and Tyler told Reynolds and Fred Barrett that he used it to get to the back of the building. (Def. Ex. 5 at 3.)
  12. Tyler had removed two separate segments of the wooden fence so as to create the circular driveway.
  13. While Tyler owned the property, Tyler and his tenants all used the circular driveway as a means of accessing the back of the property and/or as an exit from the property itself.
  14. Reynolds and Barrett used the driveway until 2017 to reach the back of the building on the Reynolds property because it was the only way to get to the back of the building to access the maintenance room and to maintain or repair the building. (Def. Ex. 3 at 7.)
  15. After Reynolds purchased the Reynolds property from Tyler, Reynolds hired Butler Land Surveying in 2003 to complete a survey because he wanted a description of the location of the property boundary.

16. John Butler performed the 2003 survey. (Def. Ex. 1.)
17. At that point, Reynolds learned that the deeded property line was a few feet to the south of the existing fence line even though Tyler had informed Reynolds that the fence line was the boundary between the respective properties.
18. Neither Tyler nor Reynolds ever sought to change the existing fencing as a result of the Butler survey and the parties continued to honor the boundary line established by Tyler, i.e., Tyler and Reynolds continued to honor the fence line as the boundary between the Reynolds property and the Wooster property.
19. On March 11, 2016, Plaintiffs purchased the Wooster property from Tyler. (Pl. Ex. 4.)
20. Prior to purchasing the Wooster property, Plaintiffs were aware of the circular driveway that was utilized by the Reynolds property for access to the back of the Reynolds' building. In this regard, Martel had used the circular driveway when Martel's daughter had been a tenant at the Reynolds property.
21. At the time that Plaintiffs purchased the Wooster property, the circular driveway was clearly visible and marked in a manner that demonstrated that the Reynolds property regularly and continually used the circular driveway as a means of accessing the back of the Reynolds property as well as an alternate exit from the backside of the building. (Def. Ex. 4.) The clearly open use of the driveway included the two different openings that Tyler had created in the wooden fencing to allow traffic from the Reynolds property to drive around the back of the Reynolds' building in a circular manner.
22. In August 2016, Martel sent a letter to Reynolds asking him to stop using the driveway but Reynolds (and his tenants) continued to use the driveway until sometime in 2017. (Pl. Ex. 10.)
23. Martel contends that Reynolds and Barrett have created ruts in the driveway, have dumped cat litter on the Wooster property and cut down a tree that is located on the Wooster property. (Pl. Ex. 7, 8 & 9.)
24. Wooster observed Reynolds (and his tenants) driving and walking on the driveway even after she sent the August 2016 letter.
25. Scott Williams (hereinafter referred to as Williams) is the current owner of Butler Land Surveying, LLC. After the dispute with plaintiffs began, Reynolds requested that Williams reset the corner pins.
26. Williams relied on the prior land survey conducted by his predecessor John Butler in 2003 and reviewed the deed to the Reynolds property to determine the pin locations. (Def. Ex. 1.)
27. Employees of Williams' land surveying company relied on John Butler's placement of the survey marker pins to place the new marker pins on the

- Reynolds property. (Pl. Ex 1 & 2; Def. Ex. 3 at 12,13, 18 & 26; Def. Ex. 4 at 13.)
28. With reference to the pins set by Williams, the boundary between the Reynolds and Wooster properties runs through a back corner of the building addition located on the Reynolds property. (Def. Ex. 1.)
  29. Neither party presented any expert testimony as to the precise location of the boundary line between the Reynolds property and the Wooster property and Williams conceded that he had not surveyed the properties. Williams was unable to give an expert opinion as to the location of the boundary line between the Reynolds property and the Wooster property.
  30. The current record fails to prove the exact location of the deeded boundary as no expert testimony was presented as to the location of the deeded boundary. On the other hand, the record establishes that Tyler and Reynolds recognized the fence line between the Reynolds property and the Wooster property to be the boundary line at the time that Tyler conveyed the Reynolds property to Reynolds and thereafter retained the Wooster property and lived on that property.

*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.*

**EXECUTOR NOTICE**

Estate of Edith M. Conklin AKA  
Edith S. Conklin  
Late of New Milford Township  
EXECUTOR  
David B. Conklin  
P.O. Box 1002  
New Milford, PA 18834  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

12/27/2019 • 1/3/2020 • 1/10/2020

**EXECUTRIX NOTICE**

Estate of Walter McCoy  
Late of Springville/Montrose  
EXECUTRIX  
Tracy Ann Marrazzo  
1181 Carter Road  
Montrose, PA 18801

12/20/2019 • 12/27/2019 • 1/3/2020

**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF LOIS L. CARRINGTON a/k/a LOIS LOREIDA CARRINGTON, late, of Silver Lake Township, Susquehanna County, Pennsylvania, who died on the 14th day of November, 2019, to CHARLES R. CARRINGTON, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Charles R. Carrington or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

12/20/2019 • 12/27/2019 • 1/3/2020

**EXECUTRIX NOTICE**

Estate of Maria E. Leucht AKA  
Maria Ema Leucht  
Late of Jackson Township  
EXECUTRIX  
Diane E. Burchell  
PO Box 155 – 45 Brushville Road  
New Milford, PA 18834  
ATTORNEY  
Michael J. Giangrieco, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

12/20/2019 • 12/27/2019 • 1/3/2020

**ADMINISTRATOR NOTICE**

Estate of Gladys M. Kniseley  
Late of Montrose Borough  
ADMINISTRATOR  
Timothy Woolcock  
225 SR 3010  
Springville, PA 18844  
ATTORNEY  
Abbey K. Lewis  
Beardsley Law PLLC  
37 Public Ave.  
Montrose, PA 18801

12/13/2019 • 12/20/2019 • 12/27/2019

**EXECUTOR NOTICE**

Estate of Herman Leroy Frantz, Sr.  
AKA Herman Frantz AKA Herman  
L. Frantz, Sr.  
Late of Harford Township  
CO-EXECUTOR  
Corliss Hughes  
10 Canoebirch Road  
Levittown, PA 19057  
CO-EXECUTOR  
Heman L. Frantz, Jr.  
143 Clark Drive  
Paupack, PA 18451  
ATTORNEY  
Michael Briechle  
4 Chestnut Street  
Montrose, PA 18801

12/13/2019 • 12/20/2019 • 12/27/2019



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

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

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
FEBRUARY 11, 2020**

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  
February 11, 2020 at 10:00 AM**

Writ of Execution No.:  
2019-1319 CP  
PROPERTY ADDRESS: 303  
BAKER ROAD, LACEYVILLE,  
PA 18623  
LOCATION: Auburn Township  
Tax ID # 193.00-2,007.00,000.  
IMPROVEMENTS: ONE - ONE  
STORY WOOD FRAMED  
DWELLING  
DEFENDANTS: Jeremy A.  
Spencer a/k/a Jeremy Spencer and  
Summer Spencer  
ATTORNEY FOR PLAINTIFF:  
Christine L. Graham, Esq  
(215) 790-1010

**NOTICE**

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

Lance M. Benedict,  
Susquehanna County Sheriff

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
FEBRUARY 11, 2020**

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  
02/11/2020 10:30 AM**

Writ of Execution No.:

2019-1321 CP

PROPERTY ADDRESS: 4785  
State Route 11, Hop Bottom, PA  
18824

LOCATION: Hop Bottom Borough

Tax ID #: 222.06-1,021.00,000

IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAME

DWELLING

ONE – 18x22x1 BANK BARN  
FRAME

DEFENDANTS: Gerald A. Flynn  
Jr



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ATTORNEY FOR PLAINTIFF:  
Peter Wapner Esq  
(215) 563-7000

**NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that

distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: [www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**12/20/2019 • 12/27/2019 • 1/3/2020**

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**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 3, 2019 TO DECEMBER 11, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$230,000.00
Mortgagor: HJ PAWTER PROPERTIES LLC	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 264.02-1,006.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$123,250.00
Mortgagor: OBELENUS, JASON	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - OBELENUS, KAREN M	
Locations: Parcel #	Municipality
1 - 268.07-3,014.00,000.	FOREST CITY 2W
Information:	Consideration: \$195,000.00
Mortgagor: DURANTE REAL ESTATE HOLDINGS LLC	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 173.00-2,013.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$104,080.00
Mortgagor: DUKE, ETHAN	Mortgagee: QUICKEN LOANS INC
2 - DUKE, MEGGAN	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 026.00-2,002.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$58,000.00
Mortgagor: FITZGERALD, STEVEN A JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 054.11-3,056.00,000.	SUSQUEHANNA
2 - 054.11-3,056.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$70,000.00
Mortgagor: STROHL, RONALD L	Mortgagee: STROHL, KATHLEEN
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: ORD, WILLIAM G	Mortgagee: PS BANK
2 - ORD, KYMBERLY J	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$289,600.00
Mortgagor: MCANDREW, JOSEPH EUGENE	Mortgagee: HONSDALE NATIONAL BANK
2 - MCANDREW, MARISSA ANNE	
Locations: Parcel #	Municipality
1 - 211.00-2,022.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$39,200.00
Mortgagor: KUNTZ, JEREMY	Mortgagee: COMMUNITY BANK
2 - KUNTZ, VALERIE	
Locations: Parcel #	Municipality
1 - 081.00-1,005.01,000.	MIDDLETOWN TOWNSHIP

Information:	Consideration: \$198,400.00
Mortgagor: RAFFERTY, KAREN LEE (AKA)	Mortgagee: UNITED STATES SMALL BUSINESS ADMINISTRATION

2 - RAFFERTY, KAREN

Locations: Parcel #	Municipality
1 - 067.00-2,067.00,000.	FRANKLIN TOWNSHIP

Information:	Consideration: \$115,753.00
Mortgagor: MENSCH, COLE	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Locations: Parcel #	Municipality
1 - 011.00-1,008.00,000.	LIBERTY TOWNSHIP

Information:	Consideration: \$160,000.00
Mortgagor: DENNEY, GERALDINE 2 - DENNEY, JAMES	Mortgagee: FIRST NATIONAL BANK

Locations: Parcel #	Municipality
1 - 264.00-2,002.03,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1,500,000.00
Mortgagor: JOSEPH ZAWISKY LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 074.00-1,038.00,000.	OAKLAND TOWNSHIP

Information:	Consideration: \$296,000.00
Mortgagor: JONES, JASON D 2 - JONES, MORGIN S	Mortgagee: VISIONS FEDERAL CREDIT UNION

Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP

Information:	Consideration: \$172,000.00
Mortgagor: RUPP, DONALD J 2 - RUPP, ERIN M	Mortgagee: NBT BANK

Locations: Parcel #	Municipality
1 - 266.01-1,031.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$80,000.00
Mortgagor: MORRISON, GARY P 2 - MORRISON, JILL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY

Locations: Parcel #	Municipality
1 - 161.08-2,043.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$730,000.00
Mortgagor: RIDGE, MARK T 2 - RIDGE, TONYA L	Mortgagee: VALLEY NATIONAL BANK

Locations: Parcel #	Municipality
1 - 179.00-1,014.00,000.	DIMOCK TOWNSHIP

Information:	Consideration: \$18,000.00
Mortgagor: RIDGE, MARK T 2 - RIDGE, TONYA L	Mortgagee: PLUCK, JOSEPH P

Locations: Parcel #	Municipality
1 - 179.00-1,014.00,000.	DIMOCK TOWNSHIP

Information:	Consideration: \$23,000.00
Mortgagor: EMMETT, ROSE ELLEN	Mortgagee: PENN EAST FEDERAL CREDIT UNION

Locations: Parcel #	Municipality
1 - 249.19-1,036.01,000.	FOREST CITY 2W

Information:	Consideration: \$99,500.00
Mortgagor: MAJOR MOVE INVESTMENTS LLC	Mortgagee: HONESDALE NATIONAL BANK

Locations: Parcel #	Municipality
1 - 268.07-3,055.00,000.	FOREST CITY 2W

Information:	Consideration: \$7,700.00
Mortgagor: MAJOR MOVE INVESTMENTS LLC	Mortgagee: FRANCESKI, JOSEPH III
Locations: Parcel #	Municipality
1 - 268.07-3,055.00,000.	FOREST CITY 2W
Information:	Consideration: \$73,545.00
Mortgagor: TOLAN, MELISSA M	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel #	Municipality
1 - 209.00-1,035.18,000.	HERRICK TOWNSHIP
Information:	Consideration: \$46,000.00
Mortgagor: SPICKERMAN, ELIZABETH (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FIKE, ELIZABETH S	
Locations: Parcel #	Municipality
1 - 176.00-1,023.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$146,907.00
Mortgagor: LEWIS, ROBERT M III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, DANIELLE	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 143.06-1,014.00,000.	MONTROSE 2W
Information:	Consideration: \$63,920.00
Mortgagor: SCHELL, MICHELE	Mortgagee: FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 037.00-1,014.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$560,000.00
Mortgagor: KIRSCH, MASON	Mortgagee: FIRST BANK
Locations: Parcel #	Municipality
1 - 135.05-1,001.00,000.	THOMPSON TOWNSHIP

## DEEDS

Information: OIL GAS AND LIQUID OR GASEOUS HYDROCARBONS	Consideration: \$1.00
Grantor: LPR ENERGY LLC	Grantee: PENNMARC RESOURCES III LLC
Locations: Parcel #	Municipality
1 - 186.00-1,060.01,000.	HARFORD TOWNSHIP
Information:	Consideration: \$168,228.00
Grantor: BARWICK POELSTRA LLC	Grantee: PENNSYLVANIA POSTAL HOLDINGS LLC
Locations: Parcel #	Municipality
1 - 026.00-2,030.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WALLACE, CATHERINE A	Grantee: WALLACE, MICHAEL D
	2 - WALLACE, WILLIAM E
	3 - WALLACE, CATHERINE A
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: FEKETTE, DONNA M	Grantee: CHAMPANG, STEVEN
2 - LOPATOFSKY, THOMAS J JR	2 - CHAMPANG, TIFFANIE A
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP

Information:	Consideration: \$50,000.00
Grantor: FOSTER, KEITH	Grantee: ENDY, MICHAEL 2 - FEELEY, EILEEN
Locations: Parcel # 1 - 210.00-2,009.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$18,621.00
Grantor: BLUEWATER INVESTMENT HOLDINGS LLC	Grantee: WILMINGTON SAVINGS FUND SOCIETY 2 - RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D
Locations: Parcel # 1 - 054.15-2,006.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: SCHLICK, LINDA J (TRUST BY TRUSTEE)	Grantee: SCHLICK, AMANDA
Locations: Parcel # 1 - 175.00-1,014.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HILDEBRAND, TIMOTHY J	Grantee: HILDEBRAND, NICHOLE Y
Locations: Parcel # 1 - 262.00-1,064.04,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$106,000.00
Grantor: BIRCHARD, EDWARD A 2 - BIRCHARD, TINA M (FKA) 3 - ALLEN, TINA	Grantee: DUKE, ETHAN 2 - DUKE, MEGGAN
Locations: Parcel # 1 - 026.00-2,002.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ZIGON, TERRY JOANNE (NBM) 2 - SOLOMON, TERRY JOANNE 3 - STRIEFSKY, MARY ANN 4 - STALKER, SUSAN 5 - GLIHA, JOSEPH F	Grantee: STRIEFSKY, MARY ANN 2 - STALKER, SUSAN 3 - GLIHA, JOSEPH F
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: GARDNER, TERI ANN (AKA) 2 - GARDNER, TERI A	Grantee: GARDNER, BRIAN
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$2,200.00
Grantor: PETROCHKO, THEODORE	Grantee: LAMBERT, PETER J
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FORSYTH, STEPHEN L 2 - FORSYTH, FAWN M	Grantee: FORSYTH, STEPHEN L 2 - FORSYTH, FAWN M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$72,000.00
Grantor: CERAMI, GERALDINE S	Grantee: EQUITY TRUST COMPANY (FBO) 2 - GALLOWAY, STEVEN (IRA)
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP



Information: Grantor: MORRIS, DIANE J 2 - MORRIS, KATHLEEN 3 - MORRIS, RICHARD B 4 - MORRIS, ELSIE Locations: Parcel # 1 - 166.00-1,015.00,000.	Consideration: \$1.00 Grantee: MORRIS, DIANE J 2 - MORRIS, KATHLEEN 3 - MORRIS, RICHARD B Municipality HARFORD TOWNSHIP
Information: Grantor: RYDZIK, HELEN M (ESTATE AKA) 2 - RYDZIK, HELEN (ESTATE) Locations: Parcel # 1 - 248.00-1,019.00,000.	Consideration: \$1.00 Grantee: HARVEY, JULIE ANN 2 - HARVEY, MICHAEL P JR 3 - HARVEY, TYLER J 4 - HARVEY, STEPHEN J 5 - HARVEY, SYDNEY M Municipality CLIFFORD TOWNSHIP
Information: Grantor: RYDZIK, HELEN M (ESTATE AKA) 2 - RYDZIK, HELEN (ESTATE) Locations: Parcel # 1 - 249.00-1,016.00,000.	Consideration: \$1.00 Grantee: HARVEY, JULIE ANN 2 - HARVEY, MICHAEL P JR 3 - HARVEY, TYLER J 4 - HARVEY, STEPHEN J 5 - HARVEY, SYDNEY M Municipality CLIFFORD TOWNSHIP
Information: Grantor: HINE, RONALD (ESTATE) 2 - HINE, JOAN Locations: Parcel # 1 - 131.00-1,006.00,000.	Consideration: \$1.00 Grantee: ADAMS CATV INC Municipality JACKSON TOWNSHIP
Information: Grantor: OWENS, GERALDINE (NBM) 2 - DENNEY, GERALDINE Locations: Parcel # 1 - 264.00-2,002.03,000.	Consideration: \$1.00 Grantee: OWENS, GERALDINE (NBM) 2 - DENNEY, GERALDINE 3 - DENNEY, JAMES Municipality CLIFFORD TOWNSHIP
Information: Grantor: RESHETAR, RUDOLPH E 2 - RESHETAR, ELIZABETH M Locations: Parcel # 1 - N/A	Consideration: \$28,000.00 Grantee: BECAUSE HE TOLD ME NO LLC Municipality HARFORD TOWNSHIP
Information: Grantor: DENNEY, GERALDINE 2 - DENNEY, JAMES Locations: Parcel # 1 - 264.00-2,010.00,000.	Consideration: \$30,000.00 Grantee: LOCKER, JAMES 2 - LOCKER, MELISSA Municipality CLIFFORD TOWNSHIP
Information: Grantor: BUTLER, KAY D 2 - BUTLER, KAY (AKA) Locations: Parcel # 1 - 268.07-3,001.00,000. 2 - 249.19-3,015.00,000.	Consideration: \$1.00 Grantee: THE KAY BUTLER FAMILY IRREVOCABLE TRUST Municipality FOREST CITY 2W FOREST CITY 2W
Information: Grantor: STANFORD, JAMES R 2 - STANFORD, JOAN Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: STANFORD, KEVIN JAMES Municipality OAKLAND TOWNSHIP

Information:	Consideration: \$215,000.00
Grantor: SCHAEDEL, JEAN	Grantee: RUPP, DONALD J
2 - KILGOUR, JEFFREY	2 - RUPP, ERIN M
3 - KILGOUR, ROBERT	
Locations: Parcel #	Municipality
1 - 266.01-1,031.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1,000,000.00
Grantor: PLUCK, JOSEPH P SR	Grantee: RIDGE, MARK T
	2 - RIDGE, TONYA L
Locations: Parcel #	Municipality
1 - 179.00-1,014.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: KEISER, GARY W (AKA)	Grantee: FRENCH, DAWN
2 - KEISER, GARY	2 - FRENCH, RICKEY
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: HABERLE, ABRAM	Grantee: HABERLE, ABRAM
2 - HABERLE, CAROLE DIANE	2 - HABERLE, CAROLE DIANE
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$8,000.00
Grantor: SILVAFOX PROPERTIES LLC	Grantee: HOWARD, LEWALLACE P III
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$29,500.00
Grantor: HAWKINS, ROSEMARIE	Grantee: WILDING, DAVID J
	2 - WILDING, CHRISTINE
Locations: Parcel #	Municipality
1 - 263.00-1,034.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: FRILING, JAMES R	Grantee: MARK, VALERIO
	2 - MARK, CAROL
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$109,000.00
Grantor: FRANCESKI, JOSEPH III	Grantee: MAJOR MOVE INVESTMENTS LLC
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: BLATCHLEY, ANNA L (ESTATE AKA)	Grantee: BLATCHLEY, JAY R
2 - BLATCHLEY, ANNA (ESTATE)	
Locations: Parcel #	Municipality
1 - 031.11-2,035.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$775,000.00
Grantor: RODGERS, DIANE B	Grantee: FULLOM, CURTIS L
	2 - FULLOM, SHERI L
Locations: Parcel #	Municipality
1 - 238.00-1,004.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$154,639.00
Grantor: VANCAMPEN, FRANCIS A (AKA)	Grantee: LEWIS, ROBERT M III
2 - VANCAMPEN, FRANCES	2 - LEWIS, DANIELLE
Locations: Parcel #	Municipality
1 - N/A	MONTROSE

Information:	Consideration: \$35,000.00
Grantor: FEKETTE, DONNA M 2 - LOPATOFSKY, THOMAS J	Grantee: CANFIELD, CHARLES R 2 - CANFIELD, LINDA J
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$6,000.00
Grantor: JPMORGAN CHASE BANK	Grantee: MILLER ESTATES LLC
Locations: Parcel # 1 - 115.00-2,012.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: WEISS, ANN S 2 - MORGAN, WILLIAM 3 - MORGAN, KIMBERLY 4 - ASHFORD, JENNIFER 5 - DAUGHERTY, KOLLEEN 6 - FAUX, TRACY	Grantee: BEAMER, ANTHONY L 2 - BEAMER, CODY S
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$79,900.00
Grantor: DELLAVALLE, JAMES 2 - DELLAVALLE, KATHLEEN	Grantee: SCHELL, MICHELE
Locations: Parcel # 1 - 037.00-1,014.00,000.	Municipality HARMONY TOWNSHIP



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