

**OFFICIAL  
LEGAL JOURNAL  
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 3 ★ December 7, 2018 ★ Montrose, PA ★ No. 36



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**CASES REPORTED**

Linda Stone, on behalf of herself and those similarly situated, Plaintiff  
v.  
Troy Construction, LLC, Defendant

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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

**The Legal Journal of Susquehanna County** contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.

***The Official Legal Publication of Susquehanna County, Pennsylvania***



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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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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.

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Anthony J. Conarton

### *Auditors*

George Starzec  
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, PA**

|  |                        |
|--|------------------------|
| <b>LINDA STONE, on behalf of herself</b> | :                      |
| <b>and those similarly situated,</b>     | :                      |
| <b>Plaintiff</b>                         | :                      |
|  | :                      |
| <b>v.</b>                                | :                      |
|  | :                      |
| <b>TROY CONSTRUCTION, LLC,</b>           | :                      |
| <b>Defendant</b>                         | :                      |
|  | <b>No. 2018-540 CP</b> |

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**OPINION**

**I. Procedural History**

Plaintiff Linda Stone (“Stone”) filed an Individual and Class Action Complaint on April 12, 2018 asserting that Defendant Troy Construction, LLC (“Troy”) violated the Pennsylvania Minimum Wage Act (“PMWA”) and the Pennsylvania Wage Payment and Collection Law (“WPCL”) in that Troy failed to pay proper overtime compensation to Stone and those employees similarly situated (“Class Plaintiffs”). Stone further alleges that Troy paid her and Class Plaintiffs “per diem” payments along with regular wages. Because the “per diem” payments were not legitimately for reimbursement of expenses, Stone alleges that the daily “per diem” amounts should have been included in calculating her and Class Plaintiffs’ overtime pay. Because Troy failed to do so, Stone alleges that Troy’s “per diem” policy violated the PMWA and WPCL.

On May 30, 2018, Troy filed Preliminary Objections to Count II and paragraphs 5 and 6 of the Complaint.<sup>1</sup> On June 18, 2018, Stone filed her First Amended Individual and Class Action Complaint but failed to cure the objected-to deficiencies.<sup>2</sup> On July 24, 2018, Stone filed a Second Amended Individual and Class Action Complaint.<sup>3</sup> On August 28, 2018, Troy filed Preliminary Objections to Count II of Stone’s Second Amended Complaint asserting that Stone has failed to plead the existence of a contract which Troy argues is a requisite element of a WPCL claim.

**II. Discussion**

**A. Standard of Review**

Pennsylvania Rule of Civil Procedure 1028(a)(4) provides that a preliminary objection to a complaint may challenge the legal sufficiency of a pleading (demurrer). A

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<sup>1</sup> Troy asserted that Stone failed to aver that there was a contract or an agreement between her and Troy for wages which is necessary for a claim under the WPCL (Count II). Troy also objected to Stone’s averment that “John Does 1 through 10” failed to pay Stone proper compensation pursuant to the Fair Labor Standards Act (FLSA) (paragraphs 5 & 6).

<sup>2</sup> The First Amended Complaint contained the same allegations as the initial Complaint.

demurrer is an assertion that a complaint does not set forth a cause of action or a claim on which relief can be granted. Del Boring Tire Service, Inc. v. Barr Mach., Inc., 426 A.2d 1143, 1145 (1981). A demurrer by a defendant admits all relevant well-pleaded facts in the complaint and all inferences fairly deducible therefrom but not conclusions of law or unjustified inferences. Gekas v. Shapp, 364 A.2d 691, 693 (Pa. 1976). In ruling on a demurrer, the court may consider only such matters as arise out of the complaint itself; it cannot supply a fact missing in the complaint. Linda Coal and Supply Co. v. Tasa Coal Company, 204 A.2d 451 (Pa. 1964). A demurrer will only be sustained where a complaint or pleading shows with certainty that upon the facts averred therein, the law will not permit the plaintiff or pleading party to recover. International Union of Operating Engineers v. Linesville Construction Co., 322 A.2d 353, 356 (Pa. 1974). When ruling on a demurrer, a court may sustain the objections and dismiss the case only when such relief is clear and no doubt exists that the law will not permit a recovery. Stone and Edwards Insurance Agency, Inc. v. Department of Insurance, 616 A.2d 1060, 1063 (Pa. Commw. Ct. 1992).

### **B. Stone's 2nd Amended Complaint**

In her complaint, Stone asserts that she worked as a "Spotter" for Troy from January 12, 2013 until March 9, 2013 performing manual labor at Troy's Hallstead, Pennsylvania construction site. (2nd Amend. Cmp. ¶¶ 17, 18.) Stone alleges that she was a non-exempt employee entitled to overtime compensation pursuant to the PMWA. (Id. ¶¶ 20, 28.) Stone avers that she worked in excess of 40 hours per week for at least one work week. (Id. ¶ 32.) Stone alleges that she was paid a "per diem" of \$109 in addition to her base hourly rate of \$10.75 per hour. (Id. ¶ 34.) Stone claims that the per diem was not a reasonable reimbursement of expenses incurred by her and Class Plaintiffs but was instead wages for services rendered. (Id. ¶¶ 35, 37, 39, 41.) Stone alleges that the per diem should have been included in her and Class Plaintiffs' regular pay as gross wages in order to calculate overtime pay. (Id. ¶¶ 37, 42.) By not including the per diem amount in calculating overtime wages, Stone contends that her wages and those of the Class Plaintiffs were diluted resulting in Troy's failure to pay Stone and Class Plaintiffs 1.5 times their regular rate for overtime. (Id. ¶ 46.) Stone alleges that Troy's failure to pay her and Class Plaintiffs proper overtime and all wages earned violated the PMWA and WPCL. (Id. ¶¶ 56, 59.)

### **C. Troy's objection to Count II of Stone's Second Amended Complaint pursuant to Pennsylvania Rule of Civil Procedure 1028(a)(4) (demurrer)<sup>4</sup>**

Troy asserts that because Stone failed to plead the existence of a contract or agreement between herself and Troy, Count II of Stone's Complaint asserting a claim under the WPCL is legally insufficient. Stone, however, contends that the WPCL does not require proof of the

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<sup>3</sup> Troy consented to the filing of the second amended complaint. In this Second Amended Complaint, Stone removed the objected-to language in paragraphs 5 and 6.

<sup>4</sup> Troy notes in its brief that it takes all allegations of fact in Stone's 2nd Amended Complaint and accepts them as true for purposes of its preliminary objection. (Def. Brief at 2 n.2.)

existence of a contract or agreement; rather, because the failure to pay overtime wages is a statutory obligation, Stone argues that no contract need be established.<sup>5</sup>

The WPCL states the following:

Every employer shall pay all wages, other than fringe benefits and wage supplements, due to his employe[e]s on regular paydays designated in advance by the employer. Overtime wages may be considered as wages earned and payable in the next succeeding pay period. All wages, other than fringe benefits and wage supplements, earned in any pay period shall be due and payable within the number of days after the expiration of said pay period as provided in a written contract of employment or, if not so specified, within the standard time lapse customary in the trade or within 15 days from the end of such pay period.

43 Pa.C.S.A. § 260.3(a). The WPCL provides for penalties that may be awarded in addition to compensatory damages. Section 260.10 provides for “liquidated damages” in an amount equal to 25 percent of wages due. The WPCL offers a statutory remedy to employees to recover wages and other benefits “that are contractually due to them.”

Oberneder v. Link Computer Corp., 696 A.2d 148, 150 (Pa. 1997)(holding that an award of attorneys’ fees to a prevailing employee in an action brought under the WPCL is mandatory). However, the WPCL “does not create an employee’s substantive right to compensation; rather, it only establishes an employee’s right to enforce payment of wages and compensation to which an employee is otherwise entitled to by the terms of an agreement.” Hartman v. Baker, 766 A.2d 347, 352 (Pa. Super Ct. 2000)(citing Banks Engineering Co., Inc. v. Polons, 697 A.2d 1020, 1024 (Pa. Super. Ct. 1997)); see also Doe v. Kohn Nast & Graf, P.C., 862 F.Supp. 1310, 1325 (E.D.Pa.1994)(finding that the WPCL does not create a statutory right to wages; rather, it provides a statutory remedy when the employer breaches a contractual right to earned wages). Under the WPCL, while the employee clearly has a right to enforce payment of wages, this right is limited to wages that he or she “is otherwise entitled to in accordance with the employment contract.” Banks, 697 A.2d at 1024; see also DeAsencio v. Tyson Foods, Inc., 342 F.3d 301, 309 (3d Cir. 2003)(stating that in a WPCL claim, the contract between the parties governs in determining whether specific wages are earned). Thus, “a prerequisite for relief under the WPCL is a contract between employee and employer that sets forth their agreement on wages to be paid” and relief under the WPCL “is implausible without existence of a contract.” Lehman v. Legg Mason, Inc., 532 F. Supp. 2d 726, 733 (M.D. Pa. 2007); Sullivan v. Chartwell Inv. Partners, LP, 873 A.2d 710, 717 (Pa. Super. Ct. 2005)(“[Plaintiff] had to plead that he was contractually entitled to compensation and that [Defendant] failed to pay the required compensation [in order to state a viable claim under the WPCL]”).

*The Court Opinion will continue in the next issue.*

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<sup>5</sup> The PMWA provides the statutory basis for the payment of overtime wages, providing that “[e]mploye[e]s shall be paid for overtime not less than one and one-half times the employe[e]’s regular rate as prescribed in regulations promulgated by the secretary....” 43 P.S. § 333.104(c).

## LEGAL NOTICES

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### IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY COMMONWEALTH OF PENNSYLVANIA

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#### ESTATE NOTICES

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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#### ADMINISTRATRIX NOTICE

Estate of John A. Amrein, III  
Late of Lanesboro Borough  
ADMINISTRATRIX  
Melyna Burch  
227 Montrose Drive, Lot 35  
Conklin, NY 13748  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

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12/7/2018 • 12/14/2018 • 12/21/2018

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#### EXECUTOR NOTICE

Estate of Rita P. Tiffany  
Late of Lenox Township  
CO-EXECUTOR  
Melsenia T. Crea  
3847 SR 92  
Kingsley, PA 18826  
CO-EXECUTOR  
Joanne Lewandowski  
181 Franklin Road  
Kingsley, PA 18826

#### ATTORNEY

Sean P. McGraw, Esq.  
41 N. Main St., Suite 415  
Carbondale, PA 18407

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12/7/2018 • 12/14/2018 • 12/21/2018

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#### EXECUTOR NOTICE

Estate of Sonia Gray  
Late of Lenox Township  
EXECUTOR  
Robert Gray  
144 Tuttle St.  
Simpson, PA 18407  
ATTORNEY  
Sean P. McGraw, Esq.  
41 N. Main St., Suite 415  
Carbondale, PA 18407

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12/7/2018 • 12/14/2018 • 12/21/2018

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#### EXECUTOR'S NOTICE

ESTATE OF MARLENE L. INNANEN, late of Clifford Township, Susquehanna County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Melissa Dottle, 253 Turner Road, Pleasant Mount, Pennsylvania, 18453 Executor of the Estate. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

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12/7/2018 • 12/14/2018 • 12/21/2018

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## ESTATE NOTICE

Estate of Lynn Gumaer, deceased, of 384 Brushville Road, New Milford, Susquehanna County, Pennsylvania, who died October 22, 2018.

Letters Testamentary have been granted to Bonne Travis, 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:

Bonne Travis  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
570.879.2534

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**11/30/2018 • 12/7/2018 • 12/14/2018**

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## OTHER NOTICES

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### ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has

been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

HELEN BOND, deceased  
Lance R Tabaka, Administrator

HAROLD D ELY, deceased  
Gerald E Ely, Executor

ARLETTA SECHRIST, deceased  
Cheryl McCollum, Executrix

GERALDINE RAE DARROW,  
deceased  
Jerry R Darrow Sr, Administrator

EMANUEL L DIETSCH,  
deceased  
Cynthia J Esposito, Executrix

JOSEPHINE J DILLON, deceased  
Joanne D Reimel, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, December 18, 2018, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

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**12/7/2018 • 12/14/2018**

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**MORTGAGES AND DEEDS**

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**RECORDED FROM NOVEMBER 22, 2018 TO NOVEMBER 28, 2018**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

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**MORTGAGES**

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|   |   |
|---|---|
| Information:  | Consideration: \$35,000.00  |
| Mortagor: STASKAVAGE, MARK W  | Mortgagee: PNC BANK   |
| Locations: Parcel #<br>1 - 268.06-1,002.00,000.                             | Municipality<br>FOREST CITY 2W  |
| Information:  | Consideration: \$170,000.00   |
| Mortagor: MANCUSO, TAMMY J<br>2 - MANCUSO, RUSSELL A                        | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA  |
| Locations: Parcel #<br>1 - 266.00-1,034.03,000.                             | Municipality<br>CLIFFORD TOWNSHIP   |
| Information:  | Consideration: \$26,500.00  |
| Mortagor: STONE, RICHARD<br>2 - KELLY, MOIRA A                              | Mortgagee: PNC BANK   |
| Locations: Parcel #<br>1 - 209.09-1,001.00,000.                             | Municipality<br>HERRICK TOWNSHIP  |
| Information:  | Consideration: \$17,000.00  |
| Mortagor: OCONNOR-BATER, KATHLEEN T   | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS INC<br>2 - FIRST NATIONAL BANK OF PENNSYLVANIA |
| Locations: Parcel #<br>1 - 152.00-1,001.04,000.                             | Municipality<br>ARARAT TOWNSHIP   |
| Information:  | Consideration: \$225,000.00   |
| Mortagor: ROCK'N W LAND & CATTLE LLC  | Mortgagee: CIRCLE K FARMS LLC   |
| Locations: Parcel #<br>1 - 225.00-1,057.01,000.<br>2 - 225.00-1,057.02,000. | Municipality<br>LENOX TOWNSHIP<br>LENOX TOWNSHIP  |
| Information:  | Consideration: \$80,000.00  |
| Mortagor: MAILE, WILLIAM JOSEPH   | Mortgagee: MAILE, GARY  |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>CLIFFORD TOWNSHIP   |
| Information:  | Consideration: \$75,000.00  |
| Mortagor: MILLARD, KEVIN  | Mortgagee: HONESDALE NATIONAL BANK  |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:  | Consideration: \$132,787.20   |
| Mortagor: RED OAK SAND AND GRAVEL LLC                                       | Mortgagee: HONESDALE NATIONAL BANK  |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>OAKLAND TOWNSHIP  |
| Information:  | Consideration: \$104,000.00   |
| Mortagor: COSTELLO, RACHEL<br>2 - MOSTRANSKY, ROBERT                        | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS INC<br>2 - FIRST NATIONAL BANK OF PENNSYLVANIA |
| Locations: Parcel #<br>1 - 042.19-1,008.01,000.                             | Municipality<br>CHOCONUT TOWNSHIP   |
| Information:  | Consideration: \$100,000.00   |
| Mortagor: HAZLETT, NANCY A<br>2 - STEELE, JENNIFER                          | Mortgagee: CITIZENS BANK OF PENNSYLVANIA  |
| Locations: Parcel #<br>1 - 068.00-2,047.00,000.                             | Municipality<br>FRANKLIN TOWNSHIP   |

|   |  |
|---|--|
| Information:  | Consideration: \$223,200.00  |
| Mortgagor: CLOUSE, DANIEL M<br>2 - CLOUSE, TRACY J                          | Mortgagee: FIRST CITIZENS COMMUNITY BANK                                   |
| Locations: Parcel #<br>1 - 180.00-2,050.00,000.<br>2 - 180.00-2,051.00,000. | Municipality<br>DIMOCK TOWNSHIP<br>DIMOCK TOWNSHIP                         |
| Information:  | Consideration: \$110,000.00  |
| Mortgagor: KISLOSKI, JEFFREY<br>2 - KISLOSKI, CAROLYN                       | Mortgagee: CITIZENS & NORTHERN BANK  |
| Locations: Parcel #<br>1 - 083.20-2,021.00,000.                             | Municipality<br>FOREST LAKE TOWNSHIP                                       |
| Information:  | Consideration: \$220,924.00  |
| Mortgagor: WILLETT, JONATHAN R  | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS INC<br>2 - M&T BANK |
| Locations: Parcel #<br>1 - 042.04-1,006.01,000.                             | Municipality<br>CHOCONUT TOWNSHIP  |

## DEEDS

|   |  |
|---|--|
| Information:  | Consideration: \$240,000.00                      |
| Grantor: HOBAN, DOROTHY M   | Grantee: OCONNOR-BATER, KATHLEEN T               |
| Locations: Parcel #<br>1 - 152.00-1,001.04,000.                             | Municipality<br>ARARAT TOWNSHIP                  |
| Information:  | Consideration: \$6,000.00                        |
| Grantor: DRAKE, JULIA L (BY ATTY)   | Grantee: SHERMAN, MARK<br>2 - SHERMAN, TINA ROE  |
| Locations: Parcel #<br>1 - 054.07-1,015.00,000.                             | Municipality<br>OAKLAND BOROUGH                  |
| Information:  | Consideration: \$250,000.00                      |
| Grantor: CIRCLE K FARMS LLC   | Grantee: ROCK'N W LAND & CATTLE LLC              |
| Locations: Parcel #<br>1 - 225.00-1,057.01,000.<br>2 - 225.00-1,057.02,000. | Municipality<br>LENOX TOWNSHIP<br>LENOX TOWNSHIP |
| Information: INT NO 02 UNIT NO 27   | Consideration: \$100.00                          |
| Grantor: PERKINS, PHILLIP<br>2 - PERKINS, DEBRA                             | Grantee: BREMER HOF OWNERS INC                   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP                 |
| Information: INT NO 24 UNIT NO 45 ODD                                       | Consideration: \$100.00                          |
| Grantor: HOFFMAN, ROSEMARY A<br>2 - HOFFMAN, TERRY B                        | Grantee: HOFFMAN, ROSEMARY A                     |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP                 |
| Information: INT NO 13 UNIT NO 41 ODD                                       | Consideration: \$100.00                          |
| Grantor: MCADAMS, JOHN JOSEPH   | Grantee: BREMER HOF OWNERS INC                   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP                 |

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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|   |  |
|---|--|
| Information:  | Consideration: \$15,000.00                       |
| Grantor: CARLES, DENISE J<br>2 - MILES, JULIA (AKA ESTATE)<br>3 - MILES, JULIA KATHRYN<br>4 - MONAGHAN, MARK<br>5 - MONAGHAN, ROBERT JR | Grantee: WEIDA, RICHARD V<br>2 - WEIDA, JILL A   |
| Locations: Parcel #<br>1 - 224.00-1,059.00,000.   | Municipality<br>LENOX TOWNSHIP                   |
| Information:  | Consideration: \$1.00                            |
| Grantor: HOBART, ELLIS R  | Grantee: HOBART, DAVID E                         |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>SUSQUEHANNA                      |
| Information:  | Consideration: \$1.00                            |
| Grantor: BUCK, ROBERT E<br>2 - BUCK, LILLIAN S<br>3 - RHONE, KIRK O<br>4 - RHONE, ALICE K   | Grantee: BUCK, ROBERT E<br>2 - BUCK, LILLIAN S   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>THOMPSON TOWNSHIP                |
| Information:  | Consideration: \$1.00                            |
| Grantor: BUCK, ROBERT E<br>2 - BUCK, LILLIAN S<br>3 - RHONE, KIRK O<br>4 - RHONE, ALICE K   | Grantee: RHONE, KIRK O<br>2 - RHONE, ALICE K     |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>THOMPSON TOWNSHIP                |
| Information:  | Consideration: \$1.00                            |
| Grantor: BUCK, ROBERT E<br>2 - BUCK, LILLIAN S<br>3 - RHONE, KIRK O<br>4 - RHONE, ALICE K   | Grantee: BUCK, ROBERT E<br>2 - BUCK, LILLIAN S   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>THOMPSON TOWNSHIP                |
| Information:  | Consideration: \$1.00                            |
| Grantor: BUCK, ROBERT E<br>2 - BUCK, LILLIAN S<br>3 - RHONE, KIRK O<br>4 - RHONE, ALICE K   | Grantee: RHONE, KIRK O<br>2 - RHONE, ALICE K     |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>THOMPSON TOWNSHIP                |
| Information:  | Consideration: \$1.00                            |
| Grantor: SMITH, LETA (ESTATE AKA)<br>2 - ALBECK, LETA (ESTATE)<br>3 - SMITH, MARKUS   | Grantee: TINGLEY, CONNI                          |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>FOREST LAKE TOWNSHIP             |
| Information:  | Consideration: \$23,000.00                       |
| Grantor: GROUP W FURNITURE COMPANY INC  | Grantee: DAUGEVELO, PAUL                         |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>FOREST CITY                      |
| Information:  | Consideration: \$1.00                            |
| Grantor: PHELPS, DENNIS E<br>2 - FOX, PATRICIA J  | Grantee: PHELPS, DENNIS E<br>2 - FOX, PATRICIA J |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>LATHROP TOWNSHIP                 |

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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| Information:   | Consideration: \$1.00  |
| Grantor: HENRY, CARLENE (NKA)<br>2 - BOZZO, CARLENE  | Grantee: HENRY, JAMES B  |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>BRIDGEWATER TOWNSHIP   |
| Information:   | Consideration: \$130,000.00  |
| Grantor: PRATT, STEVEN<br>2 - PRATT, KELLY A   | Grantee: COSTELLO, RACHEL<br>2 - MOSTRANSKY, ROBERT  |
| Locations: Parcel #<br>1 - 042.19-1,008.01,000.  | Municipality<br>CHOCONUT TOWNSHIP  |
| Information:   | Consideration: \$1.00  |
| Grantor: LONGACRE, CONNIE  | Grantee: LONGACRE, JOSEPH  |
| Locations: Parcel #<br>1 - 111.00-2,003.01,000.  | Municipality<br>JACKSON TOWNSHIP   |
| Information:   | Consideration: \$1.00  |
| Grantor: PERKINS, THOMAS F<br>2 - PERKINS, MARSHA L  | Grantee: PERKINS, THOMAS J<br>2 - PERKINS, EMILY B   |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>LIBERTY TOWNSHIP   |
| Information:   | Consideration: \$279,000.00  |
| Grantor: BIDLACE, PATRICIA C (TRUST)   | Grantee: CLOUSE, DANIEL<br>2 - CLOUSE, TRACY   |
| Locations: Parcel #<br>1 - 180.00-2,050.00,000.  | Municipality<br>DIMOCK TOWNSHIP 2 - 180.00-2,051.00,000. DIMOCK  |
| TOWNSHIP   |  |
| Information:   | Consideration: \$1.00  |
| Grantor: KEOGH, MOLLY THERESA (NBM)<br>2 - HARTMAN, MOLLY THERESA<br>3 - HARTMAN, CHRISTOPHER DANIEL   | Grantee: HARTMAN, CHRISTOPHER DANIEL<br>2 - HARTMAN, MOLLY THERESA   |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>BROOKLYN TOWNSHIP  |
| Information: HYDROCARBON   | Consideration: \$10.00   |
| Grantor: VENRO LTD   | Grantee: V14 LP  |
| 2 - NORTON, TAMMY L<br>3 - NORTON, NORMAN T SR (BY ATTY)<br>4 - HACKETT, PETER F<br>5 - HACKETT, LOUISE<br>6 - SCARFALLOTO, RODOLFO A<br>7 - ROOT, RANDY D<br>8 - ZICK, JAMES<br>9 - ZICK, CAROL |  |
| Locations: Parcel #<br>1 - 092.00-1,002.00,000.<br>2 - 165.00-2,031.01,000.<br>3 - 105.00-1,001.00,000.<br>4 - 124.10-1,001.00,000.<br>5 - 234.00-1,005.02,000.<br>6 - 204.00-1,016.00,000.      | Municipality<br>NEW MILFORD TOWNSHIP<br>HARFORD TOWNSHIP<br>FRANKLIN TOWNSHIP<br>BRIDGEWATER TOWNSHIP<br>AUBURN TOWNSHIP<br>HARFORD TOWNSHIP |

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|---|---|
| Information:  | Consideration: \$1.00                                       |
| Grantor: FORTNUM, BRUCE A<br>2 - FORTNUM, JOANN<br>3 - FORTNUM, MARK D        | Grantee: MESHOPPEN CREEK VENTURES LLC                       |
| Locations: Parcel #<br>1 - 200.00-1,049.00,000.<br>2 - 200.00-1,022.00,000.   | Municipality<br>DIMOCK TOWNSHIP<br>DIMOCK TOWNSHIP          |
| Information:  | Consideration: \$203,000.00                                 |
| Grantor: CANFIELD, DANIEL<br>2 - CANFIELD, JEAN (AKA)<br>3 - CANFIELD, JEAN A | Grantee: BALDWIN, DEBORAH M                                 |
| Locations: Parcel #<br>1 - 126.07-2,009.00,000.                               | Municipality<br>NEW MILFORD TOWNSHIP                        |
| Information:  | Consideration: \$225,000.00                                 |
| Grantor: BARNHART, GARY L<br>2 - BARNHART, ROSE MARIE                         | Grantee: WILLETT, JONATHAN R                                |
| Locations: Parcel #<br>1 - 042.04-1,006.01,000.                               | Municipality<br>CHOCONUT TOWNSHIP                           |
| Information:  | Consideration: \$1.00                                       |
| Grantor: HALLISEY, GERALD F<br>2 - HALLISEY, CAROLYN R                        | Grantee: HALLISEY, JERRY MICHAEL<br>2 - HALLISEY, BRANDIE L |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>OAKLAND BOROUGH                             |

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