

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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CASES REPORTED

Mary Catherine Wheaton
v.
Eric James Wheaton

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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.

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

COURT OPINION

No. 2013 - 591. C.P.

MARY CATHERINE WHEATON, Respondent,

v.

ERIC JAMES WHEATON, Petitioner.

Opinion continued from the November 11, 2016 issue

As noted, A.W. and S.W. spent the first 6 years of their lives in Pennsylvania, but moved to Iowa in June 2013. For the remainder of 2013, A.W. and S.W. had no contact with Pennsylvania. For the entirety of 2014, A.W. and S.W. had no contact with Pennsylvania. In 2015, A.W. and S.W. spent one week in Pennsylvania. Between the summers of 2013 and 2015, A.W. and S.W. spent two years of their lives with no contact whatsoever with Pennsylvania. During the period between June 2013 and May 2016, A.W. and S.W. spent only one week in Pennsylvania. In the summer of 2016, A.W. and S.W. spent approximately 8 weeks in Pennsylvania, which marked the first extended stay in Pennsylvania since their relocation to Iowa three years earlier.

Father argues that the Children have a significant connection to Pennsylvania because their 2016 summer visit lasted two months, which is consistent with the time that was sufficient to find significant contacts in Rennie (one month plus holidays) and S.K.C. (a full week every month for a total of 3 months for the year plus holidays). Father's argument ignores the substantial break in contact between A.W. and S.W. and Pennsylvania from the period between June 2013 and May 2016. During that three year period of time, A.W. and S.W. spent only one week in Pennsylvania. Neither Rennie nor S.K.C. involved the substantial break in the child's contact with Pennsylvania that has been demonstrated in this case.⁸

Moreover, Rennie and S.K.C. involved more constant contacts with Pennsylvania that occurred more frequently than once per year. In both those cases, the visitation occurring in Pennsylvania was occurring throughout the entire calendar year as well as for holidays. Unlike Rennie and S.K.C., A.W. and S.W. do not visit Pennsylvania

⁸ In S.K.C., the Superior Court distinguished Billhime, which involved case where the Court determined that the child did not have significant contacts with Pennsylvania as the child only visited Pennsylvania for three short visits each year. The precedential value of Billhime is questionable as it applied an improper interpretation of § 5422. S.K.C., 94 A.3d at 413. In any event, the Superior Court seemed to reiterate that the facts presented in Billhime were insufficient to confer a significant connection between the children and Pennsylvania in that the children only came to Pennsylvania three times per year. Id. at 413. In Billhime, however, the Superior Court never provided any information as to the length of time that the children spent in Pennsylvania during the course of their three visits. Billhime, 952 A.2d at 1177. Instead, the Superior Court's opinion focused on the availability of pertinent evidence relative to the custody action being in Florida, not Pennsylvania. Id. In reviewing Billhime, however, there is nothing to suggest that there was a substantial break of the connections between the children and Pennsylvania as has been evidenced in this record.

throughout the entire calendar year or for holidays. Indeed, the summer of 2016 was the first extended period of time that A.W. and S.W. spent in Pennsylvania in three years. At this point in their lives, Pennsylvania has become only a summer destination for A.W. and S.W. and the remainder of the year is spent entirely in Iowa. Their elder sibling, L.W., has had no contacts with Pennsylvania in over three years.⁹

S.K.C. and Rennie both involved cases where the parties had memorialized the contacts that the minor child would have with Pennsylvania on a consistent and constant basis. In this case, the parties' separation did not provide for any specific or set period for Father to exercise partial custody in Pennsylvania. Indeed, no such periods of partial custody occurred in Pennsylvania for a two year period from June 2013 until the summer of 2015, when A.W. and S.W. visited Father in Pennsylvania for a one-week period of time. In short, even the set custody schedule envisioned by the parties did not include any specific, continuing contact with Pennsylvania.

Admittedly, A.W. and S.W. do have family members in Pennsylvania, namely their Father, an uncle, aunts and a paternal grandfather. As noted earlier, however, A.W. and S.W. did not have any contact with these individuals in Pennsylvania from June 2013 through the summer of 2015. Moreover, even when Father does have a period of partial custody, A.W. and S.W. have also spent time in North Carolina with the paternal grandmother, which suggests that this would be the one family relative with whom A.W. and S.W. have a close relationship aside from Father. There was no evidence presented as to the nature and extent of the contacts between A.W. and S.W. and their paternal family in Pennsylvania.

The Superior Court has made clear, however, that it is not simply the mathematical level of contact with Pennsylvania that is determinative; rather, it is the extent of the relationship between Father and A.W. and S.W. that determines whether there is a significant connection with Pennsylvania. See S.K.C., 94 A.3d at 412 (“[A] significant connection [exists] where one parent resides and exercises parenting time in the state and maintains a meaningful relationship with the child.”)(quoting Rennie, 995 A.2d at 1222)). Moreover, the cases cited with approval by the Pennsylvania Superior Court in S.K.C. support the conclusion that extended periods of summer visitation are strong evidence that the children have a significant connection with Pennsylvania. See In re Forlenza, 140 S.W.3d 373, 376 (Tx. 2004)(finding exclusive continuing jurisdiction even though children had not resided in Texas for 5 years where they visited Texas on six occasions, including 4 separate one month periods of summer visitation, and maintained close relationship with parent and extended family living in Texas); Ruth v. Ruth, 83 P.3d 1248, 1254 (Ct. App. Kan. 2004) (finding exclusive continuing jurisdiction where Father had visitation with his children for 8 weeks during the summer months and 2 weekends per month); Fish v. Fish, 596 S.E. 2d 654, 656 (Ga. Ct. App. 2004)(finding

⁹ As to their sister, L.W., she has never returned to Pennsylvania. Counsel for Father suggests that L.W.'s lack of connections to Pennsylvania is not relevant as the custody modification does not relate to her. If counsel's argument is accepted, it would create a bifurcated situation where there is continuing, exclusive jurisdiction for two children while no such jurisdiction would exist for an older sibling who is subject to the same custody order that Father seeks to modify with his current petition. Plainly, L.W.'s lack of contact with Pennsylvania is a relevant factor to consider in determining whether exclusive, continuing jurisdiction exists in Pennsylvania.

exclusive, continuing jurisdiction in Georgia where child visited with Father during one month of summer vacation as well as other occasions throughout the year); see also Griffith v. Tressel, 925 A.2d 702, 712 (N.J. App. 2007)(finding exclusive continuing jurisdiction where child spent 20% of time in New Jersey); cf. Ex Parte Collins, 184 So.3d 1036, 1038 (Ct. App. Ala. 2015) (finding Alabama did not have exclusive continuing jurisdiction where child had resided in Georgia for previous seven years and only spent one week in Alabama during that period of time).

In this case, if Father had filed a modification petition in May of 2015, the question would likely be a much more difficult question as A.W. and S.W. had gone two years without any contact with Pennsylvania or their relatives in Pennsylvania. Father's modification request, however, was filed after the children had spent a week of summer vacation in Pennsylvania in 2015 and then 8 weeks during the summer of 2016. Thus, there has been significant visitation occurring in Pennsylvania prior to the present modification request. Moreover, the record demonstrates that Father and A.W. and S.W. have a meaningful relationship as evidenced by Mother's decision to allow them to spend 8 weeks with Father in Pennsylvania in the summer of 2016. Thus, the Court finds that the A.W. and S.W. do have a significant connection to Pennsylvania under § 5422.¹⁰

The second prong of the § 5422 is whether substantial evidence concerning the "child's care, protection, training, and personal relationships is no longer available in Pennsylvania." Since June 2013, A.W. and S.W. have resided in Iowa and have only been in Pennsylvania for a total of 9 weeks over that three-plus year period of time. There is nothing on this record to suggest that there is much of any evidence in Pennsylvania relating to the children's "care, protection, training and personal relationships." Significantly, the children are now back in Iowa with Mother and would have to be brought back to Pennsylvania with Mother for any further custody proceedings. Indeed, in reviewing Father's petition for modification, it is suggested that his decision to seek modification was based upon the request of his children – and the evidence relating to that request is now residing in Iowa, i.e., the testimony of both A.W. and S.W.

In Bellhime, the children resided in Florida with their Mother and visited their Father in Pennsylvania three times per year. When assessing whether there was "substantial evidence" in Pennsylvania to support Father's modification request, the Superior Court stated:

A review of the record of the evidentiary hearing reveals that little evidence was introduced regarding the continuing availability in Pennsylvania of "substantial evidence concerning the child's care, protection, training and personal relationships. . . .

In fact, essentially all of the evidence presented at the evidentiary hearing demonstrates that information relating to the children's welfare is now located

¹⁰ Indeed, aside from Bellhime, there are no reported appellate decisions in the Pennsylvania courts where it was determined that exclusive, continuing jurisdiction did not exist in Pennsylvania. As noted earlier, S.K.C. made clear that Bellhime misapplied the law in making its determination that exclusive, continuing jurisdiction did not exist. For this reason, the precedential authority of Bellhime is questionable as it relates to the "significant connection" analysis.

in the state of Florida. For example, the children's medical care is provided in Florida, including by their pediatrician, dentist and orthodontist. They attend a private school in Florida, performing well, earning high grades and regularly being named to the honor roll and the headmaster's list. Through their school they are involved in basketball, football, soccer, baseball, golf, safety patrols, and extracurricular art classes. The boys also participate in Cub Scouts in Florida and are actively involved in their Orlando-based church. They have good friends and significant family in the Orlando area, including a grandmother, aunts and uncles and cousins.

Bellhime, 952 A.2d 1177.¹¹ Likewise, in this case, A.W. and S.W. have resided in Iowa for the past three years with limited contact with Pennsylvania. As noted earlier, the children have spent 95% of their time over the past three years in Iowa – and only 5% of their time in Pennsylvania. Prior to this past summer, the children had spent three years in Iowa with only one week being spent in Pennsylvania. Aside from this past summer, the children have had almost no contact with Pennsylvania over the past three years.

As in Bellhime, their school records and teachers are in Iowa, their medical records and providers are in Iowa, and any evidence relating to their extracurricular activities is in Iowa. Father contends that A.W. and S.W. saw a local counselor during 8 weeks that they were in Pennsylvania for the summer of 2016. This counselor, however, is not located in Pennsylvania; rather, she maintains her office in New York though her office is in close proximity to this jurisdiction. Father has not provided any offer of proof as to what this counselor would offer – if anything – from an evidentiary perspective. The record does not even disclose whether this counselor will even testify at any custody proceeding. As noted above, it would appear that the gist of Father's modification request deals with the preference of the children (A.W. and S.W.) to reside with him. The children reside in Iowa – not Pennsylvania – and the evidence relative to their preference is now available in Iowa. See A.D. v. M.A.B., 989 A.2d 32, 37 (Pa. Super. Ct. 2010) (finding that there was no substantial evidence where children had not resided in Pennsylvania for seven years).

For these reasons, the record fails to demonstrate that there is substantial evidence in Pennsylvania relating to the “care, protection, training and personal relationships” of A.W. and S.W. But given that the record demonstrates a “significant connection” between the children and Pennsylvania, the Court finds that it has exclusive continuing jurisdiction over this custody litigation.

The Court Opinion will be continued in the next issue.

11 The Court recognizes that S.K.C. clarified the ruling in Bellhime but that clarification had nothing to do with the “substantial evidence” evaluation conducted in Bellhime. The problem with the Bellhime decision was that it conflated the test under § 5422 to combine “significant connection” and “substantial evidence” into essentially one factor rather than two separate factors. Thus, Bellhime failed to make an independent analysis of “significant connection” prior to addressing the question of “substantial evidence.” As noted earlier, Bellhime has little precedential value as it relates to the “significant connection” factor, but its “substantial evidence” analysis was never questioned in S.K.C.

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.

EXECUTRIX NOTICE

Estate of Antoinette Shraga
Late of New Milford Township
EXECUTRIX
Susan Keene
1584 State Route 848
New Milford, PA 18834
EXECUTRIX
Jeanne Conklin
1464 State Route 848
New Milford, PA 18834
ATTORNEY
Sam W. Lewis
212 Church Street
Montrose, PA 18801

11/11/2016 • 11/18/2016 • 11/25/2016

EXECUTRIX NOTICE

Estate of Alyce M. Suponsic
Late of Forest City Borough
EXECUTRIX
Paula Sheehan
47 Parrish Street
Dallas, PA 18612
ATTORNEY

David F. Bianco, Esq.
707 Main Street, P.O. Box 84
Forest City, PA 18421

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ADMINISTRATOR NOTICE

Estate of Edward W. Mason
Late of Rush Township
ADMINISTRATOR
John I. Mason
13195 Strickland Hill Rd.
Springville, PA 18844
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

11/4/2016 • 11/11/2016 • 11/18/2016

EXECUTRIX NOTICE

Estate of David G. Delzell
Late of Herrick Township
EXECUTRIX
Patricia Mahler
76 Narragansett Trail
Albrightsville, PA 18210
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main St., Suite 415
Carbondale, PA 18407

11/4/2016 • 11/11/2016 • 11/18/2016

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 3, 2016 TO NOVEMBER 9, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$349,500.00
Mortgagor: JENKINS, RALPH D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JENKINS, PATRICIA M	2 - AMERICAN ADVISORS GROUP
Locations: Parcel #	Municipality
1 - 124.12-1,014.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$349,500.00
Mortgagor: JENKINS, RALPH D	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - JENKINS, PATRICIA M	
Locations: Parcel #	Municipality
1 - 124.12-1,014.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: WEIDA, ROBERT F	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WEIDA, TERI L	
Locations: Parcel #	Municipality
1 - 149.09-1,007.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$211,105.00
Mortgagor: WELCH, MATTHEW T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WELCH, ERIN	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: RHOUSE516 LLC	Mortgagee: CCM CAPITAL MANAGEMENT LP
Locations: Parcel #	Municipality
1 - 061.00-1,023.00,000.	APOLACON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$600,000.00
Mortgagor: JOSEPH ZAWISKY LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 074.00-1,038.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$258,250.00
Mortgagor: MONDAK, MARK J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 069.00-2,052.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$148,480.00
Mortgagor: BLAIR, THOMAS S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BLAIR, CAROL	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 181.00-1,053.00,000.	DIMOCK TOWNSHIP

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

Information:	Consideration: \$182,100.00
Mortgagor: LOPATOFKY, ROBERT T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 227.00-1,008.13,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$109,000.00
Mortgagor: RUSEK, GERALD J JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RUSEK, DIANE E	
Locations: Parcel #	Municipality
1 - 206.00-3,027.00,000.	LENOX TOWNSHIP
Information: OPEN-END MTG	Consideration: \$10,000.00
Mortgagor: BODE, KIM E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BODE, ANNE	
Locations: Parcel #	Municipality
1 - 201.00-2,060.00,000.	BROOKLYN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$125,600.00
Mortgagor: LEWIS, PAMELA K (TRUST)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 122.00-3,003.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: VERY, DANNY E	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 240.00-1,076.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$36,000.00
Mortgagor: VERY, DANNY E (AKA)	Mortgagee: NBT BANK
2 - VERY, DANIEL E	
Locations: Parcel #	Municipality
1 - 240.00-1,076.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$85,000.00
Mortgagor: MCALLA, JANEL H	Mortgagee: HOUGHTON, HAROLD 2 - HOUGHTON, CAROL
Locations: Parcel #	Municipality
1 - 261.00-1,031.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: PANNEPACKER, SHEILA A	Mortgagee: SERVICE 1ST FEDERAL CREDIT UNION
2 - PANNEPACKER, STEVEN S	
Locations: Parcel #	Municipality
1 - 037.00-1,071.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: MCCLAIN, STACEY L	Mortgagee: ROOT, NAOMI
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$205,000.00
Mortgagor: DIGIORE, JOHN J	Mortgagee: COMMUNITY BANK
2 - DIGIORE, PHYLLIS	
Locations: Parcel #	Municipality
1 - 105.00-2,014.02,000.	BRIDGEWATER TOWNSHIP

Information: OPEN-MTG	Consideration: \$50,000.00
Mortgagor: ARTHUR, LYNNE J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 032.00-2,044.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$143,439.84
Mortgagor: EVANS, MILTON M III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - EVANS, CHRISTINE G	2 - FEDERAL SAVINGS BANK
Locations: Parcel # 1 - 263.00-1,141.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$306,450.00
Mortgagor: MITCHELL, HOWARD A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MITCHELL, ANNEMARIE	2 - CU MEMBERS MORTGAGE
Locations: Parcel # 1 - 170.00-1,024.01,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$324,000.00
Mortgagor: GELL, THOMAS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GELL, MARY ELIZABETH	2 - IMPAC MORTGAGE CORP (DBA)
	3 - CASHCALL MORTGAGE
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$320,000.00
Mortgagor: SMITH, RONALD L	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - SMITH, ELLEN A	
Locations: Parcel # 1 - 126.07-1,002.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$222,480.00
Mortgagor: MCGETTIGAN, NORBERT J JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MCGETTIGAN, PAMELA C (AKA)	2 - STEARNS LENDING LLC
3 - MCGETTIGAN, PAMELA	
Locations: Parcel # 1 - 210.14-1,019.00,000.	Municipality HERRICK TOWNSHIP
Information: REFINANCE	Consideration: \$162,198.00
Mortgagor: GLOVER, JASON M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GLOVER, TAMMY L	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality OAKLAND BOROUGH

DEEDS

Information: INTERVAL 51 WEEK OF UNIT NO 25	Consideration: \$100.00
Grantor: HICKMAN, H LANIER	Grantee: MCLEOD, WENDELL W
2 - HICKMAN, KAY ANN	2 - MCLEOD, MARY C
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRAVES, KENNETH W (ESTATE)	Grantee: GRAVES, MARK N
2 - GRAVES, KENNETH W (TRUST BY TRUSTEE)	2 - KROMER, DEBORAH G
Locations: Parcel #	Municipality
1 - 127.19-1,030.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIMOCK TOWNSHIP	Grantee: DIMOCK TOWNSHIP
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$215,000.00
Grantor: MORNINGSTAR, MICHELE A	Grantee: WELCH, MATTHEW T
	2 - WELCH, ERIN
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: WELLS FARGO BANK	Grantee: RHOUSE516 LLC
Locations: Parcel #	Municipality
1 - 061.00-1,023.00,000.	APOLACON TOWNSHIP
Information: OIL GAS MINERAL	Consideration: \$10.00
Grantor: ENDEAVOR ACQUISITIONS LLC	Grantee: PRECISION CAPITAL LP
Locations: Parcel #	Municipality
1 - 219.00-1,040.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: RASMUS, ANN MARIE	Grantee: MONDAK, MARK J
Locations: Parcel #	Municipality
1 - 069.00-2,052.00,000.	FRANKLIN TOWNSHIP
Information: INTERVAL NO 19 UNIT NO 24	Consideration: \$100.00
Grantor: COSTELLO, VINCE	Grantee: BREMER HOF OWNERS INC
2 - COSTELLO, KATHLEEN	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: SCHAKE, NICOLE L (AKA)	Grantee: BLAIR, THOMAS S
2 - SCHAKE, NICOLE	2 - BLAIR, CAROL
3 - SCHAKE, JAY	
Locations: Parcel #	Municipality
1 - 181.00-1,053.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LYONS, MARK A	Grantee: LYONS, MARK A
2 - LYONS, DENISE J	2 - LYONS, DENISE J
Locations: Parcel #	Municipality
1 - 053.00-2,032.00,000.	OAKLAND TOWNSHIP
Information: OIL GAS MINERAL	Consideration: \$10.00
Grantor: PRECISION CAPITAL LP	Grantee: MACON DO HOLDING CORPORATION
Locations: Parcel #	Municipality
1 - 219.00-1,040.00,000.	SPRINGVILLE TOWNSHIP

Information:	Consideration: \$160,000.00
Grantor: SHERIDAN, CATHERINE	Grantee: MURPHY, PATRICK M
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information: SPECIAL WARRANTY DEED	Consideration: \$87,000.00
Grantor: TOLVE, CECELIA ANN (ESTATE)	Grantee: MCALLA, JANEL H
Locations: Parcel #	Municipality
1 - 261.00-1,031.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: BEVAN, LILLIAN E	Grantee: KAMINSKI, REBECCA E
	2 - HARVER, DAVID
Locations: Parcel #	Municipality
1 - 091.15-1,018.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$106,500.00
Grantor: BRADBURY, WARREN W	Grantee: CEBULAR, RAYMOND E
Locations: Parcel #	Municipality
1 - 132.00-1,036.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAKER, EDGAR B (ESTATE)	Grantee: BAKER, EDGAR B (GST-EXEMPT BYPASS TRUST F/B/O)
	2 - BAKER, LOUISE M
Locations: Parcel #	Municipality
1 - 082.00-1,063.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BAKER, EDGAR B (ESTATE)	Grantee: BAKER, EDGAR B (GST EXEMPT BYPASS TRUST FBO)
	2 - BAKER, LOUISE M
Locations: Parcel #	Municipality
1 - 038.00-1,019.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARNEY, THOMAS J	Grantee: CARNEY, ANGELA
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: ROOT, NAOMI	Grantee: MCCLAIN, STACEY L
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODEN, THOMAS EDWARD SR	Grantee: WOODEN, VICKI L
Locations: Parcel #	Municipality
1 - 159.00-1,026.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODEN, THOMAS E	Grantee: WOODEN, VICKI L
Locations: Parcel #	Municipality
1 - 160.00-1,001.01,000.	JESSUP TOWNSHIP
Information:	Consideration: \$73,000.00
Grantor: ARTHUR, WILLIAM L	Grantee: ARTHUR, LYNNE J
Locations: Parcel #	Municipality
1 - 031.20-1,034.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$26,000.00
Grantor: FEDERAL HOME LOAN MORTGAGE CORPORATION	Grantee: GERDS, JENNIPHER E
Locations: Parcel #	Municipality
1 - 054.11-3,064.00,000.	SUSQUEHANNA 2W

Information:	Consideration: \$25,000.00
Grantor: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY	Grantee: MIKLOICHE, JEFFREY 2 - MIKLOICHE, JOAN
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$17,500.00
Grantor: KSAT ENTERPRISES LLC	Grantee: WAMBOLD, LLOYD
Locations: Parcel # 1 - 081.00-1,020.02,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$26,000.00
Grantor: ANDERSON, ANDREW 2 - RACHT, LYNN ANN	Grantee: HERRING, RITA 2 - WESTBROOK, COURTNEY 3 - WESTBROOK, JUSTIN
Locations: Parcel # 1 - N/A	Municipality THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: PAULIN, MARY	Grantee: PAULIN, WILLIAM R 2 - PAULIN, RICHARD
Locations: Parcel # 1 - 268.07-6,059.00,000.	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: TREHAB	Grantee: TREHAB ASSOCIATES INC
Locations: Parcel # 1 - 151.00-1,024.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAGE, ROBERT G 2 - PAGE, ROBERT G (TRUST BY TRUSTEE) 3 - PAGE, DONNA M (TRUST BY TRUSTEE)	Grantee: DUBANOWITZ, JASON
Locations: Parcel # 1 - 054.12-1,003.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: YARWOOD, STEVEN M 2 - YARWOOD, SHELLEY M	Grantee: YARWOOD, STEVEN M
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$340,500.00
Grantor: KROKOWSKI, MARY KAY 2 - KROKOWSKI, ALEX	Grantee: MITCHELL, HOWARD 2 - MITCHELL, ANNEMARIE
Locations: Parcel # 1 - 170.00-1,024.01,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: BLAKE, BRIAN 2 - BLAKE, KAREN	Grantee: ROTZMAN, RAYMOND
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$247,200.00
Grantor: HOOD, THOMAS G 2 - HOOD, MARY LEE	Grantee: MCGETTIGAN, NORBERT 2 - MCGETTIGAN, PAMELA
Locations: Parcel # 1 - 210.14-1,019.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$70,000.00
Grantor: STORR, RICHARD M 2 - STORR, B ELIZABETH	Grantee: PLACES PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP

Susquehanna County LEGAL JOURNAL

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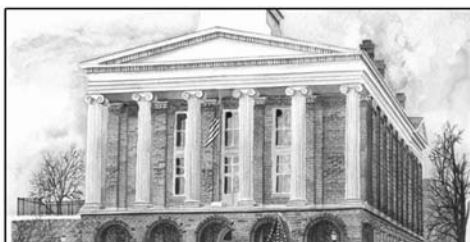
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