

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ October 18, 2019 ★ Montrose, PA ★ No. 29



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CASES REPORTED

Laurel Lake Association, Inc., Plaintiff
vs.
Robert Hutchinson Rose, his Heirs, successors, and assigns,
generally executors, administrators, legatees, grantees, and all other
persons interested in said property, et al, 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.



PA LEGAL ADS

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.

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

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Fictitious Name Registration	\$45
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Kenneth W. Seamans, *Senior Judge*

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

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

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

LAUREL LAKE ASSOCIATION, INC.	:	
Plaintiff	:	
	:	
vs.	:	
	:	
ROBERT HUTCHINSON ROSE, his	:	
Heirs, successors, and assigns,	:	
generally executors, administrators,	:	
legatees, grantees, and all other	:	
persons interested in said property,	:	
et al,	:	
Defendants	:	No. 2015-1162 C.P.

OPINION

I. Procedural History

On October 20, 2015, plaintiff, the Laurel Lake Association, Inc. (“the Association”), filed this action to quiet title to approximately 42 acres of real property situated beneath the waters of Laurel Lake, Silver Lake Township, Susquehanna County, Pennsylvania. The Association contends that it owns 42 acres of land lying beneath the waters of Laurel Lake by way of adverse possession because it has controlled the level of the lake waters since 1941 through a dam located on Association property. Defendants, the heirs and successors of Robert Hutchinson Rose (“Roses”), are the legal title holders of the 42-acre lake bed submerged beneath the waters of Laurel Lake and contend that the Association has failed to establish the requisite elements necessary to support the acquisition of title to the lake bed through adverse possession.¹

On November 18, 2015, the Roses filed preliminary objections to the Association’s

¹ The identified descendants of Robert Hutchinson Rose are Laurie Rose Leach and Sharon Rose, two sisters who are fifth generation descendants of Robert Hutchinson Rose. The Rose sisters assert that there are more than 130 living heirs of Robert Hutchinson Rose. (Def. Prelim. Obj. ¶ 14.) There is no dispute that the Roses hold legal title to the 42-acre lake bed of Laurel Lake.

In addition to the adverse possession claim against the Roses to the submerged lake bed of Laurel Lake itself, the Association also filed an adverse possession count against the descendants of Asher H. Hill, Mabel Hill and Michael Hill in connection with real property near the Association’s dam. On February 23, 2016, default judgment was entered against the Hill defendants based upon a failure to respond to the Association’s complaint. As a result of the default judgment, the Association was granted title to the real property surrounding the dam which includes the discharge area where the waters of Laurel Lake are discharged in Laurel Lake Creek.

complaint. By order dated May 19, 2016, the court overruled those objections.² The Roses filed an Answer and New Matter on June 8, 2016. Thereafter, the parties completed discovery.

On March 4, 2019, the Association filed a motion for summary judgment contending that the record established that it had gained legal title to the 42 acre lake bed through adverse possession primarily as a result of controlling the water level of the lake coupled with acts associated with maintaining water quality, vegetation, and policing the use of Laurel Lake itself. On the same date, the Roses filed a motion for summary judgment asserting the record failed to support the Association's adverse possession claim. Oral argument was held on the motions on April 22, 2019 and the parties have submitted their respective briefs. The parties both agree that the material facts are not disputed but both differ as to how those undisputed facts impact upon the Association's adverse possession claim. The matter is now ripe for disposition.

II. Statement of Facts

In 1835, Robert Hutchinson Rose received title to the land situated under the waters of Laurel Lake and title to those acres has passed to his heirs. (Cmp. ¶¶ 11, 19.) The 42-acre parcel of real property has been submerged by the waters of Laurel Lake since Robert Hutchinson Rose owned the parcel. (*Id.* Ex. A.)³

The Association is an entity comprised of various lake property owners but not every lake property owner is a member of the Association. There are approximately 120 lake property owners of which 80 are currently Association members. (*Id.* at 8.) Lake property owners have rights to use of the lake pursuant to their deeds. (Joanne Burr Dep. 26; Cmp. Ex. G.) There are numerous property owners who use the lake but have no connection or membership with the Association, i.e., 40 property owners with lake rights are not members of the Association. In addition to those individuals with lake front property, there are also second tier owners without lake front property who have deeded rights to utilize the waters of Laurel Lake for recreational purposes. (David Berti Dep. 7.)

The Association owns the real property upon which a dam is constructed that assisted in maintaining the water levels of Laurel Lake. (Pl. S.J. Mot. Ex. B, C, D, E; Berti Dep. 67.)⁴ The Association has owned the dam since 1941. (Cmp. Ex. F.) Since 1959, the Association has applied annually for a permit from the Pennsylvania Fish and

² The court determined that the Association had alleged sufficient facts to set forth an arguable claim for adverse possession and found that the Association should be permitted to proceed with developing the record to demonstrate that its actions toward the lake bed of Laurel Lake were sufficient to convey legal title of the lake bed by adverse possession to the Association.

³ The Rose deed does not contain a description conveying a "lake" but on September 2, 1880, William H. Jessup, as trustee of the estate of Robert H. Rose, conveyed a parcel alongside Laurel Lake (known then as "Mud Lake") to John O'Day. (Cmp. Ex. A.) The record reflects that Robert Hutchinson Rose sold off the real property surrounding Laurel Lake but not the real property that was submerged under Laurel Lake itself. Since the late 1800s, the real property surrounding Laurel Lake has been subdivided and developed.

⁴ The dam is a concrete dam with valves and is located at the south end of Laurel Lake. (Pl. S.J. Mot. Ex. N; Adams Dep. 26.)

Boat Commission to lower the water level of Laurel Lake for maintenance. (Pl. S.J. Mot. Ex. B, C.) The Association is required to obtain a permit from the Pennsylvania Fish and Boat Commission prior to raising or lowering the water level through the use of its dam. (Pl. S.J. Mot. Ex. B, C.)⁵ The Association lowers the lake level between one and two feet in October and then in April they close the dam to raise the water level back to the high-water level. (Berti Dep. 22.)⁶

The Association spearheaded the installation of a sewer system in the 1980s but lake property owners funded that project while the Silver Lake Township Municipal Authority installed the sewer lines and operates the sewer. (Pl. S.J. Mot. Ex. F, G, H, I, Burr Dep. 29, 31, 32, 42; Paul Adams Dep. 12, 25.) The Association owns the real property where the sewer plant is located and leases that property to the Municipal Authority. (Burr Dep. 43, 45.)

The Association manages the weed and algae growth in Laurel Lake. (Pl. S.J. Mot. Ex. I, J, Burr Dep. 48-50.)⁷ The Association initially placed copper sulfate in the water in the 1960s to manage the water quality. (Pl. S.J. Mot. Ex. O; Kim Fruehan Dep. 19.) Volunteers of the Association treated the water for algae and removed lake vegetation until 1990 when the Association hired a professional company to treat the water and control the vegetation in Laurel Lake. (Berti Dep. 27, 28, 57.)

The Pennsylvania Fish and Boat Commission regulates the use of motor boats on Laurel Lake and boating is restricted to lake property owners but not solely to Association members. (Pl. S.J. Mot. Ex. K.) Laurel Lake also has a boat ramp the use of which is restricted to owners of lake property but not solely to Association members. (Pl. S.J. Mot. Ex. K.) The Association posts “No Trespassing” signs at the boat ramp and has periodically maintained the portion of the boat ramp that is under the water. (Berti Dep. 31, 37.) Every year, pursuant to a Fish and Boat Commission requirement, the Association places floating buoys to mark the speed zone for boaters on the lake. (Burr Dep. 54, 55.)

The Association has paid the real estate taxes on the 42-acre lake property since 2007. (Pl. S.J. Mot. Ex. L; Burr Dep. 35.) Prior to 2007, no taxes had been assessed against the submerged 42 acres of real property under the waters of Laurel Lake. (Berti Dep. 24.)

III. Standard of Review

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

5 See 30 Pa.C.S.A. § 3506 (providing that “[n]o person shall draw off dam waters inhabited by fish without first applying for written permission from the commission....”)

6 The Association lowers the water level of the lake to prevent ice from damaging docks and to help control the lakeshore vegetation which freezes when the water level is lowered. (Berti Dep. 64.)

7 The Association is required to obtain a permit from the Fish and Boat Commission prior to treating the lake water with an algicide. (Pl. S.J. Mot. Ex. J.)

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). A record that supports summary judgment will either (1) show the material facts are undisputed or (2) contain insufficient evidence of facts to make out a prima facie cause of action or defense and, therefore, there is no issue to be submitted to the fact-finder. Yenchi v. Ameriprise Financial, Inc., 123 A.3d 1071, 1077 (Pa. Super. 2015) (citing DeArmitt v. N.Y. Life Ins. Co., 73 A.3d 578, 586 (Pa. Super. 2013)). 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.

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.

ESTATE NOTICE

Letters of Administration in the Estate of Thomas J. O'Reilly have been granted to Shauna O'Reilly. 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, Esq.
Brieche Law Offices, P.C.
707 Main Street
PO Box 157
Forest City, PA 18421
Attorney for the Estate

10/11/2019 • 10/18/2019 • 10/25/2019

EXECUTRIX NOTICE

Estate of Lane N. Puzo
Late of Bridgewater Township
EXECUTRIX
Patricia L. Jenner
2394 Turnpike Road
Montrose, PA 18801

ATTORNEY

Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

10/11/2019 • 10/18/2019 • 10/25/2019

NOTICE OF PUBLICATION

ESTATE OF RICHARD F.
SHINN, late of the Borough of
Forest City, Susquehanna County,
Pennsylvania.

Date of Death: 09/04/2019
Administrators: Joseph A. Shinn and
Jean Shinn
Attorneys: Needle Law, P.C.
240 Penn Avenue –
Suite 202
Scranton, PA 18503

10/11/2019 • 10/18/2019 • 10/25/2019

EXECUTOR NOTICE

Estate of Joan Mary Smith AKA
Joan M. Smith
Late of Thompson Borough
EXECUTOR
Richard Ulrich
4846 Little Ireland Road
Starucca, PA 18462
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

10/11/2019 • 10/18/2019 • 10/25/2019

ESTATE NOTICE

In the Estate of Dolores L. Mood,
late of the Township of
Bridgewater, Susquehanna County,
Pennsylvania,

Letters Testamentary in the above
estate having been granted to the
undersigned, all persons indebted
to said estate are requested to make
prompt payment and all those
having claims against said estate
will present them without delay to:

Robert F. Mood
15375 State Route 3001
Montrose, PA 18801

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

10/11/2019 • 10/18/2019 • 10/25/2019

ESTATE NOTICE

Notice is hereby given that letters
of administration have been
granted in the ESTATE OF
BEVERLY CASEY, late of 307
Shadduck Road, Little Meadows,
Township of Middletown,
Susquehanna Co. Pennsylvania
18830, who died on February 2,
2019, to AMY L. SPENCER, of 71
Broome Street, Binghamton, NY
13903, attorney, Thomas P.
Rizzuto, Esq., Leasure, Gow, Munk
& Rizzuto, Esqs., 101 Jefferson
Avenue, Endicott, NY. 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
administrators or executors named
or their attorneys.

10/11/2019 • 10/18/2019 • 10/25/2019

NOTICE

IN THE ESTATE OF SANDRA K.
LLEWELLYN, late of the Borough
of Great Bend, County of
Susquehanna, Pennsylvania,
Letters Testamentary in the above
Estate having been granted to the
undersigned, all persons indebted
to said Estate are requested to
make prompt payment and all
having claims against said Estate
will present them without delay to:

William A. Llewellyn, JR,
Executor
88 Mountain Vista Lane
Great Bend, PA 18821

OR

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

10/4/2019 • 10/11/2019 • 10/18/2019



**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
NOVEMBER 26, 2019**

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

November 26, 2019 at 9:00 AM

Writ of Execution No.:

2019-947CP

PROPERTY ADDRESS: 27970

State Route 267

Friendsville, PA 18818

LOCATION: Township of

Choconut

Tax ID # 005.04-1,006.00,000

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAMED

DWELLING

ONE – 16 X 22 WOOD FRAMED

SHED

DEFENDANTS: Pamela A. Sickler

ATTORNEY FOR PLAINTIFF:

Brian LaManna, Esq

(215) 572-8111

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

Lance M. Benedict,

Susquehanna County Sheriff

10/11/2019 • 10/18/2019 • 10/25/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
NOVEMBER 26, 2019**

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

November 26, 2019 at 9:30 AM

Writ of Execution No.:
2019-920 CP
PROPERTY ADDRESS: 271 Main
Street
Great Bend, PA 18821
LOCATION: Borough of Great
Bend
Tax ID # 031.15-1,053.00,000
IMPROVEMENTS: ONE – ONE
AND ONE HALF STORY WOOD
FRAMED DWELLING
ONE – 20 X 20 WOOD FRAME
GARAGE
DEFENDANTS: Barbara A.
Clayton a/k/a Barbara Kibler and
London L. Kibler, Sr a/k/a London
Kibler
ATTORNEY FOR PLAINTIFF:
Brian LaManna, Esq
(215) 572-8111

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

10/11/2019 • 10/18/2019 • 10/25/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 26, 2019

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:

BRIDGE MINERALS

We Buy Marcellus Gas Royalties

Quick Evaluation, Closing & All Transfer Costs Paid

www.BridgeMinerals.com or Call 512-750-3711

For A Free Consultation

SALE DATE AND TIME**11-26-2019 10:00 AM**

Writ of Execution No.:

2019-1011 CP

PROPERTY ADDRESS: 301

Porter Drive

Clifford, Pa 18421

LOCATION: Clifford Township

Tax ID #: 247.00-1,061.00,000

IMPROVEMENTS: ONE - ONE**STORY MANUFACTURED****DWELLING****ONE - 10 X 16 SHED****DEFENDANTS:** Danita Eggleton,

Executrix of the Estate of William

Eggleton, deceased and Danita

Eggleton, in her Individual

capacity

ATTORNEY FOR PLAINTIFF:

David Brown, Esq

(570) 346-7922

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

Lance M. Benedict,

Susquehanna County Sheriff

10/11/2019 • 10/18/2019 • 10/25/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
NOVEMBER 26, 2019**

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**11-26-2019 10:30 AM**

Writ of Execution No.:

2019-1000 CP

PROPERTY ADDRESS: RR 4 Box

192C a/k/a 12248 State Route 3001

Montrose, PA 18801-8437

LOCATION: Dimock Township

Tax ID #: 179.00-1,044.00,000

IMPROVEMENTS: ONE - TWO**STORY WOOD FRAMED****DWELLING****ONE - 12 X 56 METAL FRAMED****CLOSED SHED****ONE - 76 X 14 METAL FRAMED****CLOSED SHED****DEFENDANTS:** William R.

Hillier, JR and Barbara Hillier

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

Lance M. Benedict,
Susquehanna County Sheriff

10/11/2019 • 10/18/2019 • 10/25/2019

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 3, 2019 TO OCTOBER 9, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$127,000.00
Mortgagor: ZAPOLSKI, WENDY L 2 - ZAPOLSKI, PAUL HAYES	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 063.02-1,022.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$67,900.00
Mortgagor: GROOVER, MARGARET	Mortgagee: OLIVO, JAMES SR 2 - OLIVO, JOANN
Locations: Parcel # 1 - 054.14-3,038.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$57,000.00
Mortgagor: ZAHORA, CHRISTEN L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$250,000.00
Mortgagor: WALLACE RIDGE LLC	Mortgagee: GRANGER, SHIRLEY
Locations: Parcel # 1 - 246.00-1,002.00,000.	Municipality CLIFFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$20,000.00
Mortgagor: FREITAG, JOHN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 032.00-1,004.02,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$127,000.00
Mortgagor: IRON HORSE BREWING COMPANY LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 054.11-5,061.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$73,000.00
Mortgagor: IRON HORSE BREWING COMPANY LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 054.11-5,061.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$25,000.00
Mortgagor: CORDOVA, ALEJANDRO	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 213.00-1,048.01,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$214,755.00
Mortgagor: MORDENT, JOSEPH P JR 2 - MORDENT, REBECCA	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 184.00-2,011.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$68,604.00
Mortgagor: GRICK, COLVIN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 031.19-1,023.00,000.	Municipality HALLSTED BOROUGH

Information:	Consideration: \$110,000.00
Mortgagor: PHILLIPS, BENJAMIN JAMES	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 199.00-1,027.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$71,000.00
Mortgagor: KRUYSMAN, BRYAN A	Mortgagee: NEWFIELD NATIONAL BANK
Locations: Parcel # 1 - 208.00-2,008.16,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$240,000.00
Mortgagor: ROBBINS, JASON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ROBBINS, LISA	2 - BANK OF AMERICA
Locations: Parcel # 1 - 209.09-1,009.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$183,000.00
Mortgagor: CAINES, ALAN M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CAINES, DEBORAH A	
Locations: Parcel # 1 - 255.07-1,007.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$183,000.00
Mortgagor: CAINES, ALAN M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CAINES, DEBORAH A	
Locations: Parcel # 1 - 255.07-1,001.02,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: ROGGIO, JENNIE L	Mortgagee: NBT BANK
2 - ROGGIO, WILLIAM F	
Locations: Parcel # 1 - 190.04-1,016.09,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: FLYNNAGANS INC	Mortgagee: FLYNN, JAMES J
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$50,000.00
Mortgagor: FENERTY, GLEN	Mortgagee: AMERICAN HERITAGE CREDIT UNION
2 - FENERTY, ELLEN	
Locations: Parcel # 1 - 171.00-1,038.00,000.	Municipality ARARAT TOWNSHIP
Information: RE-RECORDING	Consideration: \$50,000.00
Mortgagor: BUTTON, MARIO	Mortgagee: PEOPLES NATIONAL BANK
Locations: Parcel # 1 - 054.10-1,049.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$140,000.00
Mortgagor: PRUSHINSKI, MICHAEL	Mortgagee: HONESDALE NATIONAL BANK
2 - PRUSHINSKI, KATHLEEN	
Locations: Parcel # 1 - 210.15-1,003.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$52,000.00
Mortgagor: MARVIN, GLENDA M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PICKERING JR, WILLIAM G	
Locations: Parcel # 1 - 090.18-2,020.00,000.	Municipality NEW MILFORD BOROUGH

DEEDS

Information:	Consideration: \$182,000.00
Grantor: STANFORD, STEVEN M 2 - STANFORD, JODIE L	Grantee: ARARAT SNOWMOBILE SERVICES LLC
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALDRICH, WENDY (NBM) 2 - ZAPOLSKI, WENDY L 3 - ZAPOLSKI, PAUL HAYES	Grantee: ZAPOLSKI, WENDY L 2 - ZAPOLSKI, PAUL HAYES
Locations: Parcel # 1 - 063.02-1,022.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: BLOOMER, ALAN C 2 - BLOOMER, DENISE	Grantee: BURRIDGE, WILLIAM 2 - BURRIDGE, BARBARA
Locations: Parcel # 1 - 218.03-1,064.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$69,900.00
Grantor: OLIVO, JAMES SR 2 - OLIVO, JOANN	Grantee: GROOVER, MARGARET
Locations: Parcel # 1 - 054.14-3,038.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$60,000.00
Grantor: STONE, RETHA S (AKA) 2 - STONE, RETHA (AKA)	Grantee: ZAHORA, CHRISTEN
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$600,000.00
Grantor: GRANGER, SHIRLEY A	Grantee: WALLACE RIDGE LLC
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$57,255.00
Grantor: KOZIOL, STANLEY V (BY SHERIFF)	Grantee: BLUEWATER INVESTMENT HOLDINGS LLC
Locations: Parcel # 1 - 054.15-2,006.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$120,756.00
Grantor: BARTON, ERIC 2 - BARTON, CHARLES F 3 - BARTON, SANDRA M	Grantee: CARRINGTON MORTGAGE LOAN TRUST
Locations: Parcel # 1 - 038.00-1,021.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COY, ROBERT A (ESTATE) 2 - COY, ALLEN R 3 - COY, LAWRENCE R	Grantee: COY, ALLEN R 2 - COY, LAWRENCE R
Locations: Parcel # 1 - 087.00-1,053.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAMBLE, DELORES A	Grantee: GAMBLE, MICHAEL A
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information: MINERAL RIGHTS CONVEYANCE	Consideration: \$1.00
Grantor: THOMAS, CAROLYN WOOD	Grantee: THOMAS, IRA DERRICK
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: TALOTTA, SHAUNNA	Grantee: HOWELL, GEORGE DALE 2 - HOWELL, ABAGAIL
Locations: Parcel # 1 - 054.07-1,012.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$100.00
Grantor: HOFFMAN, ROSEMARY A	Grantee: HOFFMAN, TERRY B
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: DIBBLE, DAVID R 2 - DIBBLE, TRACEY	Grantee: IRON HORSE BREWING COMPANY LLC
Locations: Parcel # 1 - 054.11-5,061.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: DITCHEY, DIANE W 2 - DITCHEY, SCOTT L	Grantee: DITCHEY, DIANE W 2 - DITCHEY, SCOTT L 3 - DITCHEY, JAMES B
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DITCHEY, DIANE W 2 - DITCHEY, SCOTT L	Grantee: DITCHEY, DIANE W 2 - DITCHEY, SCOTT L 3 - DITCHEY, JAMES B
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMAN FAMILY IRREVOCABLE TRUST	Grantee: TOMAN, JOSEPH J 2 - TOMAN, KARLA KAY
Locations: Parcel # 1 - 010.00-1,005.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMAN FAMILY IRREVOCABLE TRUST	Grantee: WILLIAMS, MARIE A
Locations: Parcel # 1 - 010.00-1,005.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMAN FAMILY IRREVOCABLE TRUST	Grantee: TOMAN, RAYMOND M
Locations: Parcel # 1 - 010.00-1,005.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOMAN FAMILY IRREVOCABLE TRUST	Grantee: BOCEK, ROBERT 2 - BOCEK, JEAN C
Locations: Parcel # 1 - 010.00-1,005.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: GOW, SUZANNE M (NBM) 2 - MEYER, SUZANNE M 3 - MEYER, CLARENCE	Grantee: JONES, WILLIAM 2 - JONES, JOYCE
Locations: Parcel # 1 - 244.00-1,013.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$129,900.00
Grantor: FOLTZ, GARRY L 2 - FOLTZ, CATHERINE D	Grantee: BUTTON, THOMAS D
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$43,500.00
Grantor: EMPFIELD, JEFFREY SCOTT	Grantee: CORDOVA, ALEJANDRO
2 - EMPFIELD, ANN LOUISE	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$72,500.00
Grantor: WOOD, ROBERT E	Grantee: GRICK, COLVIN
2 - WOOD, ANDREA	
Locations: Parcel #	Municipality
1 - 031.19-1,023.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$49,900.00
Grantor: GUITON, DEREK	Grantee: HOWELL, GEORGE DALE
2 - GUITON, ASHLEY	
Locations: Parcel #	Municipality
1 - 220.00-1,009.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$56,500.00
Grantor: MITCHELL, LORI S	Grantee: MELOY, FAYE ANN
Locations: Parcel #	Municipality
1 - 209.09-1,014.00,000.	HERRICK TOWNSHIP
Information: OIL & GAS MINERAL DEED	Consideration: \$1.00
Grantor: WARD, DORIS R	Grantee: WARD, DORIS R
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARD, DORIS R	Grantee: DICKINSON, RONALD L
	2 - RANDOLPH, SUSAN L
	3 - WARD, PAUL W
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FRANCESKI, DAVID B	Grantee: FRANCESKI, DAVID B
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$60,000.00
Grantor: PASS, PHILIP J	Grantee: MONACELLI, DOMINICK
2 - PASS, BARBARA	2 - MONACELLI, DESIRAE
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRACE, RICHARD J	Grantee: CAMPBELL, SARAH GRACE
2 - GRACE, JO ANN E	2 - KUNZ, AMY GRACE
	3 - BERNHARDT, CRISTEN GRACE
	4 - GRACE, KEVIN R
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POET, CYNTHIA JANE (AKA)	Grantee: THE POETREVOCABLE LIVING TRUST
2 - POET, CYNTHIA J	
Locations: Parcel #	Municipality
1 - 126.10-1,043.00,000.	BRIDGEWATER TOWNSHIP
2 - 126.10-1,041.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$325,000.00
Grantor: BRUMBAUGH, DAVID S	Grantee: ROBBINS, LISA
2 - BRUMBAUGH, CATHERINE L	2 - ROBBINS, JASON
Locations: Parcel #	Municipality
1 - 209.09-1,009.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$4,000.00
Grantor: COLLEY, STEPHEN	Grantee: SINCAVISH, FRANCIS T (TRUST)
2 - COLLEY, ANNA MARIE	
Locations: Parcel #	Municipality
1 - 180.04-1,020.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$183,000.00
Grantor: NAYLOR, ALAN (AKA)	Grantee: CAINES, ALAN M
2 - NAYLOR, ALAN DONALD	2 - CAINES, DEBORAH A
3 - NAYLOR, BRIAN	
4 - NAYLOR, DUANE	
5 - NARVOL, KAREN	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$110,000.00
Grantor: FRENCH, ROBERT W	Grantee: PLACE, NATHAN
2 - FRENCH, RONLAD S	2 - PLACE, COURTNEY
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$187,500.00
Grantor: THOMAS, MARY ANN	Grantee: ROGGIO, WILLIAM F
	2 - ROGGIO, JENNIE L
Locations: Parcel #	Municipality
1 - 190.04-1,016.09,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CASABIANCA, CARL	Grantee: CASABIANCA, CARL
	2 - CASABIANCA, ARMANDO
Locations: Parcel #	Municipality
1 - 151.00-2,010.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIAZ FAMILY LIMITED PARTNERSHIP	Grantee: PW LP
Locations: Parcel #	Municipality
1 - 143.00-1,023.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PW LP	Grantee: DIAZ FAMILY LIMITED PARTNERSHIP
Locations:	Parcel # Municipality
1 - 143.00-1,023.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$46,000.00
Grantor: PACCIO, JOANN M	Grantee: FLYNNAGANS INC
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: BRANZUELA, LEILANI B	Grantee: BRANZUELA, DAWN M
	2 - BRANZUELA, LEILANI B
Locations: Parcel #	Municipality
1 - 011.03-1,004.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$298,000.00
Grantor: COLEMAN, MICHAEL J	Grantee: CURLEY, WILLIAM F
2 - COLEMAN, LYN L	2 - CURLEY, LAURA C
Locations: Parcel #	Municipality
1 - 137.02-2,001.00,000.	MIDDLETOWN TOWNSHIP

Information:	Consideration: \$28,900.00
Grantor: REMUS, ANTHONY J 2 - REMUS, SYLVIA L	Grantee: REMUS, ANTHONY FRANK
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$750,000.00
Grantor: BUXBAUM, NANCY (TRUST)	Grantee: MARK BUCKLEY ROAD ASSOCIATES LP
Locations: Parcel # 1 - 086.00-1,009.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$177,000.00
Grantor: CEASE, MARILYN JANE	Grantee: BURKE, BRIAN EDWARD II
Locations: Parcel # 1 - 176.00-1,027.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: VANVORCE, GUY F 2 - VANVORCE, HEIDI	Grantee: TOMAN, JOSEPH J 2 - TOMAN, KARLA KAY
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONES RENTAL LLC	Grantee: STONE, GAIL
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP



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Susquehanna County LEGAL JOURNAL

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