

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ June 27, 2025 ★ Montrose, PA ★ No. 14



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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President 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

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

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P: 570-251-1512
F: 570-647-0086
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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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

*All other notices will be billed at \$1.95 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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Jessica Chiaramonte

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Stephanie Sojka-Reisch
Rick Ainey

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.

ESTATE NOTICE

Estate of David Miller
AKA David C. Miller AKA David Charles
Late of Silver Lake Township
EXECUTOR
Daniel Forbes
117 Game Farm Rd.
Schwenksville, PA 19473

6/27/2025 • 7/4/2025 • 7/11/2025

ESTATE NOTICE

Estate of Abram Haberle
870 State Route 1018,
Hallstead, PA 18822
Late of Franklin Township
ADMINISTRATOR
Brian Haberle
923 W. Saw Mill Rd.
Quakertown, PA 18951

6/27/2025 • 7/4/2025 • 7/11/2025

ESTATE NOTICE

Estate of Jean A. Koons
AKA Jean Anna Koons
Late of Brooklyn Township
ADMINISTRATOR
Rebecca Koons
406 Squires Road
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly
50 Public Avenue
Montrose, PA 18801

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

Notice is hereby given that an exemplified copy of the Letters of Administration in the ESTATE OF STEPHEN LAKE late of the town of Euslis, County of Franklin, Maine (died December 13, 2024) issued to Tammy L. Lake, Administrator, has been filed in the Susquehanna County Register of Wills. 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 Tammy L. Lake or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 50 Public Avenue, Montrose, PA 18801

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

In the Estate of Alfred S. Place, late of the Township of Auburn, County of Susquehanna and Commonwealth of Pennsylvania, deceased, who died on the 7th day of April, 2025;

Letters of Administration have been granted to the undersigned. All persons having claims against the estate of said decedent are requested to make known the same and all persons indebted to make payment without delay to:

Charles A. Place a/k/a Chuck Place
c/o Catherine J. Garbus, Esquire
24 E. Tioga Street
Tunkhannock, PA 18657
(570) 836-6749

6/20/2025 • 6/27/2025 • 7/4/2025

NOTICE

Letters of Administration on the Estate of **Susan M. Smith**, late of **Springville Township, Susquehanna County, Pennsylvania**, who died on **October 11, 2024**, have been granted to **James V. Christos III**.

All persons indebted to said estate are requested to make payment, and those having claims or demands to present them without delay to:

James V. Christos III,
Administrator
16 Musconetcong River Rd
Hampton, NJ 08827

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

Estate of Norris Jean Cole
Late of Clifford Township
EXECUTOR
James R. Cole
4488 SR 106
Clifford Township, PA 18470
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

6/13/2025 • 6/20/2025 • 6/27/2025

ESTATE NOTICE

Estate of Roy R. Silfee, a/k/a Roy Silfee, deceased, of Harford Township, Susquehanna County, Pennsylvania, who died February 29, 2024.

Letters of Administration have been granted to Linda S. Silfee, Administratrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Linda S. Silfee
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
(570) 879-2534

6/13/2025 • 6/20/2025 • 6/27/2025

ESTATE NOTICE

Estate of Edward J. Czarnecki, a/k/a Edward J. Czarnecki, Sr., deceased, of Great Bend Township, Susquehanna County, Pennsylvania, who died March 29, 2025.

Letters Testamentary have been granted to Frances A. Cendroski, Executrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Frances A. Cendroski
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
(570) 879-2534

6/13/2025 • 6/20/2025 • 6/27/2025

NOTICE

In the Estate of Fay K. Scholl a/k/a Fay Scholl, deceased, late of Oakland Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Mark W. Brown, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Mark W. Brown
28332 State Route 171
Susquehanna, PA 18847

OR

Michael J. Gathany
Attorney at Law
PO Box 953
Hallstead, PA 18822

6/13/2025 • 6/20/2025 • 6/27/2025



ESTATE NOTICE

ESTATE OF CLINTON W. MACK, JR. A/K/A CLINTON MACK, JR., late of the Borough of Montrose, Pennsylvania (died March 15, 2025). Notice is hereby given that Letters of Testamentary on the above Estate have been granted to Niki L. Mack, 1232 Ely Lake Road, Montrose, PA, 18801. All persons indebted to said estate are required to make payment and those having claims to present the same without delay to the Personal Representative named herein, or to Nicholas D. Tellie, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

6/13/2025 • 6/20/2025 • 6/27/2025

OTHER NOTICES

LEGAL NOTICE

FICTITIOUS NAME

Notice is hereby given, pursuant to 54 Pa. C.S. §311, there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on June 10, 2025, a Registration of Fictitious Name, under the assumed or fictitious name, style or designation of:

Eric's Nuisance Wildlife Control

with its principal place of business at: 195 Cross Road, Uniondale, PA 18407.

The name and address of the person owning and interested in

said business is:
Eric Ransom, 195 Cross Road,
Uniondale, PA 18407.

The application for registration of a fictitious name was filed under the Fictitious Names Act.

6/27/2025

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

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

08/12/2025 09:00 AM

Writ of Execution No.:

2024-0959 CP

PROPERTY ADDRESS: 1434

North Road, Montrose, PA 18801

LOCATION: Bridgewater

Township

Tax ID #: 104.00-1.007.00,000.

IMPROVEMENTS: ONE – 1 story

wood framed dwelling with aluminum siding
ONE – attached 1 car garage with aluminum siding

DEFENDANTS: Gregg M. Lewis: United States of America, Dept. of the Treasury – IRS C/O The United States Attorney for the Middle District of PA

ATTORNEY FOR PLAINTIFF:
Carolyn Treglia, Esq.
(844) 856-6646

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

6/20/2025 • 6/27/2025 • 7/4/2025

MORTGAGES AND DEEDS

RECORDED FROM JUNE 12, 2025 TO JUNE 18, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$85,000.00
Mortgagor: REVIVAL RESIDENCIES LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.13-1,061.00.000.	Municipality MONTROSE
Information:	Consideration: \$295,000.00
Mortgagor: HERNDON, RONALD LEE 2 - HERNDON, MARION C	Mortgagee: US BANK
Locations: Parcel # 1 - 048.00-1,064.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: BRAND, THOMAS G (AKA) 2 - BRAND, THOMAS 3 - BRAND, NANCY L	Mortgagee: PS BANK
Locations: Parcel # 1 - 046.00-2,005.03.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: SHEA, KATRINA A 2 - SHEA, JONATHAN M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 190.00-1,041.01.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$7,392.07
Mortgagor: THOMAS, RYAN P	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT 2 - SHELLPOINT MORTGAGE SERVICING
Locations: Parcel # 1 - 031.19-2,036.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$80,000.00
Mortgagor: OWENS, BRYAN T 2 - OWENS, WILLIAM E	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 265.01-1,012.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$173,000.00
Mortgagor: VINCENT, JUSTIN	Mortgagee: MORTAGE RESEARCH CENTER LLC (DBA) 2 - VETERANS UNITED HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 050.08-1,008.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$6,808.98
Mortgagor: WALLACE, COREY L 2 - WALLACE, APRIL M	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 212.00-1,007.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: SEDOR, REBECCA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC
Locations: Parcel # 1 - 025.03-1,025.00.000.	Municipality SILVER LAKE TOWNSHIP

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Information: Mortgagor: NICOLETTE, MICHAEL JR	Consideration: \$33,115.59 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 118.00-1,011.01.000.	Municipality MIDDLETOWN TOWNSHIP
Information: CORRECTION MTG Mortgagor: IGO, KEVIN Locations: Parcel # 1 - 054.15-3,001.00.000.	Consideration: \$6,850.00 Mortgagee: GUILD MORTAGE COMPANY LLC Municipality SUSQUEHANNA
Information: Mortgagor: MJM REAL ESTATE HOLDINGS LLC Locations: Parcel # 1 - 268.07-3,063.00.000. 2 - 268.07-3,041.00.000.	Consideration: \$300,000.00 Mortgagee: WAYNE BANK Municipality FOREST CITY 2W FOREST CITY 2W
Information: Mortgagor: NULTON, HAILEY RENEE 2 - NULTON, TAMMY SUE	Consideration: \$272,727.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 179.04-1,032.00.000.	Municipality DIMOCK TOWNSHIP
Information: Mortgagor: TRAILCO LLC Locations: Parcel # 1 - 268.07-6,054.00.000.	Consideration: \$80,000.00 Mortgagee: WAYNE BANK Municipality FOREST CITY
Information: Mortgagor: FITZSIMMONS, THOMAS P (AKA) 2 - FITZSIMMONS, THOMAS 3 - FITZSIMMONS, LINDA HELENE (AKA) 4 - FITZSIMMONS, LINDA	Consideration: \$125,000.00 Mortgagee: PSECU
Locations: Parcel # 1 - 249.19-1,012.00.000.	Municipality FOREST CITY 2W

DEEDS

Information: Grantor: HERNDON, RONALD LEE (AKA) 2 - HERNDON, RONALD L 3 - HERNDON, MARION C	Consideration: \$1.00 Grantee: HERNDON, RONALD LEE 2 - HERNDON, MARION C
Locations: Parcel # 1 - 048.00-1,064.00.000.	Municipality LIBERTY TOWNSHIP
Information: Grantor: PEART, SCOTT 2 - PEART, KIMBERLY (AKA) 3 - PEART, KIMBERLY C	Consideration: \$1.00 Grantee: PEART, SCOTT (TRUST) 2 - PEART, KIMBERLY C (TRUST)
Locations: Parcel # 1 - 233.00-1,043.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: ZICK, RICHARD A II	Consideration: \$70,000.00 Grantee: LI, SHAOYI 2 - ZHAO, WENXIA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information: SHERIFFS DEED Grantor: AMIRIAULT, JOHN L (BY SHERIFF) Locations: Parcel # 1 - 054.14-3,023.00.000.	Consideration: \$5,000.00 Grantee: TROUP, JOHN M JR Municipality SUSQUEHANNA
Information: Grantor: FOREST CITY BOROUGH Locations: Parcel # 1 - N/A	Consideration: \$500.00 Grantee: SMITH, SANDY J Municipality FOREST CITY

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Information: Grantor: GIANGRIECO, JOHN M Locations: Parcel # 1 - N/A	Consideration: \$173,000.00 Grantee: VINCENT, JUSTIN Municipality HALLSTEAD BOROUGH
Information: Grantor: IVESON, ROBERT Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: JAMES, SHARON (AKA) 2 - IVESON, SHARON Municipality SUSQUEHANNA
Information: Grantor: SKARVINKO, GEORGE Locations: Parcel # 1 - 150.11-1,011.00.000.	Consideration: \$1.00 Grantee: SKARVINKO FAMILY REVOCABLE TRUST Municipality GIBSON TOWNSHIP
Information: Grantor: FULLER, JAMES A 2 - FULLER, LAURIE A Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: FULLER, ANTHONY J 2 - FULLER, LACEY M Municipality AUBURN TOWNSHIP
Information: Grantor: WILLIAMS, NATHANIEL S 2 - WILLIAMS, AMANDA Locations: Parcel # 1 - N/A	Consideration: \$40,000.00 Grantee: HINES, ERIK 2 - HINES, KARA Municipality LANESBORO BOROUGH
Information: Grantor: CLAPPER, DANIEL Locations: Parcel # 1 - 213.00-1,053.00.000.	Consideration: \$1.00 Grantee: CLAPPER, DANIEL Municipality AUBURN TOWNSHIP
Information: Grantor: CLAPPER, DANIEL Locations: Parcel # 1 - 213.00-1,055.00.000.	Consideration: \$1.00 Grantee: CLAPPER, DANIEL Municipality AUBURN TOWNSHIP
Information: Grantor: VAIL, EFFIE Locations: Parcel # 1 - 161.04-1,001.00.000.	Consideration: \$1.00 Grantee: VAIL, DALE A Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: VAIL, EFFIE B Locations: Parcel # 1 - 161.04-1,001.03.000.	Consideration: \$1.00 Grantee: VAIL, DALE A Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: SWANSON, TARYN Locations: Parcel # 1 - 210.00-1,030.00.000.	Consideration: \$37,500.00 Grantee: PERRUSO, LYNN Municipality HERRICK TOWNSHIP
Information: Grantor: MCCOLLUM, DANIEL A 2 - MCCOLLUM, TINA M Locations: Parcel # 1 - 125.04-1,037.01.000.	Consideration: \$1.00 Grantee: MCCOLLUM, DANIEL A Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CAINES, VICTOR 2 - CAINES, THOMAS J SR (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$30,000.00 Grantee: WLR FAMILY LIMITED PARTNERSHIP Municipality SPRINGVILLE TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information:	Consideration: \$1.00
Grantor: SUSQUEHANNA CONFERENCE OF THE UNITED METHODIST CHURCH (SUCCESSOR TO) 2 - UNITED MEHODIST COMMUNITY CHURCH (BY TRUSTEES AKA) 3 - GREAT BEND HALLSTEAD UNITED METHODIST CHARGE TRUSTEES (BY TRUSTEES AKA) 4 - METHODIST CHURCH OF GREAT BENDBOROUGH (BY TRUSTEES)	Grantee: COMMUNITY METHODIST CHURCH
Locations: Parcel # 1 - 031.15-1,027.00.000. 2 - 031.15-1,022.00.000. 3 - 031.15-1,025.00.000.	Municipality GREAT BEND BOROUGH GREAT BEND BOROUGH GREAT BEND BOROUGH
Information:	Consideration: \$270,000.00
Grantor: WASHBOURNE, ANTHONY J 2 - WASHBOURNE, GABRIELLE I A (FKA) 3 - WASHBOURNE, GABRIELLE I AUKEMA	Grantee: NULTON, HAILEY RENEE 2 - NULTON, TAMMY SUE
Locations: Parcel # 1 - 179.04-1,032.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SEVERCOOL, RANDY 2 - SEVERCOOL, GERALDINE L 3 - SEVERCOOL, MADISON	Grantee: SEVERCOOL, RANDY 2 - SEVERCOOL, GERALDINE L
Locations: Parcel # 1 - 068.00-2,050.01.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BILLS, PENNY	Grantee: BILLS, PENNY 2 - BILLS, HANNAH
Locations: Parcel # 1 - 205.00-2,067.01.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$35,500.00
Grantor: PURTELL, ETHEL M (ESTATE AKA) 2 - PURTELL, ETHEL MARIE (ESTATE AKA) 3 - PURTELL, ETHEL (ESTATE)	Grantee: MARTIN, MICHAEL R 2 - MARTIN, MELISSA M
Locations: Parcel # 1 - 021.00-2,003.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SERAFINI, GREGORY 2 - SERAFINI, TAMMY (NKA) 3 - CLARK, TAMMY	Grantee: SERAFINI, TAMMY (NKA) 2 - CLARK, TAMMY
Locations: Parcel # 1 - 204.02-1,005.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: PALMER, ALAN B (ESTATE)	Grantee: PINE HOLLOW HUNTING CLUB
Locations: Parcel # 1 - 175.00-1,002.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BALDWIN, ELIZABETH 2 - BALDWIN, BURTON J	Grantee: WAGNER, JOHN C
Locations: Parcel # 1 - 021.10-1,012.00.000.	Municipality LITTLE MEADOWS BOROUGH



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