

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ May 13, 2016 ★ Montrose, PA ★ No. 6



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## CASES REPORTED

April Kravchenko, Plaintiff  
vs.  
Kenneth Finch, Jr., K-F Rough Stock & Rodeo, and  
Harford Agricultural Society, 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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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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Incorporation Notices	\$45
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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**

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Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

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Susan Jennings

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, PENNSYLVANIAAPRIL KRAVCHENKO,  
Plaintiff,

vs.

KENNETH FINCH, JR.,  
K-F ROUGH STOCK &  
RODEO, and HARFORD  
AGRICULTURAL SOCIETY,  
Defendant.:  
:  
:  
:  
:  
:  
:  
:  
:  
:  
:

No. 2014-982 C.P.

## ORDER

**NOW**, this 3rd day of May, 2016, upon consideration of defendant Harford Agricultural Society's preliminary objections, and upon review of the parties' briefs and oral argument, **IT IS HEREBY ORDERED THAT:**

- Given that plaintiff consents to striking of paragraph 42(m) of the complaint, defendant Harford Agricultural Society's preliminary objection under Pennsylvania Rule of Civil Procedure 1028(a)(2) is **SUSTAINED**. Paragraph 42(m) of plaintiff's complaint is stricken.
- Defendant Harford Agricultural Society's preliminary objection under Pennsylvania Rule of Civil Procedure 1028(a)(4) in the form of a demurrer as to Count 1 (Strict Liability/Inherently Dangerous Activity) is **OVERRULED**.
- By way of further explanation, the Court notes that a bull is generally viewed as a domestic animal, not a wild animal. See Rozell v. Louisiana Animal Breeders Co-Op, Inc., 496 So.2d 275, 277 (La. 1986)(finding that "bulls belong to the class of domestic animals"); Granger v. U.S. Fidelity & Guaranty Co., 266 So.2d 526, 530 (La. Ct. App. 1972)(holding that bulls are domesticated animals with a "notorious reputation for irascible behavior when they are disturbed or provoked"). More aptly, in Testamentary Trust of Mosley v. Barnes, 538 S.E. 2d 873 (Ga. Ct. App. 2000), the court made the following observation regarding bulls:

Bulls generally are strong and some bulls are vicious notwithstanding their classification as domestic farm animals. Nevertheless, it cannot be said as a matter of law, or that it is judicially known, that bulls, as a class, are dangerous . . . . Bulls are more dangerous than cows or

steers; stallions are more dangerous than mares or geldings; rams are more dangerous than ewes and lambs. However, these animals have been kept for stud purposes from time immemorial so that the particular danger involved in their dangerous tendencies has become a normal incident of civilized life. The virility which makes them dangerous is necessary for their usefulness in performing their function in the socially essential breeding of livestock, and justifies the risk involved in their keeping. Therefore, the law has not regarded bulls, stallions and rams as being abnormally dangerous animals.

Id. at 874 (quoting Taft v. Taft, 433 S.E.2d 667 Ga. Ct. App. 1993)).

4. At oral argument, Plaintiff argued that the complaint alleges that the rodeo utilized “wild bulls,” which plaintiff contends is different than domesticated bulls. A review of the complaint demonstrates that this assertion is accurate as the complaint repeatedly refers to “wild bulls.” (Plf. Cmp. ¶¶ 12, 13, 14, 15, 16, 17, 20, 27, 28, 30 and 31.) While the Court is not aware of the existence of any “wild bulls” in nature, plaintiff is entitled to conduct discovery to establish whether the bulls utilized in the rodeo were domesticated bulls or “wild bulls” captured from their natural habitat without any prior interaction with humans.
5. If plaintiff cannot demonstrate that the rodeo utilized “wild bulls,” defendant Harford Agricultural Society will be entitled to summary judgment on Count 1 (Strict Liability/Inherently Dangerous Activity) as plaintiff will not be able to demonstrate that this case involves a “wild animal” as contemplated by *Restatement (Second) of Torts* § 520.

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Jason J. Legg  
President Judge



**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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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Philip Gilbert, late of Susquehanna County, Pennsylvania, on May 5, 2016 to Dorlene Pencek. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

**5/13/2016 • 5/20/2016 • 5/27/2016**

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**ESTATE NOTICE**

ESTATE OF NANCY ANN  
JONES AKA NANCY A. JONES  
AKA NANCY RYAN, LATE OF  
LATHROP TOWNSHIP, DIED

FEBRUARY 23, 2016,  
EXECUTORS PAUL JONES AND  
IRIS KUNDLA; DANIELLE M.  
MULCAHEY, ATTORNEY FOR  
THE ESTATE, WRIGHT &  
REIHNER, P.C., 148 ADAMS  
AVENUE, SCRANTON, PA  
18503. NOTICE IS HEREBY  
GIVEN THAT LETTERS  
TESTAMENTARY HAVE BEEN  
GRANTED. ALL PERSONS  
INDEBTED TO THE SAID  
ESTATE ARE REQUIRED TO  
MAKE PAYMENT AND THOSE  
HAVING CLAIMS OR  
DEMANDS ARE TO PRESENT  
THE SAME WITHOUT DELAY  
TO THE EXECUTORS NAMED.

**5/6/2016 • 5/13/2016 • 5/20/2016**

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**EXECUTOR NOTICE**

Estate of Frances R. Ely  
Late of Bridgewater Township  
EXECUTOR  
Gerald E. Ely  
369 Loomis Road  
Montrose, PA 18801  
ATTORNEY  
Robert J. Hollister, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**5/6/2016 • 5/13/2016 • 5/20/2016**

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**EXECUTOR NOTICE**

Estate of Alfred Lueck  
Late of Auburn Township  
EXECUTOR  
Jeffrey Wright  
420 Diamond Road  
Jackson, NJ 08527  
ATTORNEY  
Zachary D. Morahan  
181 Maple Street  
Montrose, PA 18801

**4/29/2016 • 5/6/2016 • 5/13/2016**

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**EXECUTOR NOTICE**

Estate of Helen E. Stevens AKA  
Helen Eudora Stevens  
Late of Auburn Township,  
Susquehanna Cty, PA  
EXECUTOR  
Donald L. Stevens  
3704 Harrogate Dr.  
Valrico, FL 33596  
ATTORNEY  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**4/29/2016 • 5/6/2016 • 5/13/2016**

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**EXECUTRIX NOTICE**

Estate of Arletta Sechrist  
Late of Forest Lake Township  
EXECUTRIX  
Cheryl McCollum  
20022 SR 267  
Montrose, PA 18801  
ATTORNEY  
Michael J. Giangrieco, Esq.  
P.O. Box 126  
Montrose, PA 18801

**4/29/2016 • 5/6/2016 • 5/13/2016**

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**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.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MAY 24, 2016**

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:

**5-24-2016 10:30 AM**

Writ of Execution No.: 2016-213  
CP

PROPERTY ADDRESS: 802  
Delaware Street

Forest City, Pa 18421

LOCATION: Forest City Borough

Tax ID #: 268.07-2,050.00,000.

IMPROVEMENTS: ONE - 2

STORY WOOD FRAMED  
DWELLING

ONE - 12 X 24 WOOD FRAMED  
GARAGE

DEFENDANTS: Tatiana Corbo  
a/k/a Tatiana Garren a/k/a Tatiana  
Vogrin

ATTORNEY FOR PLAINTIFF:  
Rebecca Solarz, Esq (215)627-1322

**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

**4/29/2016 • 5/6/2016 • 5/13/2016**

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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 29, 2016 TO MAY 5, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$63,750.00
Mortgagor: TOMPKINS FARM LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$29,000.00
Mortgagor: TAYLOR, LAURIE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - TAYLOR, JAMES	
Locations: Parce	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: DAVIS, ALICE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DAVIS, RAYMOND C	
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$175,000.00
Mortgagor: DAVIS, ALICE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$311,000.00
Mortgagor: PIERSON, JOHN C	Mortgagee: PS BANK
2 - PIERSON, KATHERINE L	
Locations: Parce	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$250,381.00
Mortgagor: MACPHERSON, JOHN A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MACPHERSON, MARGARET JEAN (AKA)	2 - SUMMIT MORTGAGE CORPORATION
3 - MACPHERSON, MARGARET J	
Locations: Parce	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$84,000.00
Mortgagor: FISSLER, MICHAEL PAUL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$256,800.00
Mortgagor: LOBODA, GREGG	Mortgagee: WELLS FARGO BANK
2 - LOBODA, MARY JO	
Locations: Parce	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP

*For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.*

Information:	Consideration: \$148,800.00
Mortgagor: WELLS FARGO BANK	Mortgagee: IGLER, SHERRY L 2 - IGLER, RUSSELL J JR
Locations: Parce	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$86,000.00
Mortgagor: EASTMAN, THOMAS E 2 - EASTMAN, MARIA A	Mortgagee: COMMUNITY BANK
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: EASTMAN, THOMAS E 2 - EASTMAN, MARIA A	Mortgagee: COMMUNITY BANK
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: PIFCHO, MONICA	Mortgagee: COMMUNITY BANK
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$78,452.00
Mortgagor: CLEMO, JOANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROYAL UNITED MORTGAGE LLC
Locations: Parce	Municipality
1 - N/A	UNIONDALE BOROUGH
Information: OPEN-END MTG	Consideration: \$120,000.00
Mortgagor: MELLAS, MARK E 2 - MELLAS, MARK (AKA) 3 - MELLAS, SANDRA K (AKA) 4 - MELLAS, SANDY	Mortgagee: PS BANK
Locations: Parce	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$193,000.00
Mortgagor: DUDOCK, DAVID J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information: CLOSED-END MTG	Consideration: \$72,123.00
Mortgagor: DANIELS, NEAL D 2 - DANIELS, ERIN	Mortgagee: PNC BANK
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: BIRTCH, MAURICE L 2 - BIRTCH, PAMELA M (AKA) 3 - HOOKER, PAMELA M	Mortgagee: COMMUNITY BANK
Locations: Parce	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: OPEN-END MTG	Consideration: \$30,000.00
Mortgagor: SKAL, CHRISTOPHER 2 - SKAL, DOMINICA FELICI	Mortgagee: GREATER ALLIANCE FEDERAL CREDIT UNION
No Municipality Information	
Information:	Consideration: \$65,000.00
Mortgagor: HALL, TIMOTHY C	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parce	Municipality
1 - N/A	NEW MILFORD TOWNSHIP

Information:	Consideration: \$15,000.00
Mortgagor: GOODMAN, CYNTHIA D 2 - MULLIGAN, ELLEN L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parce 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$20,000.00
Mortgagor: FOX, LYNN M 2 - FOX, JACK L	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parce 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: POST, KYLE J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parce 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$83,706.15
Mortgagor: REYNOLDS, JAMES D	Mortgagee: PSECU
Locations: Parce 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$243,750.00
Mortgagor: DOOLEY, DANIEL P  2 - DOOLEY, ROSANNE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - UNITED SECURITY FINANCIAL CORPORATION
Locations: Parce 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: GROSVENOR, PAUL (AKA)  2 - GROSVENOR, PAUL BRYAN 3 - GROSVENOR, SUSAN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parce 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$208,200.00
Mortgagor: DIGIROLAMO, JOSEPH J 2 - DIGIROLAMO, LACEY J	Mortgagee: PS BANK
Locations: Parce 1 - N/A	Municipality DIMOCK TOWNSHIP

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## DEEDS

Information:	Consideration: \$175,000.00
Grantor: ROSS, THOMAS F 2 - ROSS, THERESA S	Grantee: DAVIS, ALICE M 2 - DAVIS, RAYMOND C
Locations: Parce 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PIERSON, JOHN (AKA) 2 - PIERSON, JOHN C 3 - PIERSON, KATHERINE L	Grantee: PIERSON, JOHN C 2 - PIERSON, KATHERINE L
Locations: Parce 1 - N/A	Municipality RUSH TOWNSHIP

Information:	Consideration: \$1.00	Tax Basis:
Grantor: PARR, LEWIS S	Grantee: APPALACHIAN BASIN MINERALS LP	
	2 - PENNMARC RESOURCES II LP	
	3 - WILDES MINERAL INTERESTS LLC	
	4 - MCCROW ENERGY PARTNERS II LLC	

Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$1.00	Tax Basis:
Grantor: BYNON, CURTIS S (AKA)	Grantee: APPALACHIAN BASIN MINERALS LP	
2 - BYNON, CURTIS	2 - PENNMARC RESOURCES II LP	
	3 - WILDES MINERAL INTERESTS LLC	
	4 - MCCROW ENERGY PARTNERS II LLC	

Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$90,000.00
Grantor: MITCHELL, DAVID R	Grantee: C & L STONE LLC

- 2 - MITCHELL, HEIDI E
- 3 - STOLTZFUS, STEPHEN E III
- 4 - STOLTZFUS, ANNA MAE
- 5 - STOLTZFUS, JOHN LEE
- 6 - STOLTZFUS, MARTHA B

Locations: Parce	Municipality
1 - N/A	FRANKLIN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DAVIS, SCOTT A	Grantee: DAVIS, KELLY S
2 - DAVIS, KELLY S	

Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP

Information:	Consideration: \$257,000.00
Grantor: BENDER, RUTHANN	Grantee: MACPHERSON, JOHN A
	2 - MACPHERSON, MARGARET JEAN

Locations: Parce	Municipality
1 - N/A	GIBSON TOWNSHIP

Information:	Consideration: \$103,250.00
Grantor: FRANKLIN, LILLIAN D (ESTATE)	Grantee: FOLTZ, GARRY L
	2 - FOLTZ, CATHERINE D

Locations: Parce	Municipality
1 - N/A	HARFORD TOWNSHIP

Information:	Consideration: \$125,000.00
Grantor: DOANE, ROBERT B	Grantee: PIFCHO, MONICA
2 - DOANE, ELIZABETH ANN	

Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: COPE, JACOB M	Grantee: COPE, JACOB M
2 - HOLDEN, JILLIAN R	

Locations: Parce	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP

Information:	Consideration: \$6,000.00
Grantor: WALLACE, MARLENE	Grantee: SHEPHERD, JOANNE

Locations: Parce	Municipality
1 - N/A	FOREST CITY

Information:	Consideration: \$79,900.00
Grantor: BECK, THERESA F (NBM)	Grantee: CLEMO, JOANN
2 - NAMAN, THERESA F	
3 - NAMAN, BRUCE	
Locations: Parce	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: LEGG FAMILY TRUST (BY TRUSTEE)	Grantee: MOYER, MADISON LEGG
Locations: Parce	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RUSSELL, LANNY	Grantee: RUSSELL, LANNY C
	2 - RUSSELL, APRIL J
Locations: Parce	Municipality
1 - N/A	LIBERTY TOWNSHIP
2 - N/A	FOREST LAKE TOWNSHIP
3 - N/A	FRANKLIN TOWNSHIP
4 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LAMONT, FLORENCE M	Grantee: LAMONT, DAVID B
Locations: Parce	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: HSBC BANK USA	Grantee: SHIPTOSKI, FREDRICK RONALD
2 - GSMPS MORTGAGE LOAN TRUST 2005-RP1	
Locations: Parce	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: WELSCH, MARION J (TRUST BY TRUSTEE)	Grantee: WELSCH, THOMAS J
Locations: Parce	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$233,000.00
Grantor: SHANE, STEPHEN JOSEPH	Grantee: WARFLE, GARY
(BY ATTORNEY-IN-FACT)	2 - WARFLE, ROBIN
2 - SHANE, THERESA MCKEEGAN	
Locations: Parce	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: CHIN, YOUND D	Grantee: WARD, THOMAS G
2 - CHIN, LISA A	2 - WARD, CHRISTINE
Locations: Parce	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: CORRECTION	Consideration: \$1.00
Grantor: GRIMES, CHARLES R JR	Grantee: GRIMES, CHARLES R JR
2 - GRIMES, JOANN M	
Locations: Parce	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: POST FAMILY IRREVOCABLE TRUST	Grantee: POST, KYLE J
(BY TRUSTEE)	Municipality
Locations: Parce	GREAT BEND TOWNSHIP
1 - N/A	

Information:	Consideration: \$1.00
Grantor: DAVIS. JOHN A	Grantee: DAVIS. JOHN A
2 - DAVIS. LINDA	2 - DAVIS. LINDA
3 - HAWLEY. JAMES B	
Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS. JOHN A	Grantee: HAWLEY. JAMES B
2 - DAVIS. LINDA	
3 - HAWLEY. JAMES B	
Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FIRST NATIONAL BANK	Grantee: BAKER. GEORGE G
	2 - BAKER. JEAN M
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GIDEON INTRNATIONAL	Grantee: BAKER. GEORGE G
2 - BAKER. GEROGE G	2 - BAKER. JEAN M
3 - BAKER. BAKER	
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: BAKER. DALE J (AKA)	Grantee: ROWLANDS. SCOTT
2 - BAKER. DALE	2 - ROWLANDS. TINA
Locations: Parce	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: COSNER. WARREN R	Grantee: COSNER. WARREN R (TRUST)
2 - COSNER. ESTHER I	2 - COSNER. ESTHER I (TRUST)
Locations: Parce	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: COSNER. ESTHER (AKA)	Grantee: COSNER. WARREN R (TRUST)
2 - COSNER. ESHTER I	2 - COSNER. ESTHER I (TRUST)
3 - COSNER. WARREN R	
Locations: Parce	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODBURY, GORDON (BY ATTY)	Grantee: WOODBURY, ANITRA K
2 - WOODBURY, ANITRA K	2 - WEBSTER, MAXIMILLIAN D
Locations: Parce	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIGIROLAMO, JOSEPH J	Grantee: DIGIROLAMO, JOSEPH J
2 - DIGIROLAMO, LACEY J	2 - DIGIROLAMO, LACEY J
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRANDE, JAMES E (ESTATE)	Grantee: GRANDE, LORRIE
2 - GRANDE, LORRIE	
Locations: Parce	Municipality
1 - N/A	HARMONY TOWNSHIP

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

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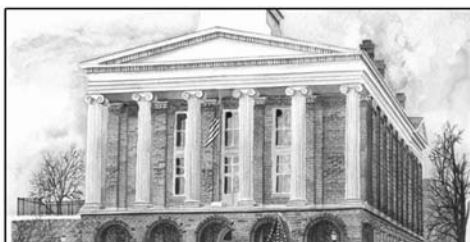
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