

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 7 ★ December 9, 2022 ★ Montrose, PA ★ No. 37



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES	4
MORTGAGES & DEEDS	7



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

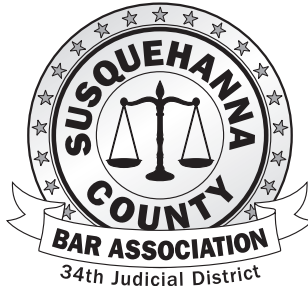
The Hon. Jason J. Legg
President Judge

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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mike@briechlelaw.com

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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.

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

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Susquehanna County Courthouse — 31 Lake Avenue, Montrose, PA 18801 ★ 570.278.4600

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

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

NOTICE IS HEREBY GIVEN THAT LETTERS OF ADMINISTRATION have been granted to Chadd Smith in the Estate of Michelle Smith, Deceased, late of Lawton, Susquehanna County, PA, who died on September 7, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands are to present same without delay to Chadd Smith, in care of:

Jeffrey A. Yelen, Esq.
8 West Market Street, Suite 320
Wilkes-Barre, PA 18701

12/2/2022 • 12/9/2022 • 12/16/2022

EXECUTOR NOTICE

Estate of Gerald R. Wagner
AKA Gerald Wagner
Late of Lenox Township
EXECUTRIX
Jane Bowness
704 Stone Road
Uniondale, PA 18470
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main Street, Suite 415
Carbondale, PA 18407

11/25/2022 • 12/2/2022 • 12/9/2022

**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
JANUARY 24, 2023**

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

01/24/2023 09:00 AM

Writ of Execution No.:

2022-632 CP

PROPERTY ADDRESS: 156

Zanes Lane f/k/a RR 2 Box 2295,

Friendsville, PA 18818

LOCATION: Middletown

Township

Tax ID #: 098.00-1,026.00,000

IMPROVEMENTS: ONE – two

story wood frame dwelling

ONE – 14 x 29 wood frame garage

DEFENDANTS: Zane Snedaker

and Kathleen R. Snedaker

ATTORNEY FOR PLAINTIFF:

Stephen M. Hladik, Esq.

(215) 855-9521

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/2/2022 • 12/9/2022 • 12/16/2022

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JANUARY 24, 2023**

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

01/24/2023 09:30 AM

Writ of Execution No.:

2022-213 CP

PROPERTY ADDRESS: 576 Day

Rd., Montrose, PA 18801

LOCATION: Forest Lake

Township

Tax ID #: 103.00-1,035.01,000.

IMPROVEMENTS: ONE – 1 story

wood framed manufactured

dwelling

ONE – 60 x 45 wood framed

bankbarn

ONE – 12 x 24 wood frame

milkhouse

ONE – 24 x 30 wood frame garage

DEFENDANTS: Marilyn Chapel

ATTORNEY FOR PLAINTIFF:

Robert Crawley, Esq.

(855) 225-6906

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

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please go to: www.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/2/2022 • 12/9/2022 • 12/16/2022

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
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Incorporation Notices \$45

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One (1) time insertion

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

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General Advertising Rates

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Subject to space availability

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

Certain Restrictions Apply

The Legal Journal of Susquehanna County

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The deadline for all advertising is 10 AM on Monday for the Friday publication.

Contact for Advertising Details:

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Fax: 570-647-0086

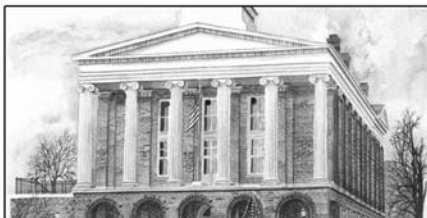
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	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$625	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

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MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 24, 2022 TO NOVEMBER 30, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$60,000.00
Mortgagor: KANE, ERIN NICOLE	Mortgagee: PNC BANK
2 - KANE, RYAN PATRICK	
Locations: Parcel #	Municipality
1 - 095.00-1,005.00,000.	THOMPSON TOWNSHIP
Information: CORRECTIVE	Consideration: \$88,000.00
Mortgagor: EXCLUSIVE STONEWORKS LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 267.00-1,060.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: BOGNATZ FAMILY TRUST (BY TRUSTEES)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - CROSSCOUNTRY MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 191.09-1,024.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: BARBER, JAMES W	Mortgagee: PS BANK
2 - BARBER, JEAN R	
Locations: Parcel #	Municipality
1 - 261.00-1,011.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$78,750.00
Mortgagor: BIBI, MAQBOOLAN	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 031.20-1,008.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$13,878.00
Mortgagor: JARNAGIN, ELEANOR B	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE
	2 - UNITED STATES RURAL HOUSING SERVICE
Locations: Parcel #	Municipality
1 - N/A	HOP BOTTOM BOROUGH
Information:	Consideration: \$100,800.00
Mortgagor: KEMPA, JOSEPH P	Mortgagee: PS BANK
2 - KEMPA, CHARLENE S	
Locations: Parcel #	Municipality
1 - 109.06-1,005.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$431,300.00
Mortgagor: GRASSA, ANTHONY J	Mortgagee: WELLS FARGO BANK
2 - GRASSA, MATTHEW R	
Locations: Parcel #	Municipality
1 - 153.00-1,035.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$154,800.00
Mortgagor: OLIVER, JOSHUA WILLIAM (AKA)	Mortgagee: PSECU
2 - OLIVER, JOSHUA	
3 - OLIVER, KATIE	
Locations: Parcel #	Municipality
1 - 123.00-1,031.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$275,000.00
Mortgagor: BENNETT, ELIJAH 2 - BENNETT, KARLYE	Mortgagee: RUSSELL, HAROLD C
Locations: Parcel # 1 - 136.00-1,001.01,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$260,000.00
Mortgagor: REDDON, WILLIAM (AKA) 2 - REDDON, WILLIAM M 3 - REDDON, KATIE E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 035.00-3,002.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$42,000.00
Mortgagor: WASHBURN, PAUL 2 - WASHBURN, DONNA	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 088.00-1,037.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$379,148.00
Mortgagor: MONTEFORTE, JAMES	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 110.00-2,019.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$100,500.00
Mortgagor: CATALFAMO, VERONICA CROSS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST SAVINGS BANK
Locations: Parcel # 1 - 268.10-1,013.00,000.	Municipality FOREST CITY
Information:	Consideration: \$104,550.00
Mortgagor: TOTTEN, RIANNE L 2 - SUMMIT MORTGAGE CORPORATION	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$30,000.00
Mortgagor: GALLAGHER, THOMAS P	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.07-1,018.00,000.	Municipality OAKLAND BOROUGH

DEEDS

Information:	Consideration: \$1.00
Grantor: HOROSCHAK, PAUL (AKA) 2 - HOROSCHAK, ROBERT PAUL (AKA) 3 - HOROSCHAK, ROBERT P 4 - HOROSCHAK, VIOLET E	Grantee: HOROSCHAK, ALAN
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: INT NO 38 UNIT NO 26	Consideration: \$100.00
Grantor: HAINES, MARTIN B II 2 - CRIQUI-HAINES, LA (AKA) 3 - HAINES, LA CRIQUI	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information: Grantor: STANLEY, BRANDON (BY ATTY) 2 - STANLEY, KYLE (BY ATTY)	Consideration: \$365,000.00 Grantee: BOGNATZ FAMILY TRUST
Locations: Parcel # 1 - 191.09-1,024.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: WORONIECKI, MATTHEW (ESTATE)	Consideration: \$1.00 Grantee: WORONIECKI, CLEMENT J
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Grantor: GOTWOLS, THERESA B	Consideration: \$90,000.00 Grantee: SUTKOWSKI, ROBERT
Locations: Parcel # 1 - 122.00-1,022.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: GUZEK, JOSEPH 2 - GUZEK, HARRIET	Consideration: \$1.00 Grantee: GUZEK, HARRIET 2 - LYNOTT, LEO JAMES
Locations: Parcel # 1 - 101.00-1,055.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: TAVARES, FELICIA	Consideration: \$1.00 Grantee: TAVARES, FELICIA 2 - TAVARES, ELIZABETH
Locations: Parcel # 1 - 161.07-1,003.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: SWETTER, RUSSELL D (AKA) 2 - SWETTER, RUSSELL P 3 - SWETTER, CHERYL L	Consideration: \$126,000.00 Grantee: KEMPA, JOSEPH P 2 - KEMPA, CHARLENE S
Locations: Parcel # 1 - 109.06-1,005.00,000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: MAJOR, ANN MARIE	Consideration: \$1.00 Grantee: FRANKLIN MEMORIAL PROPERTIES LLC
Locations: Parcel # 1 - 026.00-2,020.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: SIVERS, MARY A	Consideration: \$1.00 Grantee: NICHOLS, GERALD D II 2 - YAMELSKI, SUSAN E
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information: Grantor: SLAMON, JANIE	Consideration: \$407,440.00 Grantee: JIMMYS FARM LLC
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: MILACCIO, PETER M (TRUST BY TRUSTEES) 2 - MILACCIO, JOAN (TRUST BY TRUSTEES)	Consideration: \$454,000.00 Grantee: GRASSA, ANTHONY J 2 - GRASSA, MATTHEW R
Locations: Parcel # 1 - 153.00-1,035.00,000.	Municipality ARARAT TOWNSHIP
Information: Grantor: SISOCK, MARY L 2 - SMITH, WALTRAUT (ESTATE AKA) 3 - SMITH, WALTRAUT WILHELMINA (ESTATE AKA) 4 - SMITH, WALTRAUT W (ESTATE AKA) 5 - SMITH, WALLIE (ESTATE)	Consideration: \$1.00 Grantee: SISOCK, MARK K 2 - SISOCK, MARY L
Locations: Parcel # 1 - 112.00-1,003.00,000.	Municipality JACKSON TOWNSHIP

Information: Grantor: RUSSELL, HAROLD C	Consideration: \$312,032.00 Grantee: BENNETT, ELIJAH 2 - BENNETT, KARLYE
Locations: Parcel # 1 - 136.00-1,001.01,000.	Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: TINEN, ANNE K (TRUST BY TRUSTEES) 2 - KIBLER, CLARE T (TRUST BY TRUSTEES)	Consideration: \$1.00 Grantee: KIBLER, CLARE T
Locations: Parcel # 1 - 060.09-1,003.00,000.	Municipality APOLACON TOWNSHIP
Information: Grantor: DANDO, DOROTHY 2 - DANDO, JOHN (AKA) 3 - DANDO, JOHN M SR	Consideration: \$1.00 Grantee: DANDO, JOHN M SR
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: Grantor: DOUGLAS, SHELIA M 2 - HALL, SUSIE C (ESTATE) 3 - HALL, MORRIS T JR 4 - LEWIS, JASON	Consideration: \$1.00 Grantee: DOUGLAS, SHELIA M 2 - HALL, MORRIS T JR 3 - HALL, DAWN M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: VAUGHN, WILLIAM 2 - VAUGHN, AMY	Consideration: \$134,000.00 Grantee: CROSS-CATALFAMO, VERONICA (AKA) 2 - CATALFAMO, VERONICA CROSS
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information: Grantor: DOUGLASS, ADRIEL	Consideration: \$123,000.00 Grantee: TOTTEN, RIANNE
Locations: Parcel # 1 - 268.06-1,041.00,000.	Municipality FOREST CITY 2W
Information: SUBSURFACE MINERAL OIL AND GAS RIGHTS DEED Grantor: REYNOLDS, JUDITH	Consideration: \$1.00 Grantee: COTERRA ENERGY INC
Locations: Parcel # 1 - 205.03-1,080.00,000.	Municipality LENOX TOWNSHIP
Information: Grantor: WALLS, RUTH	Consideration: \$1.00 Grantee: COTERRA ENERGY INC
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information: Grantor: WILLIS, JOANNE (AKA) 2 - WILLIS, JOANNE R 3 - PAISLEY, ELISABETH W 4 - PAISLEY, TEDDY (AKA) 5 - PAISLEY, TEDDY B II (AKA) 6 - PAISLEY, TED 7 - MCLEOD, ANNA 8 - HEINS, JACQUELYN 9 - ATKINS, DIANE	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$30,547.87
Grantor: JUMP, JAMES H	Grantee: STEWARD, GREGORY
2 - JUMP, SHANA L	2 - STEWARD, JENNIFER LYNN
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: LANE, RICHARD HOWARD (ESTATE AKA)	Grantee: WILLIAMS, MATTHEW
2 - LANE, RICHARD (ESTATE)	
Locations: Parcel #	Municipality
1 - 016.00-1,020.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: HOLOHAN, DONNA L (ESTATE AKA)	Grantee: ROHE, CHRISTOPHER J
2 - WETHMAN-HOLOHAN, DONNA L (ESTATE AKA)	2 - ROHE, NICOLE
3 - HOLOHAN, DONNA L WETHMAN (ESTATE)	
Locations: Parcel #	Municipality
1 - 126.10-1,031.00,000.	BRIDGEWATER TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION



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Honesdale, PA 18431