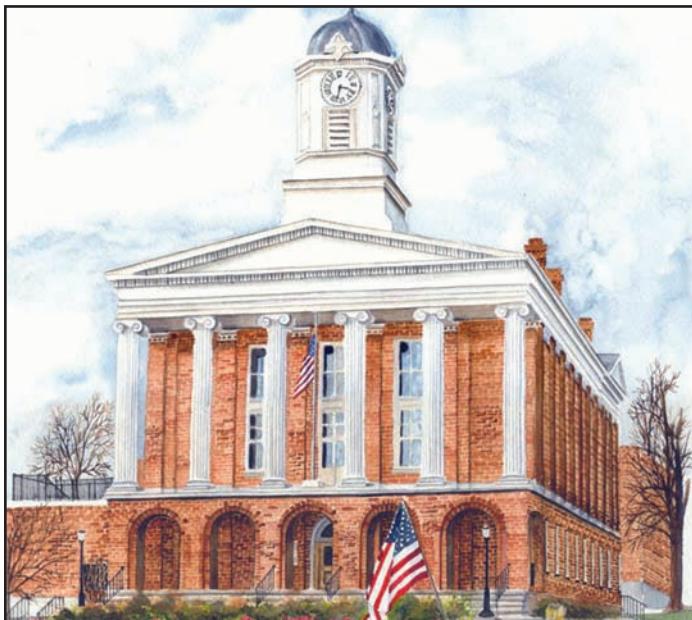


**OFFICIAL  
LEGAL JOURNAL  
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 1 ★ July 1, 2016 ★ Montrose, PA ★ No. 13



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**CASES REPORTED**

Osprey Portfolio, LLC, Plaintiff  
vs.  
Marie Moran, and James Russell and Patricia Russell, Defendants

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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

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

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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.

## PRICING & RATES

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| Estate Notice (3-time insertion)                        | \$65 |
| Orphans Court; Accounting on Estates (2-time insertion) | \$45 |

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|------------------|-------|
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### *Court Administrator*

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Anthony J. Conarton

### *Auditors*

George Starzec  
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, PENNSYLVANIA**

|   |   |                           |
|---|---|---------------------------|
| <b>OSPREY PORTFOLIO, LLC,</b>             | : |                           |
| <b>Plaintiff,</b>                         | : |                           |
|   | : |                           |
| <b>vs.</b>                                | : |                           |
|   | : |                           |
| <b>MARIE MORAN, individually,</b>         | : |                           |
| <b>and as heir to Paul F. Moran, Sr.,</b> | : | <b>No. 2014-1469 C.P.</b> |
| <b>and</b>                                | : |                           |
| <b>JAMES RUSSELL and</b>                  | : |                           |
| <b>PATRICIA RUSSELL,</b>                  | : |                           |
| <b>Defendants.</b>                        | : |                           |

---

**I. Statement of Facts**

On December 18, 2014, plaintiff Osprey Portfolio, LLC, (hereinafter referred to as Osprey) filed this mortgage foreclose action against defendants Marie Moran, individually and as an heir to Paul F. Moran, Sr., and James Russell and Patricia Russell. The foreclosure complaint related to a 0.33 acre parcel of real property in Little Meadows Borough, Susquehanna County. (Plf. Cmp., ¶ 6.) The foreclosure complaint contended that the subject real property had been encumbered by a 1994 mortgage and alleged that the amount of \$27,754.05 was due and owing. (Plf. Cmp., ¶ 15.) Osprey now seeks summary judgment contending that there is no genuine issue of material fact relating to the mortgage and debt owed. Based upon the documentation filed with the complaint and summary judgment motion, the Court will now set forth the relevant history of this small parcel of real property.

The subject real property was acquired by defendant Marie Moran by a deed dated November 28, 1975, recorded in Susquehanna County Deed Book 365, at page 810. (Plf. S.J. Br., Ex. 8.) In that deed, the grantor, A. Maurine Hickey, a widow, conveyed the property to “Paul F. Moran, Sr. and Marie Moran, his wife, and Paul F. Moran, Jr., . . . as joint tenants with the full right of survivorship and not as tenants in common.” (*Id.*) In that particular conveyance, the real property was described as a “lane” and the grantor contended ownership had been obtained through adverse possession. (*Id.*) Thereafter, on December 4, 1978, by deed recorded in Susquehanna County Deed Book 383, at page 574, William J. Lemon and Helen A. Lemon, his wife, conveyed the same property to “Paul F. Moran, Sr. and Marie Moran, his wife, and Paul F. Moran, Jr., . . . as joint tenants with full right of survivorship and not as tenants in common.” (Plf. S.J. Br., Ex. 9.) The

purpose of this deed was to confirm the right to the “lane” as set forth in the prior 1975 deed from grantor Hickey. (*Id.*)

On September 23, 1994, a mortgage in the amount of \$10,000 was purportedly executed by Paul F. Moran, Sr., defendant Marie Moran and Paul F. Moran, Jr. (Plf. S.J. Mot., Ex. B.)<sup>1</sup> The mortgage encumbered the subject real property. (Plf. S.J. Mot., Ex. B.) On October 5, 1994, the mortgage was recorded in the Susquehanna County Recorder’s Office at Mortgage Book 372, at page 1115. (Plf. S.J. Mot., Ex. B.) The signatures on the mortgage were notarized by notary public Nancy J. Devine. (Plf. S.J. Mot., Ex. B.) This mortgage was later assigned to plaintiff Osprey Portfolio, LLC. (Plf. S.J. Mot., Ex. C.)

On July 16, 2002, Paul F. Moran, Jr., and Nancy Moran, his wife, conveyed their interest in the subject real property to Paul F. Moran, Sr. and defendant Marie Moran, his wife, by deed recorded in Susquehanna County in Deed Book 577, at page 310. (Plf. S.J. Br., Ex. 11.) Then, on November 10, 2010, Paul F. Moran, Sr., and defendant Marie Moran, his wife, executed a deed to themselves to the subject real property which is recorded to Susquehanna County Instrument Number 201021776. (Plf. S.J. Br., Ex. 12.) The deed indicated that Paul F. Moran, Sr., and Marie Moran owned the real property as “tenants by the entirety.” (*Id.*) The record fails to disclose the purpose of this particular deed as it did nothing more than confirm the ownership of the real property that had been established in the prior deeds.

On November 16, 2011, defendant Marie Moran entered into a consentable line agreement with her neighbors, defendants James and Patricia Russell. (Plf. Cmp., Ex. D.) Defendants James Russell and Patricia Russell involvement in this litigation arises from the consentable line agreement that conveyed some interest in the encumbered property to defendants James and Patricia Russell.

Defendant Marie Moran (hereinafter referred to as Moran) has denied that she executed the 1994 mortgage. (Def. Ans., ¶ 5.) In opposition to the motion for summary judgment, Moran has submitted a personal affidavit contending that she never signed the mortgage nor did she authorize anyone to sign it on her behalf. (Def. S.J. Ans., Ex. 1.) Moran has also submitted an affidavit from her son, Paul F. Moran, Jr., who asserts that his mother did not sign the mortgage or authorize anyone to sign it on her behalf. (Def. S.J. Ans., Ex. 2.) Moran has also submitted various examples of her signature and a handwriting exemplar to demonstrate that the signature on the mortgage differs from her actual signature. (Def. S.J. Ans., Exs. 3 through 8.) In response, Osprey has submitted an

---

<sup>1</sup> There was a separate note executed in connection with this mortgage, but the note was only executed by Paul F. Moran, Jr. and Nancy Moran. (Plf. Cmp., Ex. A.) There is no dispute that defendant Marie Moran never executed the Note. A mortgage foreclosure action is an *in rem* proceeding. See Insilco Corp. v. Rayburn, 543 A.2d 120, 123 (Pa. Super. Ct. 1988). “The sole purpose of a judgment obtained through mortgage foreclosure is to effect a judicial sale of the mortgaged real estate, and the judgment obtained in mortgage foreclosure is only *in rem*.” Id. (citations omitted). Thus, plaintiff has not proceeded on any theory of personal liability under the Note; rather, plaintiff has proceeded *in rem* against the property under the mortgage itself.

affidavit from the notary public, Nancy Devine, which provides: “On September 23, 1994, I notarized the signatures of Paul F. Moran, Sr., Marie Moran, and Paul F. Moran, Jr. set forth the [sic] Mortgage, Assignment of Leases and Security Agreement attached hereto as Exhibit A (the “Mortgage.”) (Plf. S.J. Mot., Ex. 3.)

## II. Discussion

### a. Standard of Review

Summary judgment is appropriate “where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” *Summers v. Certaineed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010) (citing Pa. R. Civ. P. 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” *Id.* Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” *Id.* This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” *Burlington Coat Factory of Pa., LLC v. Grace Constr. Management Co., LLC*, 126 A.3d 1010, 1017 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

### b. Denial of Signature

Osprey contends that summary judgment is appropriate in this matter because Moran’s denial of signing the mortgage is overcome by existence of her notarized signature on the mortgage and that Moran has failed to produce sufficient independent evidence to overcome the presumption of validity of the notarized signature. (Plf. S.J. Br., at 7-9.) In response, Moran contends that the record demonstrates a genuine issue of material fact as (1) Moran has denied executing the mortgage; (2) her son has provided an affidavit stating that defendant Moran did not execute the mortgage; and (3) Moran has provided various examples of her signature coupled with a handwriting exemplar demonstrating that the signature on the mortgage does not appear to be her signature.

In PHH Mortgage Corporation v. Powell, 100 A.3d 611 (Pa. Super. Ct. 2014), the Superior Court recently considered a similar case wherein the defendants contended that they had not executed a mortgage. In that case, the Court noted that signatures on a mortgage may be properly authenticated “by direct proof, including the testimony of a witness who saw the person sign the document.” *Id.* at 619. The plaintiff provided deposition testimony of the closing attorney who indicated that she personally saw the defendants sign the mortgage, that she made copies of their driver’s licenses at the closing, and that the driver’s license numbers from the closing attorney’s copies matched the actual current driver’s license numbers of the defendants. *Id.* In response to this evidence, defendants failed to present any evidence to counter the statements of the closing attorney. For this reason, the Superior Court determined that summary judgment

was properly granted. *Id.*

In sharp contrast, Osprey has presented little, if any, evidence regarding the execution of this particular mortgage aside from relying upon the presumption which arises from a notarized document.<sup>2</sup> The affidavit submitted by the notary, Nancy Devine, is significantly deficient. It merely indicates that Devine notarized the signatures, but provides nothing more. There is no indication as to whether Devine witnesses Moran signing the document and there is no information as to how Devine verified that Moran was the one signing the documents. Powell provides a good example of the record that supports the granting of summary judgment – where a signature has properly been authenticated by a direct witness and the defendants failed to provide any facts to contest that witness's account.

In this case, Moran has provided not only her own affidavit, but also an affidavit of her son, contending that Moran never signed the mortgage. Moran has also submitted handwriting examples that depict subtle differences between what she purports to be her signature and the signature that appears on the mortgage document. This case is not like Powell. The level of authentication that Osprey provided falls short of that provided in Powell and the evidence contradicting that authentication provided by defendants exceeds that provided in Powell. It is clear that Moran has demonstrated that an issue of material fact exists in this case, namely, whether she did execute the mortgage document. For this reason, summary judgment will be denied.

### **c. Conveyance Subject to Mortgage**

Osprey also contends that it is entitled to summary judgment because Moran acquired the property under and subject to its mortgage. In this regard, there is only one conveyance where Moran acquired an additional interest in the real property, namely, the conveyance from her son and daughter-in-law in 2002. (Plf. S.J. Br., Ex. 11.) The question becomes what interest was conveyed in that transaction.

As noted, the property was initially conveyed to "Paul F. Moran, Sr. and Marie Moran, his wife, and Paul F. Moran, Jr., . . . as joint tenants with the full right of survivorship and not as tenants in common." This transaction had the effect of conveying a 50% interest held by Moran and her husband as tenants by the entireties, and a 50% interest held by their son, Paul F. Moran, Jr., as a joint tenant with his parents' entireties

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<sup>2</sup> "A notary public's certificate is *prima facie* evidence of due execution of a written instrument, but it is not conclusive in a case of fraud or forgery. It does not prevent the showing that in truth the one alleged to have made the acknowledgement never appeared before the notary." Williamson v. Barrett, 24 A.2d 546, 548 (Pa. Super. Ct. 1942). Thus, while the Court agrees that a notary public's certification creates a presumption as to the validity of a signature, the law does allow a person to present evidence that he or she never appeared before the notary. In this case, Moran has presented two affidavits – her own affidavit and her son's affidavit – suggesting that she never executed the mortgage. Moran has also submitted examples of her signature, which the Court has reviewed and concluded that there are subtle differences between the signature on the mortgage and those provided to the Court in opposition to the summary judgment motion. In considering this in a light most favorable to Moran, the non-moving party, the Court concludes that Moran has presented sufficient evidence to create a genuine issue of material fact as to whether she signed the mortgage.

estate. See Heater v. Lucas, 80 A.2d 749 (Pa. 1951) (finding that such wording creates two units, a tenancy by entireties and an individual unit to be held jointly with each unit having a 50% interest); Margarite v. Ewald, 381 A.2d 480, 482 (Pa. Super. 1977) (“Furthermore, the use of a double ‘and’ in the granting clause indicates an intent that two units, one couple and one single person, take the property and that each acquire a half interest.”); Wally v. Lehr, 2 Pa. D & C.2d 722 (Allegheny County 1955) (same).<sup>3</sup>

When Paul Moran, Jr. executed the mortgage, he severed the joint tenancy and each unit thereafter took their property as tenants in common. See General Credit Co. v. Cleck, 609 A.2d 553, 557 (Pa. Super. Ct. 1992.) (“[W]here fewer than all of the joint tenants executed a mortgage on the joint tenancy property, the mortgage did effectuate a severance of the joint tenancy.”).<sup>4</sup> Thus, if there was a unilateral act by Paul Moran, Jr., that severed the joint tenancy, the property was then held as follows: (1) a 50% interest of Moran and her husband as tenants by the entireties; and (2) a 50% interest held by Paul Moran, Jr. as a tenant in common with the interest held by his parents. As a result, for purposes of this summary judgment motion, there is no dispute Paul Moran, Jr., severed the joint tenancy and thereby placed a mortgage lien upon his 50% interest in the real property. Id. As such, when Moran acquired her son’s 50% interest in the real property in 2002, she took the property subject to the mortgage lien on that 50% interest. See Mancine v. Concord-Liberty Sav. & Loan Ass’n, 445 A.2d 744, 748 (Pa. Super. Ct. 1982) (“When the property which is subject to the mortgage is transferred without payment of the mortgage, the property in the hands of the transferee continues to be security for the performance of the obligation, and for any default the mortgagee may seize and sell the property in the hands of the transferees.”).

As to the contention that Moran’s conveyance between herself and her husband in 2010 somehow encumbered Moran’s 50% interest regardless of whether she signed the mortgage, the Court cannot agree. The 2010 conveyance did not change the nature of the mortgage obligation. As noted earlier, if Moran did not sign the mortgage, then her husband’s act of signing the mortgage had no legal effect of encumbering the entireties property, namely the 50% interest in the real property. If Moran did not sign the mortgage, then the mortgage only encumbered 50% of the real property, namely the

---

<sup>3</sup> A conveyance into the name of both spouses is presumed to create a tenancy by the entireties. 17 West Pa. Practice Series, Family Law §21.1. One spouse cannot unilaterally encumber real property held as tenants by entireties. Id. Moreover, one party cannot unilaterally sever a tenancy by the entireties; rather, it may only be severed by a joint act. Id.; see Plastipak Packaging, Inc. v. DePasquale, 937 A.2d 1106, 1112 (Pa. Super. Ct. 2007); Clingerman v. Sadowski, 485 A.2d 11, 13 (Pa. Super. 1984). Therefore, if Moran did not sign the mortgage, and her husband Paul Moran, Sr., did execute the mortgage, the actions of Paul Moran, Sr. would not encumber the real property as it was a unilateral act, not a joint act as required by the law.

<sup>4</sup> If the Court ultimately determines that Moran signed the mortgage, then the joint tenancy would not have been severed. See Estate of Kotz, 406 A.2d 524, 532 (Pa. 1979) (finding where all joint tenants execute a mortgage, it does not destroy the joint tenancy). At this point, considering Moran’s contention that she did not sign the mortgage, and accepting that assertion in a light most favorable to Moran, the Court finds that purposes of this summary judgment motion that the joint tenancy was severed.

interest of Paul Moran, Jr. No subsequent conveyance can change or alter the legal effect of the mortgage itself. For this reason, the subsequent 2010 deed did not retroactively alter the nature and extent of the mortgage obligation. Cf. *First Nat. Bank v. Hall*, 161 S.E. 484 (N.C. 1931)(finding that where husband mortgaged entireties property during his life, the lien was cancelled upon his death and the estate vested in the survivor). At this point, there is no dispute that 50% of the real property is subject to the mortgage, and Osprey is entitled to summary judgment as to that interest. As to the other 50% interest, there is a genuine issue of material fact as to whether Moran signed the mortgage, and, for that reason, summary judgment will be denied.<sup>5</sup>



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<sup>5</sup> The Russell defendants essentially have the same liability, if any, as Moran because they took their interest in the real property through the consentable line agreement with Moran. As noted before, the liability relates to the property itself, not the Russell defendants personally. At this point, the record demonstrates that there is not genuine issue of material fact relating to a valid mortgage lien on a 50% interest in the real property. As such, summary judgment will be granted against the Russell defendants as well in connection with this 50% interest.

## 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.*

---

#### NOTICE

IN THE ESTATE OF **ELEANOR HUNTER**, late of the Township of Harford, County of Susquehanna, Pennsylvania, Letters Testamentary in the above Estate having been granted to the undersigned, all persons indebted to said Estate are requested to make prompt payment and all having claims against said Estate will present them to:

**RICHARD A. HUNTER, Co-Executor**  
1549 Blanding Lake Road  
New Milford, PA 18834

**OR**  
**GLORIA H. PEDRICK, Co-Executor**

25 Short Street  
Lewisburg, PA 17837

**OR**  
**Davis Law, P.C.**  
**Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street

Montrose, PA 18801

**7/1/2016 • 7/8/2016 • 7/15/2016**

---

#### EXECUTRIX NOTICE

Estate of Alice S. Saxe  
**EXECUTRIX**  
Sandra A. Saxe  
4526 Deer Bonn Rd.  
Keswick, VA 22947  
**ATTORNEY**  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**6/24/2016 • 7/1/2016 • 7/8/2016**

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#### EXECUTRIX NOTICE

Estate of Albert Ellis  
**EXECUTRIX**  
Charlotte M. Ellis  
338 Cedar Street  
Montrose, PA 18801  
**ATTORNEY**  
Wilbur D. Dahlgren  
181 Maple Street  
Montrose, PA 18801

**6/24/2016 • 7/1/2016 • 7/8/2016**

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#### EXECUTRIX NOTICE

Estate of David L. Baker  
Late of Bridgewater Township  
**EXECUTRIX**  
Margarit L. Baker  
3336 Post Pond Road  
Montrose, PA 18801

ATTORNEY  
Susan L. English  
181 Maple Street  
Montrose, PA 18801

**6/24/2016 • 7/1/2016 • 7/8/2016**

---

### **EXECUTRIX NOTICE**

Estate of Margaret Mazzarelli  
AKA Margaret M. Mazzarelli  
EXECUTRIX  
Helen M. Barlow  
454 Pierson Rd.  
Meshoppen, PA 18630  
ATTORNEY  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**6/17/2016 • 6/24/2016 • 7/1/2016**

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### **EXECUTOR NOTICE**

Estate of Nancy Joan LoSapio  
Late of Gibson Township  
EXECUTOR  
Sandello LoSapio AKA Sandy  
LoSapio  
11242 State Route 92  
South Gibson, PA 18842  
ATTORNEY  
David F. Bianco, Esq.  
707 Main Street, P.O. Box 84  
Forest City, PA 18421-0084

**6/17/2016 • 6/24/2016 • 7/1/2016**

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### **OTHER NOTICES**

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#### **NOTICE**

Notice is hereby given that on August 1, 2016, at 7:00 p.m., at its regularly scheduled meeting in the municipal building, 1350 Lewis

Lake Road, Union Dale, Pennsylvania, the Township of Herrick Supervisors will consider and act on a proposed ordinance repealing Ordinance No. 2 and ceasing collection of the per capita tax in the Township of Herrick. The proposed ordinance would take effect on January 1, 2017. Full text of the proposed ordinance may be examined at 34 Harv Farm Road, Thompson, Pennsylvania.

Nancy Harvatine, Secretary  
Herrick Township

**7/1/2016**

---

### **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:

Evelyn M. Pullen, deceased  
Sandra L. Kinsey a/k/a Sandra L.  
Kinsley And Kirk W. Pullen,  
Co-Executors

Estate of Lois C. Redman,  
deceased  
Gary E. Robbins, Administrator

Dorothy Canfield, deceased  
Virginia Pease and William Storr,  
Co-Executors

William H. Wallace, III a/k/a  
William H. Wallace, deceased  
Kathy B. Arnold, Executrix

Anthony E. Trecoske, Jr., deceased  
Malaine Trecoske and  
Paul Trecoske, Co-Executors

The above accounting will be presented to the Judge of the Court of Common Pleas on Wednesday, July 6, 2016, at 10:00 A.M. for Nisi Confirmation, and if no exceptions are filed thereto, on Wednesday, July 20, 2016 the accounts will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

**6/24/2016 • 7/1/2016**

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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 JULY 12, 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:

#### **SALE DATE AND TIME**

**7-12-2016 9:00 AM**

Writ of Execution No.: 2016-310

CP

PROPERTY ADDRESS: 9004 & 9034 State Route 3023

Springville, Pa 18844

LOCATION: Dimock Township Tax ID #: 180.00-2,031.00,000.

IMPROVEMENTS: One – 30 x 130 Wood Framed Ware House with Office, Steel Exterior

One – 41 x 104 Wood Framed Garage with attached Storage Sheds, Steel Exterior

One – 10 x 104 Wood Framed Ware House/Storage Sheds, Steel Exterior

DEFENDANTS: Unique Building Systems, Inc., Gary E. Johnson, Shirley E. Johnson and United Flowback Service, LLC.

ATTORNEY FOR PLAINTIFF:  
James T. Shoemaker, Esq  
(570)287-3000

#### **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

**6/17/2016 • 6/24/2016 • 7/1/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 12, 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:

**SALE DATE AND TIME**

**7-12-2016 9:30 AM**

Writ of Execution No.: 2016-351

CP

PROPERTY ADDRESS: 200  
Franklin Street N/K/A 94 Franklin  
Street  
Great Bend, Pa 18821

LOCATION: Great Bend Borough  
Tax ID #: 031.16-1,022.00,000.

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING  
ONE - WOOD FRAMED 16 X 22  
GARAGE  
ONE - 18 X 22 METAL FRAMED  
CAR PORT

DEFENDANTS: CATHERINE L.  
FORMOSA  
ATTORNEY FOR PLAINTIFF:  
Matthew Fissel, Esq  
(215)825-6345

**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

**6/17/2016 • 6/24/2016 • 7/1/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 12, 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:

**SALE DATE AND TIME**

**7-12-2016 10:30 AM**

Writ of Execution No.: 2016-376  
CP

PROPERTY ADDRESS: 104 Vine Street

Susquehanna, Pa 18847

LOCATION: Borough of Susquehanna Depot

Tax ID #: 054.15-2,042.00,000.

IMPROVEMENTS: ONE - 2 STORY WOOD FRAMED DWELLING

DEFENDANTS: Timothy E. Dewey

ATTORNEY FOR PLAINTIFF:  
Scott Dietterick, Esq  
(717)533-3280

**NOTICE**

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details on individual Sheriff Sales please go to:  
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sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**6/17/2016 • 6/24/2016 • 7/1/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 26, 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:

**SALE DATE AND TIME**

**7-26-2016 9:00 AM**

Writ of Execution No.: 2016-408  
CP

PROPERTY ADDRESS: 135 Red Abbott Road

Clifford Township, Pa 18470

LOCATION: Clifford Township

Tax ID #: 226.00-2,038.00,000.

IMPROVEMENTS: ONE – ONE AND A HALF WOOD FRAMED DWELLING

PROPERTY ADDRESS: 4180 State Route 374

Nicholson, Pa 18446

LOCATION: Lenox Township

Tax ID #: 263.00-1,018.00,000.

IMPROVEMENTS: ONE – ONE STORY WOOD FRAMED COMMERCIAL BUILDING

DEFENDANTS: Holton, Inc.,

Michael Andzulis, United States Of America Internal Revenue Service, ETAL.

ATTORNEY FOR PLAINTIFF:  
Jill Spott, Esq (570)587-2600

### **NOTICE**

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[www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**7/1/2016 • 7/8/2016 • 7/15/2016**

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE JULY 26, 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:

### **SALE DATE AND TIME**

**7-26-2016 9:30 AM**

Writ of Execution No.: 2016-405  
CP

PROPERTY ADDRESS: 420  
Columbus Avenue  
Susquehanna, Pa 18847

LOCATION: Susquehanna Depot  
Borough

Tax ID #: 054.16-2,036.00,000.

IMPROVEMENTS: ONE – ONE  
AND ONE HALF STORY WOOD  
FRAMED DWELLING

DEFENDANTS: Stephen E.  
Frederick

ATTORNEY FOR PLAINTIFF:  
Matthew Fissel, Esq (215)825-6344

### **NOTICE**

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individual Sheriff Sales please go to:  
[www.susquehannasheriff.com/  
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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**7/1/2016 • 7/8/2016 • 7/15/2016**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 26, 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:

**SALE DATE AND TIME**  
**7-26-2016 11:00 AM**  
Writ of Execution No.: 2016-429  
CP  
PROPERTY ADDRESS: 1717  
Brushville Road  
New Milford, Pa 18834  
LOCATION: New Milford  
Township  
Tax ID #: 092-1,028.00,000.  
IMPROVEMENTS: One – One  
Story Wood Framed Dwelling

One – 12 x 16 Open Pole Shed  
DEFENDANTS: Shawn M. Avery  
ATTORNEY FOR PLAINTIFF:  
Sarah K. McCaffery, Esq (610)278-  
6000

**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

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**7/1/2016 • 7/8/2016 • 7/15/2016**

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**MORTGAGES AND DEEDS**

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**RECORDED FROM JUNE 16, 2016 TO JUNE 22, 2016**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

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**MORTGAGES**

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|  |   |
|--|---|
| Information:   | Consideration: \$60,000.00                            |
| Mortagor: MACHELL, WILLIAM R                             | Mortgagee: PS BANK                                    |
| Locations: Parce<br>1 - N/A                              | Municipality<br>CLIFFORD TOWNSHIP                     |
| Information:   | Consideration: \$35,000.00                            |
| Mortagor: KRISHAK, THOMAS J<br>2 - KRISHAK, SHELLEY A    | Mortgagee: PS BANK                                    |
| Locations: Parce<br>1 - N/A                              | Municipality<br>SPRINGVILLE TOWNSHIP                  |
| Information:   | Consideration: \$40,000.00                            |
| Mortagor: BELL, DAVID J                                  | Mortgagee: PEOPLES SECURITY BANK AND TRUST<br>COMPANY |
| Locations: Parce<br>1 - N/A                              | Municipality<br>LIBERTY TOWNSHIP                      |
| Information:   | Consideration: \$132,000.00                           |
| Mortagor: LAGUZZI, JOSEPH P JR<br>2 - LAGUZZI, AMY       | Mortgagee: NBT BANK                                   |
| Locations: Parce<br>1 - N/A                              | Municipality<br>CLIFFORD TOWNSHIP                     |
| Information:   | Consideration: \$30,000.00                            |
| Mortagor: MULHERN, MICHAEL F<br>2 - MULHERN, LESLIE A    | Mortgagee: NET FEDERAL CREDIT UNION                   |
| Locations: Parce<br>1 - N/A                              | Municipality<br>LENOX TOWNSHIP                        |
| Information:   | Consideration: \$25,000.00                            |
| Mortagor: ACKLEY, KATHY A                                | Mortgagee: VISIONS FEDERAL CREDIT UNION               |
| Locations: Parce<br>1 - N/A                              | Municipality<br>HALLSTEAD BOROUGH                     |
| Information:   | Consideration: \$21,000.00                            |
| Mortagor: GRAY, JEFFREY A<br>2 - GRAY, AMY M             | Mortgagee: HONESDALE NATIONAL BANK                    |
| Locations: Parce<br>1 - N/A                              | Municipality<br>CLIFFORD TOWNSHIP                     |
| Information:   | Consideration: \$20,000.00                            |
| Mortagor: ZIATS, FRANK                                   | Mortgagee: P & G MEHOOPANY EMPLOYEES FED<br>CR UNION  |
| Locations: Parce<br>1 - N/A                              | Municipality<br>MONTROSE                              |
| Information:   | Consideration: \$50,000.00                            |
| Mortagor: FERENCIK, FRANK E                              | Mortgagee: NBT BANK                                   |
| Locations: Parce<br>1 - N/A                              | Municipality<br>SILVER LAKE TOWNSHIP                  |
| Information:   | Consideration: \$100,000.00                           |
| Mortagor: IVESON, WILLIAM D JR<br>2 - IVESON, MARY GRACE | Mortgagee: NBT BANK                                   |
| Locations: Parce<br>1 - N/A                              | Municipality<br>SUSQUEHANNA                           |

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

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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|  |   |
|--|---|
| Information:                               | Consideration: \$118,251.00                             |
| Mortgagor: FOWLER, CORTNEY A               | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - FOWLER, JARED M                        | 2 - SUMMIT MORTGAGE CORPORATION                         |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | CHOCONUT TOWNSHIP                                       |
| Information:                               | Consideration: \$60,000.00                              |
| Mortgagor: CORDNER, GARY L                 | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| 2 - CORDNER, JODI LYNN                     |   |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | HARMONY TOWNSHIP  |
| Information: OPEN-END MTG                  | Consideration: \$40,000.00                              |
| Mortgagor: KOWALEWSKI, MICHAEL J           | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| 2 - KOWALEWSKI, MICHELLE E                 |   |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | NEW MILFORD TOWNSHIP                                    |
| Information:                               | Consideration: \$50,000.00                              |
| Mortgagor: PUZO, DANIEL ANTHONY            | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| 2 - GOFF, WILLIAMS J                       |   |
| 3 - GOFF, EVENLYN C                        |   |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | BRIDGEWATER TOWNSHIP                                    |
| Information:                               | Consideration: \$140,000.00                             |
| Mortgagor: GORDON, ERNEST                  | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | NEW MILFORD TOWNSHIP                                    |
| Information:                               | Consideration: \$136,000.00                             |
| Mortgagor: MOONEY, PATRICK M               | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | BRIDGEWATER TOWNSHIP                                    |
| Information: OPEN-END MTG                  | Consideration: \$3,500,000.00                           |
| Mortgagor: DIAZ FAMILY LIMITED PARTNERSHIP | Mortgagee: COMMUNITY BANK                               |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | BRIDGEWATER TOWNSHIP                                    |
| Information:                               | Consideration: \$99,400.00                              |
| Mortgagor: SORBER, REBECCA ANN             | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - SORBER, NOEL                           | 2 - DITECH FINANCIAL LLC                                |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | RUSH TOWNSHIP   |
| Information:                               | Consideration: \$183,797.00                             |
| Mortgagor: ZAWISKI, JOHN W                 | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - ZAWISKI, LORI L                        | 2 - 360 MORTGAGE GROUP LLC                              |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | GREAT BEND BOROUGH                                      |
| Information:                               | Consideration: \$100,000.00                             |
| Mortgagor: MACK, DAVID C                   | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY      |
| 2 - MACK, KAY L                            |   |
| Locations: Parce                           | Municipality  |
| 1 - N/A                                    | CHOCONUT TOWNSHIP                                       |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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|  |   |
|--|---|
| Information:   | Consideration: \$120,000.00   |
| Mortgagor: HUNTER, ROBERTY R                               | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - NEW PENN FINANCIAL LLC |
| Locations: Parce<br>1 - N/A                                | Municipality<br>DIMOCK TOWNSHIP   |
| Information:   | Consideration: \$57,800.00  |
| Mortgagor: BICKFORD, DOUGLAS A<br>2 - BICKFORD, KIMBERLY A | Mortgagee: UTILITIES EMPLOYEES CREDIT UNION   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:   | Consideration: \$96,000.00  |
| Mortgagor: GASPER, JAMES D                                 | Mortgagee: HONESDALE NATIONAL BANK  |
| Locations: Parce<br>1 - N/A                                | Municipality<br>FOREST CITY   |
| Information:   | Consideration: \$78,800.00  |
| Mortgagor: KOWALESKI, DEVIN M                              | Mortgagee: COMMUNITY BANK   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>FRIENDSVILLE BOROUGH  |
| Information:   | Consideration: \$760,000.00   |
| Mortgagor: DEIGERT, DOUGLAS J<br>2 - DEIGERT, TAMMY A      | Mortgagee: TWO RIVER COMMUNITY BANK   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>JACKSON TOWNSHIP  |
| Information:   | Consideration: \$167,900.00   |
| Mortgagor: WEIDOW, JOSEPH<br>2 - WEIDOW, SHARON            | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - QUICKEN LOANS INC      |
| Locations: Parce<br>1 - N/A                                | Municipality<br>LENOX TOWNSHIP  |
| Information:   | Consideration: \$35,000.00  |
| Mortgagor: OAKLEY, KEVIN R                                 | Mortgagee: VISIONS FEDERAL CREDIT UNION   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>GREAT BEND TOWNSHIP   |
| Information:   | Consideration: \$42,000.00  |
| Mortgagor: BURKHART, MATTHEW L<br>2 - BURKHART, KRISTEN S  | Mortgagee: VISIONS FEDERAL CREDIT UNION   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>FOREST LAKE TOWNSHIP  |
| Information:   | Consideration: \$105,000.00   |
| Mortgagor: ALVELO, LINDA (AKA)<br>2 - RIVERA, LINDA ALVELO | Mortgagee: VISIONS FEDERAL CREDIT UNION   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:   | Consideration: \$136,800.00   |
| Mortgagor: TRAVER, CHERYL B                                | Mortgagee: VISIONS FEDERAL CREDIT UNION   |
| Locations: Parce<br>1 - N/A                                | Municipality<br>FRIENDSVILLE BOROUGH  |
| Information:   | Consideration: \$100,000.00   |
| Mortgagor: TURNER, JERI LEE N                              | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA  |
| Locations: Parce<br>1 - N/A                                | Municipality<br>HERRICK TOWNSHIP  |

|  |   |
|--|---|
| Information:                                 | Consideration: \$189,203.00                             |
| Mortgagor: DETWILER, JONATHAN M              | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| 2 - PROSPECT MORTGAGE LLC                    |   |
| Locations: Parce                             | Municipality  |
| 1 - N/A                                      | JACKSON TOWNSHIP  |
| Information:                                 | Consideration: \$500,000.00                             |
| Mortgagor: ELK HOUSE LLC                     | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| Locations: Parce                             | Municipality  |
| 1 - N/A                                      | HERRICK TOWNSHIP  |
| Information:                                 | Consideration: \$349,500.00                             |
| Mortgagor: STAHL, CHRISTOPHER R              | Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK             |
| 2 - STAHL, LAURIE                            |   |
| Locations: Parce                             | Municipality  |
| 1 - N/A                                      | HERRICK TOWNSHIP  |
| Information:                                 | Consideration: \$139,000.00                             |
| Mortgagor: HARDING, JOHN JR                  | Mortgagee: NBT BANK                                     |
| 2 - HARDING, KELLY                           |   |
| Locations: Parce                             | Municipality  |
| 1 - N/A                                      | FRANKLIN TOWNSHIP                                       |
| Information: PG 17 NOT INCLUDED PER CUSTOMER | Consideration: \$485,000.00                             |
| Mortgagor: J & J STONE PRODUCTS INC          | Mortgagee: PS BANK                                      |
| Locations: Parce                             | Municipality  |
| 1 - N/A                                      | LENOX TOWNSHIP  |

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## DEEDS

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|   |   |
|---|---|
| Information:                            | Consideration: \$52,500.00                    |
| Grantor: GOTTSCHALL, PEARL C            | Grantee: ABRAMO, JOHN V<br>2 - ABRAMO, GAIL J |
| Locations: Parce                        | Municipality                                  |
| 1 - N/A                                 | CHOCONUT TOWNSHIP                             |
| Information:                            | Consideration: \$1,00                         |
| Grantor: LATIMER, GARY L                | Grantee: LATIMER, GARY (TRUST)                |
| Locations: Parce                        | Municipality                                  |
| 1 - N/A                                 | CLIFFORD TOWNSHIP                             |
| Information:                            | Consideration: \$1.00                         |
| Grantor: AILLERY, ROBERT BRUCE SR (AKA) | Grantee: AILLERY FAMILY LIVING TRUST          |
| 2 - AILLERY, ROBERT BRUCE               |   |
| 3 - AILLERY, MARY ELLEN (AKA)           |   |
| 4 - AILLERY, MARY E                     |   |
| Locations: Parce                        | Municipality                                  |
| 1 - N/A                                 | THOMPSON TOWNSHIP                             |
| Information:                            | Consideration: \$1.00                         |
| Grantor: KETCHA, JOSEPH (ESTATE)        | Grantee: TRACEWSKI, LISA KETCHA               |
| Locations: Parce                        | Municipality                                  |
| 1 - N/A                                 | HERRICK TOWNSHIP                              |
| Information:                            | Consideration: \$1,00                         |
| Grantor: WALKER, THOMAS J               | Grantee: WALKER FAMILY TRUST                  |
| 2 - WALKER, JANET ELLEN (AKA)           |   |
| 3 - WALKER, JANET E                     |   |
| Locations: Parce                        | Municipality                                  |
| 1 - N/A                                 | GIBSON TOWNSHIP                               |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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|  |   |
|--|---|
| Information:   | Consideration: \$115,000.00                           |
| Grantor: HADAWAY, DANIEL S<br>2 - HADAWAY, AMY   | Grantee: FOWLER, JARED M<br>2 - FOWLER, COURTNEY A    |
| Locations: Parce<br>1 - N/A  | Municipality<br>CHOCONUT TOWNSHIP                     |
| Information:   | Consideration: \$40,000.00                            |
| Grantor: WHITNEY, ETHEL E  | Grantee: RALSTON, RHONDA                              |
| Locations: Parce<br>1 - N/A  | Municipality<br>NEW MILFORD TOWNSHIP                  |
| Information:   | Consideration: \$87,000.00                            |
| Grantor: PASSETTI, RICHARD J<br>2 - PASSETTI, DONNA M  | Grantee: BENNETT, DONALD F<br>2 - BENNETT, KATHLEEN M |
| Locations: Parce<br>1 - N/A  | Municipality<br>ARARAT TOWNSHIP                       |
| Information:   | Consideration: \$12,500.00                            |
| Grantor: DTJR LOOMIS PROPERTIES LLC  | Grantee: SEDOR, ROBERT M<br>2 - SEDOR, MARJORIE       |
| Locations: Parce<br>1 - N/A  | Municipality<br>BRIDGEWATER TOWNSHIP                  |
| Information:   | Consideration: \$12,500.00                            |
| Grantor: LOOMIS, JEFFREY<br>2 - LOOMIS, JANET<br>3 - ROWE, CHRISANN LOOMIS (AKA)<br>4 - ROWE, EDWARD | Grantee: SEDOR, ROBERT M JR<br>2 - SEDOR, MARJORIE    |
| Locations: Parce<br>1 - N/A  | Municipality<br>BRIDGEWATER TOWNSHIP                  |
| Information:   | Consideration: \$1.00                                 |
| Grantor: MORTON, N MICHAEL   | Grantee: MORTON, N MICHAEL<br>2 - MORTON, CYNTHIA A   |
| Locations: Parce<br>1 - N/A  | Municipality<br>JACKSON TOWNSHIP                      |
| Information:   | Consideration: \$125,000.00                           |
| Grantor: BIRCHARD, BARBARA B   | Grantee: MACK, DAVID C<br>2 - MACK, KAY L             |
| Locations: Parce<br>1 - N/A  | Municipality<br>CHOCONUT TOWNSHIP                     |
| Information:   | Consideration: \$100.00                               |
| Grantor: JANYNNE, RONALD PHILLIP<br>2 - JANYNNE, JANINE MADILL                                       | Grantee: JAYNE, RONALD P                              |
| Locations: Parce<br>1 - N/A  | Municipality<br>AUBURN TOWNSHIP                       |
| Information:   | Consideration: \$15,000.00                            |
| Grantor: SQUIER, ROBERT M (BY ATTY)<br>2 - SQUIER, MARY JANE   | Grantee: ALEXANDER, DAVID H                           |
| Locations: Parce<br>1 - N/A  | Municipality<br>HALLSTEAD BOROUGH                     |
| Information:   | Consideration: \$42,000.00                            |
| Grantor: KATCHMORE, SHIRLEY<br>2 - VITO, LAURA JANE  | Grantee: HUMPHRY, SCARLETT                            |
| Locations: Parce<br>1 - N/A  | Municipality<br>HALLSTEAD BOROUGH                     |
| Information:   | Consideration: \$120,000.00                           |
| Grantor: DAUGHERTY, DAVID W  | Grantee: GASPER, JAMES D                              |
| Locations: Parce<br>1 - N/A  | Municipality<br>FOREST CITY                           |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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| Information:                                  | Consideration: \$98,500.00                           |
| Grantor: SEARLES, JAMES<br>2 - SEARLES, TRACY | Grantee: KOWALESKI, DEVIN M                          |
| Locations: Parce<br>1 - N/A                   | Municipality<br>FRIENDSVILLE BOROUGH                 |
| Information:                                  | Consideration: \$1.00                                |
| Grantor: KEENAN, MICHAEL J                    | Grantee: KEENAN, MICHAEL J<br>2 - KEENAN, MARY PAT   |
| Locations: Parce<br>1 - N/A                   | Municipality<br>FOREST LAKE TOWNSHIP                 |
| Information:                                  | Consideration: \$1.00                                |
| Grantor: BAKER, GARY A<br>2 - BAKER, SYLVIA R | Grantee: BAKER, MICHAEL C<br>2 - BAKER, CHRISTINA L  |
| Locations: Parce<br>1 - N/A                   | Municipality<br>DIMOCK TOWNSHIP                      |
| Information:                                  | Consideration: \$1.00                                |
| Grantor: NOWIK, JASON P<br>2 - NOWIK, SARA    | Grantee: NOWIK, JASON P                              |
| Locations: Parce<br>1 - N/A                   | Municipality<br>BRIDGEWATER TOWNSHIP                 |
| Information: INT 24 UNIT 27                   | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: BERTOLLO, PAUL J<br>2 - BERTOLLO, NANCIE S  |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |
| Information: INT 37 UNIT 36                   | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: BAKER, BRIAN A<br>2 - BAKER, KRISTI A       |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |
| Information: INT 36 UNIT 43                   | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: OLMSTED, MARSHA L<br>2 - JONES, DEBRA K     |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |
| Information:                                  | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: CAOYONAN, CATALINO<br>2 - CAOYONAN, ANELEN  |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |
| Information:                                  | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: BARNES, ERNEST R<br>2 - BARNES, GERALDINE H |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |
| Information:                                  | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: MARTIN, MAX E JR<br>2 - WALKER, JOANN L     |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |
| Information:                                  | Consideration: \$100.00                              |
| Grantor: BREMER HOF OWNERS INC                | Grantee: HAEHL, MARTHA L<br>2 - MARQUIS, SARAH       |
| Locations: Parce<br>1 - N/A                   | Municipality<br>HERRICK TOWNSHIP                     |

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| Information:   | Consideration: \$100.00                         |
| Grantor: BREMER HOF OWNERS INC   | Grantee: KELLOG, HUSTON<br>2 - KELLOG, ELEANOR  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HERRICK TOWNSHIP                |
| Information: SPECIAL WARRANTY DEED   | Consideration: \$16,000.00                      |
| Grantor: WILMINGTON SAVINGS FUND SOCIETY<br>FSB (DBA)<br>2 - CHRISTIANA TRUST  | Grantee: RICE, DOUGLAS E<br>2 - RICE, CANDY L   |
| Locations: Parce<br>1 - N/A  | Municipality<br>SUSQUEHANNA                     |
| Information:   | Consideration: \$1.00                           |
| Grantor: RHODES, MARGERY E   | Grantee: RHODES, KEVIN                          |
| 2 - BEROL, MICHAEL<br>3 - RHODES, KEVIN<br>4 - BENEDICT, MARCIA<br>5 - MARSHALL, SANDRA K<br>6 - MUTTON, LAURA<br>7 - BEROL, LINDA |   |
| Locations: Parce<br>1 - N/A  | Municipality<br>HARFORD TOWNSHIP                |
| Information:   | Consideration: \$85,000.00                      |
| Grantor: DYOTT, JOHN G (TRUST)<br>2 - DYOTT, SONJA A (TRUST)   | Grantee: WOOD, DOUGLAS L JR<br>2 - WOOD, GAY M  |
| Locations: Parce<br>1 - N/A  | Municipality<br>HARMONY TOWNSHIP                |
| Information:   | Consideration: \$1.00                           |
| Grantor: TRAVER, DANIEL<br>2 - TRAVER, CHERYL B  | Grantee: TRAVER, CHERYL B                       |
| Locations: Parce<br>1 - N/A  | Municipality<br>FRIENDSVILLE BOROUGH            |
| Information:   | Consideration: \$184,000.00                     |
| Grantor: DURREN, VIRGINIA JEANNE<br>2 - MCBAIN, DWIGHT SPENCER   | Grantee: DETWILER, JONATHAN M                   |
| Locations: Parce<br>1 - N/A  | Municipality<br>JACKSON TOWNSHIP                |
| Information:   | Consideration: \$1.00                           |
| Grantor: SEELEY, JOAN M  | Grantee: SEELEY, JAMES T<br>2 - SEELEY, TERRY D |
| Locations: Parce<br>1 - N/A  | Municipality<br>ARARAT TOWNSHIP                 |

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

