

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ February 7, 2020 ★ Montrose, PA ★ No. 45



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CASES REPORTED

Mary Jane Spolar and Gregory Spolar, Plaintiffs,
v.
Golub Corporation t/a Price Chopper Store No. 18 and Montrose Partners of
Albany and Matt Holbrook t/a Holbrook Lawncare, 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 Friday by the Susquehanna County Bar Association.



PA LEGAL ADS

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The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Kenneth W. Seamans, *Senior Judge*

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

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

MARY JANE SPOLAR and	:	
GREGORY SPOLAR	:	
Plaintiffs,	:	
	:	
v.	:	No. 2017-758 C.P.
	:	
GOLUB CORPORATION t/a PRICE	:	
CHOPPER STORE NO. 18 and	:	
MONTROSE PARTNERS OF ALBANY	:	
and MATT HOLBROOK t/a	:	
HOLBROOK LAWN CARE	:	
Defendants.	:	

OPINION

I. Procedural History

On June 16, 2017, plaintiffs Mary Jane Spolar and Gregory Spolar (hereinafter referred to collectively as “Plaintiffs”) filed this action against defendants Golub Corporation t/a Price Chopper Store No. 18 (hereinafter referred to collectively as “Golub”), Montrose Partners of Albany (hereinafter referred to as “Montrose Partners”) and Matt Holbrook t/a Holbrook Lawn care (hereinafter referred to as “Holbrook”) after Mary Jane Spolar (hereinafter referred to individually as “Spolar”) suffered physical injuries when she slipped on ice and fell in the parking lot of Price Chopper Store No. 18 (hereinafter referred to as “Price Chopper”) on February 17, 2016.

Plaintiffs assert that Spolar’s physical injuries are the sole and proximate result of the negligence and carelessness of Golub t/a Price Chopper (Count I) and Montrose Partners (Count II): (1) in allowing isolated patches of ice to exist in the parking area; (2) in failing to maintain their parking area free of ice; (3) in failing to inspect the parking lot for ice; (4) in failing to warn business invitees of the existence of ice in the parking lot; and, (5) in: (a) failing to remove snow or ice from the parking area; (b) failing to properly treat isolated patches of ice from the parking lot; (c) failing to keep the parking area in a safe and adequate condition for business invitees; (d) failing to apply rock salt or ice melt to isolated patches existing in the parking area; (e) failing to make adequate inspection of the parking area for protection of business invitees; (f) failing to warn business invitees of the existence of patches of ice; (g) disregarding actual notice of a dangerous or ultra-hazardous condition; (h) disregarding constructive notice of a dangerous or ultra-hazardous condition in the parking lot despite being open for more than two hours and having rock salt and/or ice melt on the premises; (i) failing

to apply non-skid materials to isolated patches of ice; (j) failing to warn business invitees of the dangerous condition in the parking lot; and, (k) failing to take reasonable and adequate precautions and actions to ensure the safety of business invitees.¹

Plaintiffs further allege that Holbrook was negligent and careless (Count III): (1) in failing to adequately remove all ice and snow from the parking lot; (2) in failing to apply rock salt, ice melt or other non-skid material to isolated patches of ice; (3) in failing to appear in a timely fashion to treat the parking area despite having actual or constructive notice that the store would open at 6:00 a.m.; and (4) in being negligent and careless in: (a) failing to adequately plow ice and snow accumulations in the parking area; (b) plowing the parking area in such a way as to allow isolated patches of ice to develop or exist; (c) failing to adequately apply rock salt, ice melt or other non-skid material to ice in the parking lot; (d) failing to treat the surface of the parking lot in a timely manner; (e) disregarding actual notice of a dangerous or ultra-hazardous condition; (f) disregarding constructive notice of a dangerous or ultra-hazardous condition; (g) failing to warn business invitees of the dangerous condition in the parking lot; (h) failing to plow or treat the parking area in front of and adjacent to the store in a prudent manner; (i) failing to act in such a way as to prevent injury to business invitees on the premises; and (j) negligently performing his duties in such a way as to create a dangerous or hazardous condition. Plaintiffs also allege that as a result of the negligence of Golub and Holbrook, Gregory Spolar has suffered the loss of service, society, companionship, comfort, affection, and consortium of his wife, Spolar (Count IV). On September 11, 2017, Golub filed an answer to the amended complaint with new matter.² On September 15, 2017, Montrose Partners and Holbrook filed an answer to the amended complaint with new matter.³

On October 11, 2019, Golub filed a motion for summary judgment contending that given the facts in the record, no relief is available to Plaintiffs under the “hills and ridges” doctrine. On October 25, 2019, Montrose Partners and Holbrook also filed a motion for summary judgment asserting that given the uncontradicted facts established in discovery, they are relieved from liability under the hills and ridges doctrine and the Supreme Court’s holding in Carrender v. Fitterer, 469 A.2d 120, 123 (Pa. 1983)(holding that a possessor of land is not liable to its invitees for physical harm caused them by any activity or condition on the land whose danger is known or obvious to them). Oral

1 On July 14, 2017, Montrose Partners filed preliminary objections to the complaint and on August 1, 2017, Plaintiffs filed an amended complaint removing the language “but are not limited to” contained in paragraphs 30, 42 and 54 of the initial complaint.

2 Defendant Golub asserts as new matter that Plaintiffs’ claims are barred by the doctrine of contributory/comparative negligence and are barred by the doctrine of assumption of risk. Defendant Golub further asserts that if the allegations against it are established, co-defendants are solely liable to Plaintiffs or, in the alternative, co-defendants are jointly and severally liable to Defendant Golub.

3 Defendants Montrose Partners and Holbrook assert as new matter that they owed no duty to Spolar and she assumed the risk of her alleged injuries and that they bear no liability under the “hills and ridges” doctrine.

argument was held on December 2, 2019 and the parties have submitted their respective briefs. The matter is now ripe for disposition.

II. Statement of Facts

The Price Chopper grocery store in Montrose, Pennsylvania opens for customers at 6 a.m. (Montrose Partners S.J.M. Ex. 4 at 15.) Holbrook has a contract with Montrose Partners to perform snow removal at the Price Chopper store in Montrose. (Montrose Partners S.J.M. Ex. 2 at 12.) On February 16, 2016, there had been some precipitation in Montrose and Holbrook put salt down on the parking lot of the Price Chopper Store at 6:18 p.m. (*Id.* at 19.) On the morning of February 17, 2016, Holbrook arrived at the Price Chopper store around 7 a.m. with his wife, April, to check conditions of the parking lot. (*Id.* at 21.) When they arrived, there were a few cars in the parking lot. (*Id.* at 22.) They walked the parking lot and determined that no salt was needed. (*Id.* at 23.) After checking the parking lot, Holbrook and his wife went to breakfast. (*Id.* at 25.)

Spolar lives 8 miles away from the Price Chopper grocery store. (Montrose Partners S.J.M. Ex. 1 at 5.) At around 6:30 a.m. on February 17th, Spolar observed a wintry mix at her house. (*Id.* at 25.) Spolar left her home at close to 7:30 a.m. to drive her husband to physical therapy in Montrose. (*Id.* at 26.) It was not snowing at that time but when she got in her car at her house, there was ice on the ground. (*Id.* at 32.) After Spolar dropped her husband off for his physical therapy, she drove to the Price Chopper store. (*Id.* at 26.) Spolar arrived in the Price Chopper parking lot around 7:45 a.m. (*Id.* at 60.) “[T]he whole parking lot was wet.” (*Id.* at 64.) Spolar observed the “manager” who was in the front of the store about five feet into the parking lot rubbing his foot on the pavement “checking for ice.” (*Id.* at 70.) Spolar pulled into a parking spot and when she stepped out of her car with her left foot, her left foot slid on ice and she fell out of her vehicle. (*Id.* at 29.) Her tailbone struck the ground. (*Id.*) Spolar had fallen on ice which was under her car and extended to the next parking spot. (*Id.* at 69.) The ice was “clear” and “smooth” and looked “wet.” (*Id.* at 68, 71, 72.) While she was on the ground, she saw what looked like tire tracks in the ice in the parking spots just below her with what looked like frost in that ice. (*Id.* at 69.) Spolar got up, got back in her car and moved her vehicle to another parking spot where there was no ice. (*Id.* at 31.) She went into the store and reported her fall to a cashier who called the manager. (*Id.* at 32, 33.) After Spolar completed a report of her fall with the manager, the manager helped Spolar to her car. (*Id.* at 35.) Spolar then picked up her husband and they went to the hospital. (*Id.* at 36.)

Patrick Banas (hereinafter referred to as Banas) was the assistant store manager for the Price Chopper store in Montrose on February 17, 2016. (Montrose Partners S.J.M. Ex. 4 at 9.) After Spolar reported her fall to him, Banas inspected the area in the parking lot where Spolar had slipped. (*Id.* at 17.) There was black ice in the parking space which was smooth – not rough – and was maybe 2 feet in size. (*Id.* at 4.) Banas called Holbrook and reported that someone had fallen. (Montrose Partners S.J.M. Ex. 2 at 26.) After the phone call, Holbrook and his wife returned to the Price Chopper store to check conditions. (Montrose Partners S.J.M. Ex. 3 at 11.) When Holbrook and his wife got to the parking lot, they observed that conditions had changed and there was ice throughout

the Price Chopper parking lot. (*Id.* at 12.) The Holbrooks left to get their salt truck and when they got back to the store, Holbrook laid salt down throughout the parking lot at around 8:30 a.m. (*Id.*; Ex. 3 at 35.) After they completed salting the Price Chopper parking lot, the Holbrooks placed salt on the parking lots of other properties in Montrose they were responsible for including Tractor Supply, Visions, Storeroom Solutions, Tim Carpenter, Rite Aid, McDonalds, and several others. (Ex. 3 at 40, Pl. Ex. 2.)

III. 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. Certainteed Corp., 997 A.2d 1152, 1159 (Pa. 2010) (citing Pa.R.C.P. No. 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 Pennsylvania, LLC v. Grace Const. Mgmt. Co., LLC, 126 A.3d 1010, 1017-18 (Pa. Super. Ct. 2015). A record that supports summary judgment will either (1) show the material facts are undisputed or (2) contain insufficient evidence of facts to make out a prima facie cause of action or defense and, therefore, there is no issue to be submitted to the fact-finder. Yenchi v. Ameriprise Financial, Inc., 123 A.3d 1071, 1077 (Pa. Super. 2015) (citing DeArmitt v. N.Y. Life Ins. Co., 73 A.3d 578, 586 (Pa. Super. 2013)). If a non-moving party fails to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

The Court Opinion will continue in the next issue.

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

In the Estate of Joanne Catherine Rose, aka Joanne C. Rose, aka Joanne Rose, late of the Township of Bridgewater, Susquehanna County, 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 those having claims against said estate will present them without delay to:

Amanda Kemp
61 Tiffany Drive
Montrose, PA 18801

and

Zackery L. Cabisca
472 Scott Road
Montrose, PA 18801

or

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

2/7/2020 • 2/14/2020 • 2/21/2020

ESTATE NOTICE

Estate of Douglas P. Pascoe, deceased, of 2049 State Route 2009, Hop Bottom, Susquehanna County, Pennsylvania, who died January 8, 2020.

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

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

2/7/2020 • 2/14/2020 • 2/21/2020

ADMINISTRATRIX NOTICE

Estate of Rachel Montgomery
Upright
Late of New Milford
ADMINISTRATRIX
Susan L. English

21-23 Public Ave.
Montrose, PA 18801
ATTORNEY
Susan L. English
21-23 Public Ave.
Montrose, PA 18801

2/7/2020 • 2/14/2020 • 2/21/2020

EXECUTRIX NOTICE

Estate of Grace P. Harvey AKA
Grace Harvey
Late of Bridgewater Township
EXECUTRIX
Jeannette Castrogiovanni
8765 Forest Lake Road
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly, Esq.
50 Public Avenue
Montrose, PA 18801

2/7/2020 • 2/14/2020 • 2/21/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF PATRICIA A. KONSUR, late, of the Town of Binghamton, New York, who died on the 22nd day of November, 2019, to Deborah J Palilonis, Executor. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to Deborah J Palilonis or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, New York 13850.

1/31/2020 • 2/7/2020 • 2/14/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration c.t.a in the Estate of Raymond F. Detweiler, late of Forest Lake Township, Susquehanna County, Montrose, Pennsylvania (died August 26, 2019), having been granted to the undersigned, all persons indebted to said estate are required to make immediate payment, and those having all claims will present them without delay to:

Beverly Doneker, Administratrix
c/o Mateya Law Firm, P.C.
Mark A. Mateya, Esq.
55 W. Church Avenue
Carlisle, PA 17013
(717) 241-6500

1/31/2020 • 2/7/2020 • 2/14/2020

ESTATE NOTICE

Estate of Phillip Thomas Mursch, Deceased. Late of Forest City, Susquehanna County, PA. D.O.D. 11/1/19. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Laura Mursch, Administratrix, 48 Cacoosing Ave., Sinking Spring, PA 19608. Or to her Atty.: Sean D. Curran, Curran Estate Law., 222 N. Kenhorst Blvd., Reading, PA 19607.

1/31/2020 • 2/7/2020 • 2/14/2020

ESTATE NOTICE

In the Estate of EUGENIA H. LEONARD, of Thompson Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been granted to Shelly Thielmann. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
Brieche Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

1/24/2020 • 1/31/2020 • 2/7/2020

OTHER NOTICES

NOTICE

CIVIL ACTION LAW
COURT OF COMMON PLEAS
SUSQUEHANNA COUNTY
Number 2019-662CP

Reverse Mortgage Funding, LLC
v.

Vincent S. Perico Known
Surviving Heir of Gary Perico,
Janae Perico Known Surviving
Heir of Gary Perico, Carly Shaffer
Known Surviving Heir of Gary
Perico, and Unknown Surviving
Heirs of Gary Perico

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Janae Perico Known Surviving
Heir of Gary Perico

Your house (real estate) at **4004 Lake View Road, Susquehanna, Pennsylvania 18847** is scheduled to be sold at Sheriff's Sale on **April 14, 2020 at 9:00 am** at Sheriff's Office of the Susquehanna County Courthouse, Courthouse Square, Montrose, Pennsylvania 18801 to enforce the court judgment of \$110,811.92 obtained by Reverse Mortgage Funding, LLC against the above premises.

NOTICE OF OWNER'S RIGHTS **YOU MAY BE ABLE TO** **PREVENT THIS** **SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Reverse Mortgage Funding, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO

**SAVE YOUR PROPERTY
AND YOU HAVE OTHER
RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is

wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
ASSOCIATION DE
LICENCIADOS
Susquehanna County
Prothonotary Office
Susquehanna County
Courthouse
Courthouse Square, P.O. Box 218
Montrose, Pennsylvania 18801
(570) 278-4600 x 120**

**McCABE, WEISBERG &
CONWAY, LLC**
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400,
Phila., PA 19109, 215-790-1010

2/7/2020

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 6th day of January, 2020, for the purpose of obtaining a Certificate of Organization for a limited liability company to be organized under the Limited Liability Company Act of the Commonwealth of Pennsylvania of 1994.

The name of the limited liability company is Susquehanna Rose, LLC.

The purpose for which it is to be or has been organized is: Real estate management and any and all lawful acts for which limited liability companies may be organized under the Pennsylvania Limited Liability Company Act, 15 Pa. C.S.A. Section 8901 et seq, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

2/7/2020

NOTICE

On November 20, 2019, the Pennsylvania State Board of Crane Operators actively suspended Garrett Adams, license no.: LCO002291, of Susquehanna, Susquehanna County, for no less

than one year, because he committed fraud or deceit in securing licensure or certification, and made misleading, deceptive, untrue or fraudulent material representations regarding licensure, certification or operation of a crane, by falsely representing that he was certified by NCCCO to operate a telescopic boom crane with a fixed control station and a telescopic boom crane with a rotating control station.

2/7/2020

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE MARCH 24, 2020

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

03/24/2020 09:00 AM

Writ of Execution No.:

2019-1450 CP

PROPERTY ADDRESS: 11064

State Route 167 f/k/a RR #1 Box
177, Montrose, PA 18801

LOCATION: Bridgewater
Township Tax ID #: 125.04-
1,025.00,000

IMPROVEMENTS: ONE - 1 ~
story wood framed dwelling ONE -
18' x 20' wood framed garage

DEFENDANTS: Margaret A.

Sickler, In Her Capacity as Known
Heir of Ann E. Birtch; Maurice L.
Birtch, In His Capacity as Known
Heir of Ann E. Birtch; Darlene E.
Hollister, In Her Capacity as
Known Heir of Ann E. Birtch;
Unknown Heirs, successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Ann E.
Birtch

ATTORNEY FOR PLAINTIFF:

Robert Crawley, Esq.
(855) 225-6906

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty
regarding the condition of the
premises. **Notice** is hereby given
and directed to all parties in
interest and claimants that a
Schedule of Distribution will be
filed by the Sheriff no later than 30
days after the sale and that
distribution will be made in
accordance with that Schedule
unless exceptions are filed thereto
within ten (10) days thereafter. Full
amount of bid plus poundage must
be paid on the date of the sale by
4:30 p.m. or deed will not be
acknowledged. For details on

individual Sheriff Sales please go
to: www.susqco.com, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

1/31/2020 • 2/7/2020 • 2/14/2020

SHERIFF'S SALE MORTGAGE FORECLOSURE MARCH 24, 2020

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

03/24/2020 10:00 AM

Writ of Execution No.:

2019-1407 CP

PROPERTY ADDRESS: 1406
Liberty Park Rd. f/k/a RR 1 Box
1785, Liberty Township, a/k/a
Hallstead, PA 18822

LOCATION: Liberty Township
Tax ID #: 048.00-1,044.00,000

IMPROVEMENTS: ONE – 1 1/3
story wood framed dwelling

DEFENDANTS: Mary Conklin as
believed Heir and/or Administrator
to the Estate of Mary G. Fowler
a/k/a Mary Fowler and Robert A.
Fowler, Tina Henry, as believed
Heir and/or Administrator to the
Estate of Mary G. Fowler a/k/a
Mary Fowler and Robert A.
Fowler, Unknown Heirs and/or
Administrators of the Estate of

Mary G. Fowler a/k/a Mary
Fowler, Unknown Heirs and/or
Administrators of the Estate of
Robert A. Fowler
ATTORNEY FOR PLAINTIFF:
Emmanuel J. Argentieri, Esq.
(856) 384-1515

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty
regarding the condition of the
premises. **Notice** is hereby given
and directed to all parties in
interest and claimants that a
Schedule of Distribution will be

filed by the Sheriff no later than 30
days after the sale and that
distribution will be made in
accordance with that Schedule
unless exceptions are filed thereto
within ten (10) days thereafter. Full
amount of bid plus poundage must
be paid on the date of the sale by
4:30 p.m. or deed will not be
acknowledged. For details on
individual Sheriff Sales please go
to: www.susqco.com, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

1/31/2020 • 2/7/2020 • 2/14/2020

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 23, 2020 TO JANUARY 29, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$169,504.00
Mortgagor: HARMER, TIMOTHY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HARMER, STEPHANIE	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 240.00-1,024.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$238,000.00
Mortgagor: CLANCY, JASON	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 208.00-3,009.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$52,500.00
Mortgagor: MARINARI, ROBERT J	Mortgagee: WELLS FARGO BANK
2 - MARNARI, TRACY L (AKA)	
3 - MARINARI, TRACY L	
Locations: Parcel #	Municipality
1 - 095.00-1,027.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: RAGARD, JOSEPH D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 089.00-2,020.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$152,152.00
Mortgagor: CALABRO, KYLE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BARLOW, HEATHER	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 222.10-1,057.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$46,000.00
Mortgagor: FRAILEY, BENJAMIN P	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 050.07-2,005.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$258,000.00
Mortgagor: GRESS, MARY J	Mortgagee: ONE REVERSE MORTGAGE
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 240.00-1,044.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$258,000.00
Mortgagor: GRESS, MARY J	Mortgagee: COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 240.00-1,044.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$227,141.00
Mortgagor: CHIDESTER, KYLE G	Mortgagee: FREEDOM MORTGAGE CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 199.00-1,034.00,000.	DIMOCK TOWNSHIP

Information:	Consideration: \$30,000.00
Mortgagor: SHARP, ROWLAND	Mortgagee: JOHNSON, DEBORAH 2 - MORGAN, GERALD
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$180,000.00
Mortgagor: EWONISHON, ALICE	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 191.13-1,013.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$63,400.00
Mortgagor: SHELP, THOMAS M 2 - SHELP, ROSA	Mortgagee: SHELP, EDWARD
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: GRAY, ROBERT S 2 - GRAY, MARY	Mortgagee: PS BANK
Locations: Parcel # 1 - 225.00-1,024.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$194,600.00
Mortgagor: LANDUCCI, ROY C JR 2 - LANDUCCI, SUSAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CLEARPATH LENDING
Locations: Parcel # 1 - 046.09-1,036.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: ZABLOTSKY, HARRY M 2 - ZABLOTSKY, MARIAN LOUISE	Mortgagee: PSECU
Locations: Parcel # 1 - 241.00-2,025.01,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$64,306.00
Mortgagor: CARVIN, ROBERT E 2 - CARVIN, VALERIE A	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.10-2,009.00,000.	Municipality OAKLAND BOROUGH
Information: CORRECTIVE	Consideration: \$172,000.00
Mortgagor: RUPP, DONALD J 2 - RUPP, ERIN M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 266.01-1,031.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: CROWELL, JOHN 2 - THORN, MARY JO	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 133.00-2,031.00,000.	Municipality ARARAT TOWNSHIP

Information:	Consideration: \$130,000.00
Mortgagor: WILBER, ADAM D	Mortgagee: HONSDALE NATIONAL BANK
2 - WILBER, LINDSEY R	
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: WATTS, RYAN LIAM	Mortgagee: NFM INC (DBA)
	2 - NFM LENDING
	3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 095.00-1,013.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: MALESKI, DENISE	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - MALESKI, PAUL R	
Locations: Parcel #	Municipality
1 - 045.00-1,050.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$27,200.00
Mortgagor: LANE, KEITH A	Mortgagee: AGCHOICE FARM CREDIT
2 - DODD-LANE, KAREN A (AKA)	
3 - LANE, KAREN A DODD	
Locations: Parcel #	Municipality
1 - 107.00-2,015.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: BOGNATZ, MARGARET	Mortgagee: AMERISAVE MORTGAGE CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 267.00-1,011.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1,500,000.00
Mortgagor: HINDS OIL CO INC (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HINDS OIL COMPANY INC	
Locations: Parcel #	Municipality
1 - 054.11-4,011.00,000.	SUSQUEHANNA
2 - 054.11-4,011.00,000.	SUSQUEHANNA 2W
3 - 124.17-3,007.00,000.	MONTROSE 2W
Information:	Consideration: \$342,000.00
Mortgagor: COMPTON, JAMES A SR	Mortgagee: PS BANK
2 - COMPTON, FRANCES K	
Locations: Parcel #	Municipality
1 - 207.00-1,027.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$71,900.00
Mortgagor: MCCORMACK, LINDA S	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 054.10-1,031.00,000.	OAKLAND BOROUGH

DEEDS

Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: MCCUSKER, MARYANN DURKO 2 - MCCUSKER, JAMES J	Grantee: MIKLOICHE, LAVONNE
Locations: Parcel # 1 - 210.04-1,052.00,000.	Municipality UNIONDALE BOROUGH
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: MCCUSKER, MARYANN DURKO 2 - MCCUSKER, JAMES J	Grantee: MIKLOICHE, LAVONNE
Locations: Parcel # 1 - 210.04-1,051.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$216,300.00
Grantor: DISTANT VENTURES LIMITED PARTNERSHIP	Grantee: HOBBS, JOSHUA F 2 - HOBBS, NICOLE R
Locations: Parcel # 1 - 088.00-1,043.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRECO, MARGARET M (BY TRUSTEE)	Grantee: AULISIO, JULIE
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRECO, MARGARET M (BY TRUSTEE)	Grantee: AULISIO, JULIE
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information: INT 50 UNIT 46	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: CARROLL, JARED C
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$25,950.00
Grantor: RUMFORD, AMANDA (BY US MARSHAL AKA) 2 - RUMFORD, AMANDA (BY US MARSHAL) 3 - UNITED STATES MARSHAL	Grantee: SUSQUEHANNA COUNTY REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: SHERRARD, STANLEY G 2 - SHERRARD, SUSAN L 3 - REITZ, DAVID M 4 - REITZ, ANDREA K 5 - TRAVERSE, ROBERT J 6 - TRAVERSE, PATRICIA M	Grantee: SHERRARD, STANLEY G 2 - SHERRARD, SUSAN L (NBMKA) 3 - BOTTREL, SUSAN L 4 - REITZ, DAVID M 5 - REITZ, ANDREA K 6 - TRAVERSE, ROBERT J 7 - TRAVERSE, PATRICIA M
Locations: Parcel # 1 - 037.00-1,084.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: THURSTON, DAWN STAR (ESTATE AKA) 2 - KAVETSKI, DAWN STAR (ESTATE AKA) 3 - KAVETSKI, DAWN S (ESTATE AKA) 4 - THURSTON, DAWN S KAVETSKI (ESTATE AKA) 5 - THURSTON, DAWN KAVETSKI	Grantee: THURSTON, WILLIAM ERIC
Locations: Parcel # 1 - 168.00-2,028.03,000.	Municipality GIBSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: SABBA, CHARLES V	Grantee: SABBA, CHARLES V
2 - SABBA, JANET F	2 - SABBA, JANET F
	3 - SABBA, MARIA
Locations: Parcel #	Municipality
1 - 148.00-2,004.09,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEVEN GALLOWAY IRA (BY TRUSTEE)	Grantee: COLE, KEITH E
2 - GALLOWAY, STEVEN (TRUST BY TRUSTEE)	2 - COLE, CHRISTINE B
Locations: Parcel #	Municipality
1 - 111.10-1,004.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: WEBER, M JOHN JR (AKA)	Grantee: PAT MAR REALTY COMPANY INC
2 - WEBER, MANFRED JOHN JR	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$35,000.00
Grantor: MARTINO, PHILIP A JR	Grantee: LIEPINIS, JASON J
2 - MARTINO, KATHERINE A	2 - LIEPINIS, MELINDA D
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$143,000.00
Grantor: TURNER, SAMANTHA M	Grantee: JENNER, ANDREW
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$11,798.00
Grantor: DOUBLOSKY, WILLIAM JR	Grantee: DOUBLOSKY, WILLIAM JR
2 - BURKHARDT, TERRI	2 - BURKHARDT, TERRI
	3 - DOUBLOSKY, CHRISTOPHER R
Locations: Parcel #	Municipality
1 - 129.00-1,019.08,000.	NEW MILFORD TOWNSHIP
Information: WEEK 9 UNIT 36	Consideration: \$100.00
Grantor: CRAGUN, WILLARD	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: MASTERS, RICHARD S (ESTATE)	Grantee: PAYNE, DAVID J
	2 - PAYNE, JENNY L
Locations: Parcel #	Municipality
1 - 184.11-1,043.00,000.	HARFORD TOWNSHIP
2 - 184.11-1,028.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$10.00
Grantor: WHITE PINE MINERALS LLC	Grantee: J&L CALDWELL INVESTMENTS TRUST
	2 - SCHOENHALS REVOCABLE LIVING TRUST
	3 - ROSCHELLE FAMILY LIVING TRUST
	4 - GALLER, GORDON F (TRUST)
	5 - PETTERSEN, AMY L
	6 - LEWISTON SENIOR LIVING LLC
	7 - WINCHESTER, WILLIAM
	8 - WINCHESTER, HEATHER
	9 - KASTER, MARVIN
	10 - KASTER, JANICE
	11 - REINART, JASON TODD
	12 - REINART, LINDSAY BLAIR
	13 - MOLL FAMILY TRUST

- 14 - SCHOENHALS, ELMER
- 15 - RAPP, LYLE DAVID
- 16 - OWENS, DAVID
- 17 - SCHOENHALS, HAROLD
- 18 - SOUTH CENTRAL FINANCIAL SERVICES INC
- 19 - FIDELITY VENTURE CAPITAL LTD
- 20 - REID, RICHARD
- 21 - REID, SUSIE
- 22 - FITZSIMMONS, KEVIN M
- 23 - FITZSIMMONS, CHRISTINE K
- 24 - FITZSIMMONS, GARY E
- 25 - FITZSIMMONS, NANCY A
- 26 - FITZSIMMONS, DAVID M
- 27 - FITZSIMMONS, TERRI L
- 28 - MANSKE, RICHARD
- 29 - MANSKE, LINDA
- 30 - OLSON, GREGG (CASH BALANCE PLAN)
- 31 - HOWARD, ALFRED H
- 32 - HOWARD, GLORIA J
- 33 - SOUTH CENTRAL HOLDINGS INC
- 34 - SCHLOMANN, ANN (TRUST)
- 35 - BORN, GRETRUDE
- 36 - PROVIDENT TRUST (FBO)
- 37 - MCGEE, WANDA KAY (IRA)
- 38 - HANEY, MARGARET JUNE
- 39 - DIVENTURES LLC
- 40 - LANGHORST, LINCOLN
- 41 - LANGHORST, JACLYN
- 42 - BENZ, FORREST
- 43 - BENZ, JERRILYN
- 44 - LANGHORST, STEVE
- 45 - LANGHORST, MARY
- 46 - GARLAND, JACK
- 47 - SIRMANS, DEBBRA J
- 48 - 1022 INVESTMENTS LP
- 49 - OLSON, DONALD E (TRUST)
- 50 - OLSON, NYLEEN (TRUST)
- 51 - SPRONK, DELWYN D
- 52 - SPRONK, JULIE R
- 53 - CAMP, JOHN III
- 54 - CAMP, PATRICIA C
- 55 - WE INVEST LLC
- 56 - GREGOR, PATRICK
- 57 - BOHRER, JOHN C
- 58 - GARTNER, CAROLYN E (TRUST)
- 59 - FREDERICK, THOMAS JR
- 60 - WEIBLE, ARDIS (TRUST)
- 61 - HUGHES, STEPHEN L
- 62 - HUGHES, KATHLEEN A
- 63 - FOUR WAY ASSOCIATES LLC
- 64 - WINGERT, CHARLES H
- 65 - WINGERT, ROSE L
- 66 - JENSEN, PAUL J
- 67 - JENSEN, DANETTE E
- 68 - MICHALETZ, JOSEPH G (TRUST)

- 69 - GREEN, STEVEN J
- 70 - LANDSTEINER, RICHARD J
- 71 - OWENS, DAVID (IRA)
- 72 - SEEWALD PROPERTIES LLC
- 73 - COHEN, KATHRYN (IRA)
- 74 - 1711 PREMIER LLC
- 75 - CORRIGAN, JODI K (IRA)
- 76 - CORRIGAN, KEVIN W (TRUST)
- 77 - JOHNSON, JESSE (TRUST)
- 78 - JOHNSON, SHERI (TRUST)
- 79 - SNYDER, SHELDON (IRA)
- 80 - SAWYER, JON
- 81 - VIERGEVER, SUSAN
- 82 - JOHNSON, COLBY J
- 83 - JOHNSON, KELLI J
- 84 - SHURE, ROBERT (IRA)
- 85 - ARNOLD, EVERETT (IRA)
- 86 - DORN, EUGENE R
- 87 - ADAIR, KERRY (IRA)
- 88 - BARTSCH FAMILY TRUST
- 89 - MHALE NJR HOLDING LLC
- 90 - COUGHLIN-STOWE, JANET (IRA AKA)
- 91 - STOWE, JANET COUGHLIN (IRA)
- 92 - FEMRITE, LYLE (IRA)
- 93 - ALBERTO, J THOMAS (IRA)
- 94 - STEVENS, GREGORY (IRA)
- 95 - SCHULZ, PAUL
- 96 - POLZIN, RICHARD
- 97 - POLZIN, TERESA
- 98 - REINHART, RANDALL
- 99 - REINHART, MARSHA
- 100 - STEVENS, GEORGE L (TRUST)
- 101 - WENDLANDT, GENE ANTHONY (TRUST)
- 102 - ESCHLEMAN FAMILY TRUST
- 103 - LABRIER, JOHN Z (IRA)
- 104 - PIERCE, BARBARA ANN (IRA)
- 105 - MCADAMS, JIMMY
- 106 - MEO PROPERTIES LLC
- 107 - KOCH, NIELSON (TRUST)
- 108 - GERMAN, ERIC
- 109 - GEAITHER, VALERIE
- 110 - OAK SAPLING O&G LLC
- 111 - VANDERIET, WILLIAM J (TRUST)
- 112 - KEISER, JEAN L
- 113 - ANDERSON, DWIGHT (IRA)
- 114 - ZOLLINGER, RICHARD (TRUST)
- 115 - ZOLLINGER, LEZLIE (TRUST)
- 116 - WININGS FAMILY LTD
- 117 - DAVIS, MICHAEL G (TRUST)
- 118 - KOERWITZ, JERRY (TRUST)
- 119 - GREENSLADE, RONALD R
- 120 - GREENSLADE, KAREN L
- 121 - HANSON, DAVID A (TRUST)
- 122 - HANSON, RACHEL Z (TRUST)
- 123 - BROADUS, STEVEN P (TRUST)

	124 - BROADUS, ELIZABETH A (TRUST)
	125 - WALDBAUM, ARTHUR S (TRUST)
Locations: Parcel #	Municipality
1 - 036.00-1,010.00,000.	HARMONY TOWNSHIP
2 - 055.00-2,006.00,000.	LANESBORO BOROUGH
3 - 109.00-1,013.00,000.	NEW MILFORD TOWNSHIP
4 - 109.00-1,050.00,000.	NEW MILFORD TOWNSHIP
5 - 109.00-1,051.03,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KAMANSKY, JOAN M	Grantee: KAMANSKY, ROBERT E
2 - KAMANSKY, RICHARD T	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NOVAK, THERESA R	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 164.00-1,012.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAGNON, RALPH J	Grantee: SCHREIBER, DAVID F
	2 - SCHREIBER, ROSANN R
Locations: Parcel #	Municipality
1 - 205.00-2,022.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITE PINE MINERALS LLC	Grantee: J&L CALDWELL INVESTMENTS TRUST
	2 - SCHOENHALS REVOCABLE LIVING TRUST
	3 - ROSCHELLE FAMILY LIVING TRUST
	4 - GALLER, GORDON F (TRUST)
	5 - PETTERSEN, AMY L
	6 - LEWISTON SENIOR LIVING LLC
	7 - WINCHESTER, WILLIAM
	8 - WINCHESTER, HEATHER
	9 - KASTER, MARVIN
	10 - KASTER, JANICE
	11 - REINART, JASON TODD
	12 - REINART, LINDSAY BLAIR
	13 - MOLL FAMILY TRUST
	14 - SCHOENHALS, ELMER
	15 - RAPP, LYLE DAVID
	16 - OWENS, DAVID
	17 - SCHOENHALS, HAROLD
	18 - SOUTH CENTRAL FINANCIAL SERVICES INC
	19 - FIDELITY VENTURE CAPITAL LTD
	20 - REID, RICHARD
	21 - REID, SUSIE
	22 - FITZSIMMONS, KEVIN M
	23 - FITZSIMMONS, CHRISTINE K
	24 - FITZSIMMONS, GARY E
	25 - FITZSIMMONS, NANCY A
	26 - FITZSIMMONS, DAVID M
	27 - FITZSIMMONS, TERRIE L
	28 - MANSKE, RICHARD
	29 - MANSKE, LINDA
	30 - OLSON, GREGG (CASH BALANCE PLAN)
	31 - HOWARD, ALFRED H
	32 - HOWARD, GLORIA J

- 33 - SOUTH CENTRAL HOLDINGS INC
- 34 - SCHLOMANN, ANN (TRUST)
- 35 - BORN, GERTRUDE
- 36 - PROVIDENT TRUST (FBO)
- 37 - MCGEE, WANDA KAY (IRA)
- 38 - HANEY, MARGARET JUNE
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- 42 - BENZ, FORREST
- 43 - BENZ, JERRILYN
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- 47 - SIRMANS, DEBBRA J
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- 49 - OLSON, DONALD E (TRUST)
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- 51 - SPRONK, DELWYN D
- 52 - SPRONK, JULIE R
- 53 - CAMP, JOHN III
- 54 - CAMP, PATRICIA C
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- 56 - GREGOR, PATRICK
- 57 - BOHRER, JOHN C
- 58 - GARTNER, CAROLYN E
- 59 - FREDERICK, THOMAS JR
- 60 - WEIBLE, ARDIS (TRUST)
- 61 - HUGHES, STEPHEN L
- 62 - HUGHES, KATHLEEN A
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- 65 - WINGERT, ROSE L
- 66 - JENSEN, PAUL J
- 67 - JENSEN, DANETTE E
- 68 - MICHALETZ, JOSEPH G
- 69 - GREEN, STEVEN J
- 70 - LANDSTEINER, RICHARD J
- 71 - NUVIEW TRUST CO (FBO)
- 72 - OWENS, DAVID (IRA)
- 73 - SEEWALD PROPERTIES LLC
- 74 - COHEN, KATHRYN (IRA)
- 75 - 1711 PREMIER LLC
- 76 - CORRIGAN, JODI K (IRA)
- 77 - CORRIGAN, KEVIN W (TRUST)
- 78 - JOHNSON, JESSE (TRUST)
- 79 - JOHNSON, SHERI (TRUST)
- 80 - SNYDER, SHELDON (IRA)
- 81 - SAWYER, JON
- 82 - VIERGEVER, SUSAN
- 83 - JOHNSON, COLBY J
- 84 - JOHNSON, KELLI J
- 85 - SHURE, ROBERT (IRA)
- 86 - ARNOLD, EVERETT (IRA)
- 87 - DORN, EUGENE R
- 88 - ADAIR, KERRY (IRA)

89 - BARTSCH FAMILY TRUST
90 - MHALE NJR HOLDING LLC
91 - COUGHLIN-STOWE, JANET (IRA AKA)
92 - STOWE, JANET COUGHLIN (IRA)
93 - FEMRITE, LYLE (IRA)
94 - ALBERTO, J THOMAS (IRA)
95 - STEVENS, GREGORY (IRA)
96 - SCHULZ, PAUL
97 - POLZIN, RICHARD
98 - POLZIN, TERESA
99 - REINHART, RANDALL
100 - REINHART, MARSHA
101 - STEVENS, GEORGE L (TRUST)
102 - WENDLANDT, GENE ANTHONY (TRUST)
103 - ESCHLEMAN FAMILY TRUST
104 - LABRIER, JOHN Z (IRA)
105 - PIERCE, BARBARA ANN (IRA)
106 - MCADAMS, JIMMY
107 - MEO PROPERTIES LLC
108 - KOCH, NIELSON (TRUST)
109 - GERMAN, ERIC
110 - GEATHER, VALERIE
111 - OAK SAPLING O&G LLC
112 - VANDERIET, WILLIAM J (TRUST)
113 - KEISER, JEAN L
114 - ANDERSON, DWIGHT (IRA)
115 - ZOLLINGER, RICHARD (TRUST)
116 - ZOLLINGER, LEZLIE (TRUST)
117 - WININGS FAMILY LTD
118 - DAVIS, MICHAEL G (TRUST)
119 - KOERWITZ, JERRY (TRUST)
120 - GREENSLADE, RONALD R
121 - GREENSLADE, KAREN L
122 - HANSON, DAVID A (TRUST)
123 - HANSON, RACHEL Z (TRUST)
124 - BROADUS, STEVEN P (TRUST)
125 - BROADUS, ELIZABETH A (TRUST)
126 - WALDBAUM, ARTHUR S (TRUST)

Locations: Parcel #
1 - 128.00-1,027.00,000.

Information:
Grantor: PROVENZANO, PHILLIP
2 - PROVENZANO, LEANE KLVANA

Locations: Parcel #
1 - N/A

Information:
Grantor: KUROSOKY, THOMAS P
2 - KUROSOKY, KATHLEEN
3 - KUROSOKY, DAVID
4 - KUROSOKY, EVENLYN
5 - WALSH, HELEN
6 - WALSH, JOHN R

Locations: Parcel #
1 - N/A

Municipality
NEW MILFORD TOWNSHIP

Consideration: \$95,000.00
Grantee: LAWLESS, NYECHAY

Municipality
FOREST CITY

Consideration: \$1.00
Grantee: HTD KUROSOKY FAMILY LIMITED PARTNERSHIP

Municipality
BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: COLEMAN, MICHAEL S 2 - COLEMAN, MARY S	Grantee: COLEMAN, MICHAEL S
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ELKINS, KAREN SUE (NBM) 2 - CARONE, KAREN SUE 3 - CARONE, GRANT TRACY	Grantee: CARONE, KAREN SUE 2 - CARONE, GRANT TRACY
Locations: Parcel # 1 - 247.00-1,021.02,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$28,000.00
Grantor: FANNIE MAE (AKA) 2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	Grantee: KENNEDY, DAVID BRENT 2 - KENNEDY, CLARISSA EILEEN
Locations: Parcel # 1 - 036.17-1,048.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: PASS, PHILIP J SR 2 - PASS, BARBARA 3 - PASS, TREVOR	Grantee: ROUTE 374 PROPERTIES LLC
Locations: Parcel # 1 - 245.00-2,077.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: SWEENEY, THOMAS 2 - SWEENEY, JEAN	Grantee: EVANSBURG OUTDOORS LLC
Locations: Parcel # 1 - 116.00-1,002.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: DEGIRONIMO, FRANK 2 - DEGIRONIMO, ENRICO 3 - SWEENEY, JEAN 4 - DEGIRONIMO, JOSEPH	Grantee: EVANSBURG OUTDOORS LLC
Locations: Parcel # 1 - 116.00-1,001.00,000.	Municipality THOMPSON TOWNSHIP
Information: INT 25 UNIT 45	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: KING, SALLY
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 25 UNIT 42	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: CALDWELL, JOHN 2 - CALDWELL, REVA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP



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