

OFFICIAL
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34th Judicial District

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CASES REPORTED

In re:
Warriner Trusts

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

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

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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.

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

COURT OPINION

**IN THE ORPHANS' COURT OF
SUSQUEHANNA COUNTY, PENNSYLVANIA**

In re: :
Warriner Trusts : **No. 1977 – 120 O.C.**
: **No. 1987 – 45 O.C.**

OPINION

1. Statement of Facts

Petitioners have filed a request to remove Respondent Wells Fargo, N.A., (hereinafter referred to as Wells Fargo) as the corporate trustee for several Warriner Family Trusts, and appoint The Philadelphia Trust Company as the successor corporate trustee. It is undisputed that a motivating factor for the current action is a former Wells Fargo employee who is now employed at The Philadelphia Trust Company and that The Philadelphia Trust Company is paying petitioners' legal fees associated with the attempt to remove Wells Fargo so that Philadelphia Trust Company may assume the role as the successor corporate trustee.

During the course of discovery, Wells Fargo has refused to provide Petitioners with internal documents generated as a result of a January 14, 2011 letter from one of the beneficiaries, Mercer Warriner, seeking an explanation for an administrative decision. (Resp. Ltr. Br., Attachment). In particular, the beneficiary was seeking Wells Fargo to reconsider its decision to reduce the amount of annual monies paid out to the beneficiaries. In response to this understandable correspondence from a concerned trust beneficiary, Wells Fargo contended that it sought in-house legal advice on how to respond to the beneficiary's concerns. Wells Fargo contends that this internal legal advice is protected by the attorney-client privilege, while Petitioners contend that there is a fiduciary exception to the attorney-client privilege which permits a beneficiary to review any document relating to trust administration.

On December 1, 2015, Senior Judge Linda Wallach Miller granted Petitioner's motion to compel the production of the contested documents. Wells Fargo did not produce those documents as ordered, but several months later, filed a motion to reconsideration of the several December 1, 2015 Orders issued by Senior Judge Linda Wallach Miller, including the Order directing production of Wells Fargo's in-house legal opinions relating to the trust administration. The Court conducted an oral argument on April 26, 2016 whereat the Court held in abeyance the bulk of Wells Fargo's motion for reconsideration to allow for additional discovery. The parties, however, requested that the Court immediately address the motion for reconsideration as it related to the Wells Fargo documents relating to in-house legal advice generated to respond to Mercer Warriner's January 14, 2011 correspondence.

2. Discussion

The parties concede that there is no published appellate decision in Pennsylvania courts recognizing the fiduciary exception to the attorney-client privilege. (Pet. Ltr. Br., at 3; Resp. Ltr. Br., at 5-6.) There is only one reported Court of Common Pleas decision that addresses this issue. See Follansbee v. Gerlach, 56 D. & C. 4th 483, 491 (Allegheny County Ct. Cm. Pleas 2002) (“In summary, the trustee cannot withhold from any beneficiary documents relating to the management of the trust, including opinions of counsel procured by the trustee to guide the trustee in the administration of the trust, because trust law imposes a duty to make these documents available to the beneficiaries.”) In particular, the Follansbee Court provided the following guidance to consideration of the applicability of the fiduciary exception to the attorney-client privilege:

In order for the beneficiaries to hold the trustee to the proper standards of care and honesty and procure for themselves the benefits to which they are entitled, their knowledge of the affairs and mechanics of the trust management is crucial. And when the beneficiaries desire to inspect opinions of counsel for which they have paid out of trust funds effectively belonging to them, the duty of the trustees to allow them to examine those opinions becomes even more compelling. The distinction has often been drawn between legal advice procured at the trustee’s own expense and for his own protection and the situation where the trust itself is assessed for obtaining opinions of counsel where interest of the beneficiaries are presently at stake.

Id. at 489 (quoting *Restatement (Second) on Trusts*, § 173 cmt. b)(citations omitted). The Court finds the reasoning set forth in Follansbee to be persuasive.

If the trust is paying for the attorney to furnish an opinion to the trustee, who represents the trust itself, the beneficiaries, who are an extension of the trust itself and the very reason for which the trust even exists, are entitled to the documents that were paid for with trust monies. This is especially true given the special fiduciary relationship between a trustee and the beneficiaries – and the heightened duty of care that a trustee owes to beneficiaries. It is difficult to comprehend a scenario where a fiduciary should be permitted to hide anything from the beneficiaries, aside from an active litigation between the parties where the fiduciary relationship has already been impaired. The

1 Wells Fargo seeks to transform Mercer Warriner’s correspondence into a threat to institute litigation. If any question from a beneficiary transforms the relationship between trustee and beneficiary into an adversarial one, then a beneficiary would never be permitted to understand what, if any, information that the trustee is receiving from counsel relative to the management of the trust. Given the fiduciary relationship between the parties, the Court cannot accept that reasonable inquiries from a beneficiary concerning trust management equates to threatened litigation permitting the trustee to obtain non-discoverable legal advice. While Wells Fargo contends that this would have a chilling impact upon a trustee’s decision to seek legal advice, the Court concludes that such a chilling effect would only occur where the trustee desired to shield that legal advice from the beneficiaries in the first place. Such deceptive management practices run directly counter to the fiduciary responsibilities that the law imposes upon a trustee.

subject documents do not involve litigation – or even the threat of litigation – but rather a request from a concerned beneficiary as to the reason for the drastic reduction in the annual trust payout.¹

At this point, the Court has not been provided with any suggestion as to whether there was any “cost” for these in-house legal opinions, whether trust funds were used to secure the legal opinions, or whether Wells Fargo paid used separate non-trust funds in order to obtain these legal opinions. As such, there is nothing in this record that would exclude these documents from the fiduciary exception to the attorney client privilege recognized in Follansbee.²

In any event, Senior Judge Wallach Miller already decided this issue on December 1, 2015 when Wells Fargo was ordered to produce these documents. Senior Judge Wallach Miller was specially presiding as a result of the Court of Common Pleas of Susquehanna County not have an active, sitting judge for calendar year 2015 as a result of the retirement of President Judge Kenneth W. Seamans on December 31, 2014. Wells Fargo did not seek immediate reconsideration from Senior Judge Wallach Miller. The undersigned jurist became the President Judge of the Court of Common Pleas of Susquehanna County on January 4, 2016. Wells Fargo did not file a motion for reconsideration until February 23, 2016 – more than two and a half months after Senior Judge Wallach Miller’s December 1, 2015 Order – and more than a month and a half after the undersigned jurist assumed his duties.

In Harrity v. Medical College of Pennsylvania Hospital, 653 A.2d 5 (Pa. Super. 1994), the Superior Court noted that an unsuccessful litigant should not be permitted to search for another judge from the same court to reconsider an adverse ruling. Id. at 8 (“That is not how our system of justice is intended to operate. It is a well-recognized principal that ‘judges of coordinate jurisdictions sitting in the same court and in the same case should not overrule the decisions of each other.’” (quoting Golden v. Dion & Rosenau, 600 A.2d 568, 570 (Pa. Super. 1991)(quoting Okkerse v. Howe, 556 A.2d 827, 831 (Pa. 1989)). In explaining the public policy that prohibited this kind of judge-shopping, the Superior Court noted:

To allow the opposing party to continue to attack that decision by seeking the same relief from a different judge, as if the order were somehow appealable within the trial court system, is not fair to the

² Wells Fargo contends that the statutory nature of the attorney-client privilege precludes the recognition of the fiduciary exception. The Court disagrees as the fiduciary exception does not improperly impinge upon the statutory attorney-client privilege. Instead, it recognizes that the trust, the trustee and the beneficiaries are collectively the client in the context of legal opinions relating to the management of the trust. Where there is not an alignment of interests, such as when beneficiaries have brought civil litigation against the trustee, then the attorney-client privilege plainly applies with full force and effect. Where no such litigation exists, and a beneficiary is simply seeking information as to the management of the trust, the parties’ interests are aligned, the fiduciary (trustee) owes the highest level of care to the beneficiaries and must act in the beneficiaries best interest, and legal advice provided to the fiduciary should be shared with the beneficiaries so that the beneficiaries not only understand the trust’s management, but have sufficient information to recognize potential mismanagement by the fiduciary.

successful party. The proper avenue of redress for the opposing party is to wait until it can appeal the allegedly objectionable ruling once a final appealable order has been entered in the case.

Id.; Yudacufski v. Comm. of Pa. Dept. of Transp., 454 Pa. 923, 926 (Pa. 1982)

(“[A]bsent the most compelling circumstances, a judge should follow the decisions of a colleague on the same court when based on the same set of facts.”); Turner v. Kohl, 617 A.2d 20, 21 (Pa. Super. 1992) (“As a general rule it is improper for a trial judge, absent new evidence, to overrule an interlocutory order by a judge of the same court in the same case.”).

Wells Fargo seeks to essentially appeal Senior Judge Wallach Miller’s December 1, 2015 Order within the trial court system itself – albeit Wells Fargo waited for over 80 days to file any challenge whatsoever to Senior Judge Wallach Miller’s decision. Wells Fargo contends that there are compelling circumstances here that would permit reconsideration of Senior Judge Wallach Miller’s December 1, 2015 Order, namely that an error of law was committed by Senior Judge Wallach Miller decision to apply the fiduciary exception to the attorney-client privilege.

In reviewing the case law in this matter, the only reported decision in the entire Commonwealth dealing with this issue, namely Follansbee, supports Senior Judge Wallach Miller’s December 1, 2015 Order. Wells Fargo contends that Follansbee is not an appropriate interpretation of Pennsylvania law – but cites to no appellate case law in the Commonwealth that calls into question the ruling in Follansbee. Moreover, as the Court has noted, the reasoning in Follansbee is sound – there is no compelling reason in this case for Wells Fargo to essentially hide the ball from the very beneficiaries to whom it owes a fiduciary duty. Wells Fargo has failed to present any compelling reason, error of law, or new evidence that would call into question the propriety of Senior Judge Miller’s December 1, 2015 Order.

3. Conclusion

For the reasons set forth herein, Wells Fargo’s motion for reconsideration with reference to the December 1, 2015 Order requiring Wells Fargo to produce the 14 internal legal opinions obtained relative to the trust administration relating to the January 14, 2011 correspondence from Mercer Warriner will be denied.



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

Notice is hereby given that an exemplified copy of the Preliminary Letters Testamentary in the ESTATE OF Charlotte Ann Alexander, late of the New York County, New York, (died November 27, 2014) issued to Nancy Olsen, Executrix, has been filed in the Susquehanna County Register of Wills. 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 Nancy Olsen or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902-0106.

5/20/2016 • 5/27/2016 • 6/3/2016

EXECUTOR NOTICE

Estate of Norma Osterling AKA Norma J. Osterling Late of New Milford Township

EXECUTOR

Scott Osterling
751 Hall Road
New Milford, PA 18834

ATTORNEY

Charles J. Aliano
37 Jackson Avenue
Susquehanna, PA 18847

5/20/2016 • 5/27/2016 • 6/3/2016

ESTATE NOTICE

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

DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

5/13/2016 • 5/20/2016 • 5/27/2016

ESTATE NOTICE

ESTATE OF NANCY ANN JONES AKA NANCY A. JONES AKA NANCY RYAN, LATE OF LATHROP TOWNSHIP, DIED FEBRUARY 23, 2016, EXECUTORS PAUL JONES AND

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

5/6/2016 • 5/13/2016 • 5/20/2016

EXECUTOR NOTICE

Estate of Frances R. Ely
Late of Bridgewater Township
EXECUTOR

Gerald E. Ely
369 Loomis Road
Montrose, PA 18801
ATTORNEY
Robert J. Hollister, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

5/6/2016 • 5/13/2016 • 5/20/2016

OTHER NOTICES

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA.

The name of the proposed corporation is Stone's Garage, Inc.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988.

Michael J. Gathany
Attorney at Law
671 Main St.
Hallstead, PA 18822

5/20/2016

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 JUNE 14, 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 6-14-2016 9:00 AM

Writ of Execution No.: 2016-247
CP

PROPERTY ADDRESS: RR 3 Box 319 n/k/a 18126 State Route 167

Montrose, Pa 18801

LOCATION: Silver Lake Township
Tax ID #: 065.00-1,051.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING WITH 25 X 26
GARAGE ATTACHED

DEFENDANTS: Unknown Heirs,
Successors, Assigns and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
from or under Mary Ann Nagy
ATTORNEY FOR PLAINTIFF:
Morris Scott, Esq (856)669-5400

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

Lance M. Benedict,
Susquehanna County Sheriff

5/20/2016 • 5/27/2016 • 6/3/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JUNE 14, 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

6-14-2016 10:00 AM

Writ of Execution No.: 2016-268
CP

PROPERTY ADDRESS: 289
Chase Avenue

Hallstead, Pa 18822

LOCATION: Hallstead Borough
Tax ID #: 031.19-1,006.00,000.

IMPROVEMENTS: ONE - 2
STORY WOOD FRAMED
DWELLING
ONE - 18 X 30 WOOD FRAMED
GARAGE
DEFENDANTS: Nico S Ryan
ATTORNEY FOR PLAINTIFF:
Jana Fridfinnsdottir, Esq
(614)222-4921

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

Lance M. Benedict,
Susquehanna County Sheriff

5/20/2016 • 5/27/2016 • 6/3/2016

MORTGAGES AND DEEDS

RECORDED FROM MAY 6, 2016 TO MAY 11, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	
Mortgagor: SMALL, KEENAN	Consideration: \$135,000.00
2 - SMALL, LOREN	Mortgagee: COMMUNITY BANK
3 - SMALL, LINDA	
Locations: Parce	Municipality
1 - N/A	MONROSE
Information:	
Mortgagor: PLOMCHOK, GEORGE G	Consideration: \$127,000.00
Locations: Parce	Mortgagee: FIRST NATIONAL BANK OF NICHOLSON
1 - N/A	Municipality
	LATHROP TOWNSHIP
Information:	
Mortgagor: ZEWAN, WILLIAM DEAN	Consideration: \$14,000.00
Locations: Parce	Mortgagee: KOCHMER, FRANK
1 - N/A	2 - KOCHMER, GAY
	Municipality
	LENOX TOWNSHIP
Information:	
Mortgagor: BURDICK, JEFFREY	Consideration: \$212,000.00
Locations: Parce	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
1 - N/A	SYSTEMS INC
	2 - QUICKEN LOANS INC
Information:	
Mortgagor: CLIFFORD, COLLEEN J	Consideration: \$160,550.00
Locations: Parce	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
1 - N/A	SYSTEMS INC
	2 - QUICKEN LOANS INC
Information:	
Mortgagor: FICARRO, MICHAEL J	Consideration: \$160,550.00
2 - ZWIRBLE, COLLEEN J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
Locations: Parce	SYSTEMS INC
1 - N/A	2 - QUICKEN LOANS INC
	Municipality
	CLIFFORD TOWNSHIP
Information:	
Mortgagor: KEAVENY, AIDAN	Consideration: \$76,000.00
Locations: Parce	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
1 - N/A	SYSTEMS INC
	2 - LOANDEPOT.COM LLC (DBA) 3 - MORTGAGE
	MASTER
Information:	
Mortgagor: ANNAS, CLAIRE	Consideration: \$76,000.00
Locations: Parce	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
1 - N/A	SYSTEMS INC
	2 - LOANDEPOT.COM LLC (DBA) 3 - MORTGAGE
	MASTER
Information:	
Mortgagor: PASTEKA, BEVERLY	Consideration: \$240,000.00
2 - PASTEKA, FLORIAN G	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
Locations: Parce	SYSTEMS INC
1 - N/A	2 - QUICKEN LOANS INC
	Municipality
	BRIDGEWATER TOWNSHIP
Information:	
Mortgagor: MATTHEWS, CHARLES W III	Consideration: \$265,548.00
2 - MATTHEWS, JANE G	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP

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

Information:	Consideration: \$157,568.20
Mortgagor: ZENEFSKI, JOHN M (AKA)	Mortgagee: NBT BANK (FKA)
2 - ZENEFSKI, JOHN	2 - PENNSTAR BANK -A DIV OF NBT BANK
3 - ZENEFSKI, HEIDI L (AKA)	
4 - ZENEFSKI, HEIDI	
Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$50,488.00
Mortgagor: ULMER, DONALD L JR	Mortgagee: QUICKEN LOANS INC
Locations: Parce	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$70,000.00
Mortgagor: ROY, WILLIAM J JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST
COMPANY	
Locations: Parce	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$82,696.00
Mortgagor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Mortgagee: COOK, JOSEPH F
2 - FREEDOM MORTGAGE CORPORATION	2 - COOK, TERI LYN
Locations: Parce	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$4,000,000.00
Mortgagor: PENNMARC RESOURCES LP	Mortgagee: PEGASUS BANK
2 - FRATT, FREDA L	
3 - MAGINLEY, GENE ROBERTSON	
4 - BENSLEY, EUGENE	
5 - WESCOTT, TERRY	
6 - MALINOWSKI, TERRY J	
7 - GULLEY, SHEILA E	
8 - CHIARITO, KENNETH R SR	
9 - PAR LA , JAMES M JR	
10 - COOLBAUGH, RAYMOND E	
11 - BARZILOSKI, VETO M	
12 - HACKER, RICHARD K	
13 - LITTMAN, RUTH	
14 - FONTANA, THOMAS M	
15 - BYNON, CURTIS S	
16 - SNYDER, SCOTT C	
17 - GASBARRO, RONALD D	
18 - ARTHUR, DONALD	
Locations: Parce	Municipality
1 - N/A	LENOX TOWNSHIP
2 - N/A	DIMOCK TOWNSHIP
3 - N/A	RUSH TOWNSHIP
4 - N/A	AUBURN TOWNSHIP
5 - N/A	JACKSON TOWNSHIP
6 - N/A	GIBSON TOWNSHIP
7 - N/A	BROOKLYN TOWNSHIP
8 - N/A	BRIDGEWATER TOWNSHIP
9 - N/A	SPRINGVILLE TOWNSHIP
10 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$300,000.00
Mortgagor: DOUBLE U PROPERTIES MANAGEMENT LLC	Mortgagee: PS BANK
Locations: Parce	Municipality
1 - N/A	ARARAT TOWNSHIP

Information: OPEN-END MTG Mortgagor: BLEWETT, SANDRA L 2 - BLEWETT, KEVIN M	Consideration: \$24,500.00 Mortgagee: HORIZONS FEDERAL CREDIT UNION
Locations: Parce 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: OPEN-END MTG Mortgagor: WALLACE, ROBERT J II 2 - WALLACE, MICHELLE	Consideration: \$35,000.00 Mortgagee: NBT BANK
Locations: Parce 1 - N/A	Municipality LENOX TOWNSHIP
Information: CORRECTIVE MTG Mortgagor: BRYDEN, KEVIN	Consideration: \$73,550.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUNTRUST MORTGAGE INC
Locations: Parce 1 - N/A	Municipality THOMPSON BOROUGH
Information: OPEN-END MTG Mortgagor: COY, LAWRENCE R	Consideration: \$25,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - COY, NANCY JANOSKI	
Locations: Parce 1 - N/A	Municipality MONTROSE
Information: Mortgagor: SAMMON, JEFFREY A 2 - SAMMON, LOUISE A	Consideration: \$105,000.00 Mortgagee: COMMUNITY BANK NA
Locations: Parce 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: KIRSCH, MASON	Consideration: \$50,000.00 Mortgagee: FIRST BANK
Locations: Parce 1 - N/A	Municipality THOMPSON TOWNSHIP

DEEDS

Information: Grantor: STAHL, RICHARD S (ESTATE) 2 - STAHL, MARK 3 - STAHL, RICHARD A 4 - STAHL, MICHAEL 5 - EDDINGER, CARL	Consideration: \$1.00 Grantee: STAHL, MICHAEL 2 - STAHL, BARBARA L 3 - STAHL, MARK 4 - STAHL, RICHARD A 5 - EDDINGER, CARL
Locations: Parce 1 - N/A	Municipality JACKSON TOWNSHIP
Information: Grantor: STAHL, RICHARD S (ESTATE) 2 - STAHL, RICHARD A 3 - STAHL, MICHAEL D 4 - EDDINGER, CARL S 5 - STAHL, MARK D 6 - EDDINGER, RONALD C	Consideration: \$1.00 Grantee: STAHL, MICHAEL D 2 - STAHL, BARBARA L 3 - STAHL, RICHARD A 4 - EDDINGER, CARL S 5 - STAHL, MARK D 6 - EDDINGER, RONALD C
Locations: Parce 1 - N/A	Municipality JACKSON 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 ★

Information:	Consideration: \$57,900.00
Grantor: CNB REALTY TRUST	Grantee: SCHAFFROTH, ERIC 2 - SCHAFFROTH, LOURDES
Locations: Parce 1 - N/A	Municipality LANESBORO BOROUGH
Information:	Consideration: \$125,000.00
Grantor: GILLETTE, SON德拉 (AKA) 2 - GILLETTE, SON德拉 L	Grantee: WALLACE, WILLIAM F 2 - WALLACE, CATHERINE A
Locations: Parce 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$69,500.00
Grantor: CNB REALTY TRUST 2 - NBT BANK (FKA) 3 - PENNSTAR BANK -A DIV OF NBT BANK	Grantee: ROY, PATRICIA 2 - ROY, WILLIAM J JR
Locations: Parce 1 - N/A	Municipality LANESBORO BOROUGH
Information:	Consideration: \$170,000.00
Grantor: HELM INVESTMENTS LLC	Grantee: SMALL, KEENAN 2 - SMALL, LOREN 3 - SMALL, LINDA
Locations: Parce 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: BALDWIN, WILLIAM TERRY (ESTATE)	Grantee: BALDWIN, JANET L
Locations: Parce 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$28,000.00
Grantor: KOCHMER, FRANK 2 - BENIO, GAY ROSE (NKA) 3 - KOCHMER, GAY	Grantee: ZEWAN, WILLIAM DEAN
Locations: Parce 1 - N/A	Municipality LENOX TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: MONTALBANO, PAUL G 2 - MONTALBANO, LINDA E	Grantee: GALLATIN NATURAL RESOURCES LLC
Locations: Parce 1 - N/A	Municipality RUSH TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: GALLATIN NATURAL RESOURCES LLC	Grantee: STONE HILL MINERALS HOLDINGS LLC
Locations: Parce 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: PALONIS, WILLIAM 2 - PALONIS, CATHERINE	Grantee: BURDICK, JEFFREY
Locations: Parce 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: RESSEL, STEVEN T 2 - RESSEL, NANCY L	Grantee: KEAVENY, AIDAN 2 - ANNAS, CLAIRE
Locations: Parce 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1,000
Grantor: YOUNG, JANET C 2 - YOUNG, ERNEST W	Grantee: YOUNG, JANET C (TRUST)
Locations: Parce 1 - N/A	Municipality OAKLAND TOWNSHIP

Information:	Consideration: \$1.00
Grantor: YOUNG, JANET C	Grantee: YOUNG, JANET C (TRUST)
Locations: Parce 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEWIS, DAVID B (ESTATE) 2 - LEWIS, E JAMES 3 - KAMANSKY, JOAN M	Grantee: LEWIS, E JAMES
Locations: Parce 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEWIS, DAVID B (ESTATE) 2 - LEWIS, E JAMES 3 - KAMANSKY, JOAN M	Grantee: KAMANSKY, JOAN M 2 - KAMANSKY, RICHARD T
Locations: Parce 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50.0000
Grantor: LSF8 MASTER PARTICIPATION TRUST (BY ATTY)	Grantee: HIBBARD, ROSELYN F
Locations: Parce 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$20.0000
Grantor: LSF8 MASTER PARTICIPATION TRUST (BY ATTY)	Grantee: WINKS REALTY LLC
Locations: Parce 1 - N/A	Municipality MONROSE
Information: HYDROCARBON	Consideration: \$10.00
Grantor: GALLATIN NATURAL RESOURCES LLC	Grantee: MAP2015-0K
Locations: Parce 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: GALLATIN NATURAL RESOURCES LLC	Grantee: MAP2015-0K
Locations: Parce 1 - N/A	Municipality RUSH TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: GALLATIN NATURAL RESOURCES LLC	Grantee: MAP2015-0K
Locations: Parce 1 - N/A	Municipality THOMPSON TOWNSHIP
Information: HYDROCARBON	Consideration: \$10.00
Grantor: GALLATIN NATURAL RESOURCES LLC	Grantee: MAP2015-0K
Locations: Parce 1 - N/A 2 - N/A	Municipality FRANKLIN TOWNSHIP BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCCARTHY, KELLY (NKA) 2 - BISIGNANO, KELLY	Grantee: BISIGNANO, KELLY 2 - MCCARTHY, ROBERT D 3 - MCCARTHY, ROBERT J 4 - WOLF, ROBERT J
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WISER, JOANN 2 - WISER, DOUGLAS	Grantee: WISER, JOANN
Locations: Parce 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: AUCKLAND, JASON T	Grantee: LOFT MINISTRIES
2 - AUCKLAND, AMY D	2 - AUCKLAND, JASON T
	3 - AUCKLAND, AMY D (DBA)
	4 - JACT FAMILY LIMITED PARTNERSHIP (DBA)
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAKOSKY, KAREN J	Grantee: MAKOSKY, JASON L
	2 - MAKOSKY, MELISSA
Locations: Parce	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SANBORN, MARK T	Grantee: SANBORN, MARK T (TRUST)
2 - SANBORN, JEAN	2 - SANBORN, JEAN (TRUST)
Locations: Parce	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: HAWLEY, WILLIAM L (ESTATE)	Grantee: HAWLEY, WILLIAM A
Locations: Parce	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: HAWLEY, WILLIAM L (ESTATE)	Grantee: HAWLEY, WILLIAM A
2 - HAWLEY, LOUIS W	
3 - HAWLEY, NATALIE J	
Locations: Parce	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAWLEY, WILLIAM L (ESTATE)	Grantee: LEE, LAWRENCE
2 - HAWLEY, LOUIS W (AKA)	
3 - HAWLEY, LOUIS	
4 - HAWLEY, NATALIE J	
Locations: Parce	Municipality
1 - N/A	JESSUP TOWNSHIP



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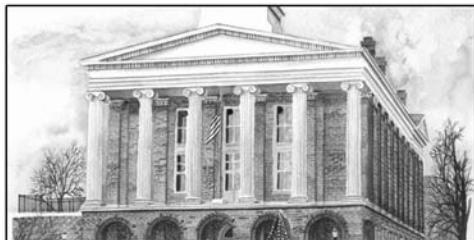
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