

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ January 25, 2019 ★ Montrose, PA ★ No. 43



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## CASES REPORTED

Harry E. Phillips and Maria R. Phillips, his wife, Plaintiffs,  
v.  
National General Assurance Company, Defendant.

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

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

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

*The Official Legal Publication of Susquehanna County, Pennsylvania*



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

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Estate Notice (3-time insertion)	\$65
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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

HARRY E. PHILLIPS and	:	
MARIA R. PHILLIPS, his wife,	:	
Plaintiffs,	:	
	:	
v.	:	
	:	
NATIONAL GENERAL ASSURANCE	:	No. 2016 - 959 C.P.
COMPANY,	:	
Defendant.	:	

## ORDER

**NOW**, this 30th day of November, 2018, upon consideration of defendant's motion *in limine* to preclude presentation of common law bad faith claim and consequential damages and defendant's motion *in limine* to preclude presentation of breach of covenant of good faith and fair dealing, as well as the briefs submitted by the parties, **IT IS HEREBY ORDERED THAT:**

1. Defendant's motion *in limine* to preclude presentation of common law bad faith claim and consequential damages is **GRANTED IN PART**. See Rancosky v. Washington Nat'l Ins. Co., 170 A.3d 364, 371-373 (Pa. 2017) (providing historical background for enactment of 42 Pa. C.S. § 8371 as a response to the Pennsylvania Supreme Court's refusal to recognize a common law cause of action for bad faith in the first party context); Toy v. Metropolitan Life Ins. Co., 928 A.2d 186, 192 (Pa. 2007) (noting refusal to recognize common law cause of action for bad faith based upon the denial of insurance proceeds in first party context); D'Ambrosio v. Pennsylvania Nat'l Mut. Ins. Co., 431 A.2d 966, 969-70 (Pa. 1981) (rejecting plaintiffs' request to recognize a common law cause of action for bad faith in the first party context); O'Donnell v. Allstate Ins. Co., 734 A.2d 901, 905 (Pa. Super. 1999) (recognizing the Supreme Court's refusal to create a common law cause of action for bad faith against an insurer in first party context); Mantia v. Northern Ins. Co. of N.Y., 39 D & C 4th 71, 84 (Lancaster Cty. Court Comm. Pleas 1998) ("Finally, there are some states, such as Pennsylvania, that have no common-law bad faith, but rather have a statutorily created cause of action."); cf. Sharp v. Travelers Personal Sec. Ins. Co., 36 D & C 5th 521 (Lack. Cty. Court Comm. Pleas 2014) (noting that there is no common law bad faith claim under Pennsylvania law); Myerski v. First Acceptance Ins. Co., Inc., 2016 WL 3227266, at \*9 (M.D. Pa.) (dismissing contractual claim for

breach of covenant of good faith and fair dealing because Pennsylvania did not recognize a common law contractual bad faith claim), reconsideration denied, 2016 WL 4127393 (M.D. Pa. 2016); Cicon v. State Farm Mut. Auto. Ins. Co., 2015 WL 926148, at \*2-3 (M.D. Pa. 2015) (noting that the Pennsylvania Supreme Court has refused to recognize a “contractually based bad faith claim” in cases involving “first party benefits . . . where an insurer is suing his insured”); Zeglen v. Northwestern Mut. Life Ins. Co., 2014 WL 42115531, at \*3 (E.D. Pa. 2014) (holding that claim for common law bad faith was subsumed within any breach of contract claim and not a separate cause of action); Simmons v. Nationwide Mut. Fire. Ins. Co., 788 F.Supp.2d 404, 410-11 (W.D. Pa. 2011) (finding that common law contractual bad faith claim was subsumed within a breach of contract claim allowing for recovery of compensatory damages); but see Birth Center v. St. Paul Companies, Inc., 787 A.2d 376 (Pa. 2001) (finding contractual bad faith claim based upon insurer’s failure to settle third party claim that resulted in judgment that exceeded insurance limits); Haugh v. Allstate Ins. Co., 322 F.3d 227, 236 (3d. Cir. 2003) (“[A]n insurer’s bad faith refusal to settle a [third party] claim can give rise to a contract cause of action.”); Swoboda v. Travelers Ins. Co., 2018 WL 4680131, \*3 (M.D. Pa. 2018)(finding that plaintiff can maintain both a common law and statutory bad faith claim against an insurer and that such actions are “complimentary”); Smith v. Allstate Ins. Co., 904 F.Supp.2d 515, 522 (W.D. Pa. 2012) (predicting that Pennsylvania would allow a common law bad faith contractual claim in first party insurance cases).

2. This order shall not preclude plaintiffs from presenting evidence relating to their breach of contract claim under Count 1 related to damages sustained by plaintiff Harry Phillips in the underlying automobile accident.<sup>1</sup>
3. Plaintiffs shall be precluded from presenting any evidence related to any alleged

<sup>1</sup> The parties do not contest the existence of a contractual relationship nor defendants’ obligation to provide UIM benefits. The dispute centers solely upon the extent of the injuries suffered by plaintiffs, i.e., the amount of damages. In this regard, plaintiffs will obviously be permitted to present evidence probative as to the damages suffered in the motor vehicle accident. Within the context of their breach of contract case, plaintiffs will also be permitted to present evidence of consequential damages related to severe emotional distress arising from the denial of their claim provided an adequate record is developed to support such a claim. D’Ambrosio, 431 A.2d at 970 n.5 (“The possibility cannot be ruled out that emotional distress damages may be recoverable on a contract where, for example, the breach is of such a kind that serious emotional disturbance was a particularly likely result. The present record falls short of establishing such a breach.” (citations and internal quotations omitted)); Smith, 904 F. Supp.2d at 522-23 (noting that bad faith in breach of contract action may support recovered for damages associated with “stress, anxiety, costs, embarrassment and humiliation”). Based upon the present record, the court is uncertain as to whether plaintiffs are seeking any damages arising solely out of the breach of the contract itself as opposed to the damages solely related to the underlying automobile accident that caused injuries to plaintiff Harry E. Phillips. In the complaint, plaintiffs allege damages related to “emotional distress, embarrassment and humiliation” but these allegations are set forth in the UIM count which indicates that these damages arose out of the automobile accident not any conduct by Defendant. (Plf. Cmp. ¶ 26.) No such allegations appear in the Count III (Breach of Contract) nor in Count IV (Breach of Covenant of Good Faith and Fair Dealing). To the extent that plaintiffs’ damages arising out of the motor vehicle accident exceed the policy limits, such damages are not recoverable in the breach of

bad faith conduct by Defendant unless said evidence is probative as to the damages sought in the breach of contract claim under Count 1.<sup>2</sup>

4. Defendant's motion *in limine* to preclude presentation of presentation of covenant of good faith and fair dealing is **GRANTED IN PART** consistent with the rulings set forth in paragraphs 2 and 3 of this order.<sup>3</sup>

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**Jason J. Legg**  
**President Judge**




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contract action even where plaintiff are alleging that the contract was breached through bad faith conduct. See Koerner v. GEICO Casualty Co., 2017 WL 2588598, \*8 (M.D. Pa. 2017) (noting that Pennsylvania law suggests that “excess verdict damages in a third party case may be compensatory damages for purposes of a contractual bad faith claim in a subsequent suit by the insured against the insurer. However, the rationale for the rule does not apply in a first party uninsured motorist coverage case.”).

2 In reviewing the applicable case law, it is apparent that there is a divergence of opinion as to the existence and scope of a common law contractual bad faith claim. Plaintiffs have conceded that the existence of a common law contractual bad faith claim is questionable. (Plf. Br., at 6 (“To the extent it is unclear whether Pennsylvania currently recognizes a common law bad faith claim, Plaintiffs also assert a claim for common law bad faith in addition to Plaintiffs’ claim for statutory bad faith.”). Plaintiffs’ complaint contains the following counts: (1) UIM; (2) Bad Faith; (3) Breach of Contract; (4) Breach of Covenant of Good Faith and Fair Dealing; and (5) Loss of Consortium. In the Bad Faith count, plaintiffs contend that defendant “violated the [insurance] policy’s implied covenant of good faith and fair dealing and/or has committed the tort of bad faith, including but not limited to violating 42 Pa. C.S. § 8371. . . .” (Plf. Cmp. ¶ 31.) In this regard, there is no specific allegation of any common law contractual bad faith claim being asserted except to the extent that it would be encompassed within the breach of contract claim itself relating to the implied covenant of good faith and fair dealing. See Zeglen, 2014 WL 42115531, at \*3 (“Pennsylvania Courts have consistently held that where parties bring breach of contract claims and a common law bad faith claims simultaneously the bad faith claim sounding in contract is subsumed within the breach of contract claim.”). As noted earlier, the compensatory damages arising out of such a breach in a first party insurance case would be limited by the policy limits themselves unless there is proof that the contractual breach resulted in some kind of damages to plaintiffs separate and distinct from the accident itself. On the current record, the court cannot make a final determination as to the admissibility of unknown evidence but will prohibit any evidence of contractual bad faith unless plaintiffs can demonstrate recoverable damages associated with the defendant’s alleged contractual bad faith.

3 Plaintiff concedes that Pennsylvania does not recognize an independent cause of action for breach of the implied covenant of good faith and fair dealing as set forth in Count 4. (Plf. Br., at 5 (“Although Plaintiffs acknowledge that Pennsylvania does not recognize an independent claim for breach of the duty of good faith and fair dealing, such claim (and evidence supporting it) is subsumed in the breach of contract claim, and accordingly Plaintiffs must be permitted to offer testimony and present evidence or argument regarding Defendant’s acts and omissions at the time of trial in relation to Plaintiffs’ claims for breach of contract, uninsured motorist benefits, and bad faith.”). As noted, the admissibility of such evidence would be dependent upon Plaintiffs’ presenting evidence of recoverable damages arising solely out of the contractual breach as opposed to the automobile accident.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Notice is hereby given that ancillary probate has been filed in Susquehanna County Register of Wills in the ESTATE OF **REBECCA R. CIZIKE**, late of Endicott, New York, (died November 9, 2018) by James Leary, 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 James Leary, 415 June Street, Endicott, NY 13760 or Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

**1/25/2019 • 2/1/2019 • 2/8/2019**

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**NOTICE**

IN THE ESTATE OF AVIS T. MORGAN, late of the Townships of Harford and New Milford, 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 without delay to:

**Deborah Johnson, Executrix  
P.O. Box 968  
New Milford, PA 18834**

**OR**

**Davis Law, P.C.  
Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street  
Montrose, PA 18801

**1/25/2019 • 2/1/2019 • 2/8/2019**

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**EXECUTRIX NOTICE**

Estate of Angelo James Petriello  
AKA Angelo J. Petriello  
Late of Ararat Township  
**EXECUTRIX**  
Angela Petriello  
558 Decatur Street, 2nd Floor  
Brooklyn, NY 11233  
**ATTORNEY**  
Marissa McAndrew, Esquire  
707 Main Street, P.O. Box 157  
Forest City, PA 18421

**1/25/2019 • 2/1/2019 • 2/8/2019**

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### ADMINISTRATOR NOTICE

Estate of Evelyn M. Bernett  
Late of Susquehanna Borough  
ADMINISTRATOR  
Walter E. Lesser  
382 Main Street  
Susquehanna, PA 18847  
ATTORNEY

Robert J. Hollister, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

1/25/2019 • 2/1/2019 • 2/8/2019

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### ADMINISTRATRIX NOTICE

Estate of Robert Thatcher AKA  
Robert J. Thatcher, Sr. AKA Robert  
John Thatcher, Sr.  
Late of Hallstead Borough  
ADMINISTRATRIX  
Carol A. Thatcher  
84 Railroad Avenue  
Hallstead, PA 18822  
ATTORNEY

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

1/18/2019 • 1/25/2019 • 2/1/2019

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### ESTATE NOTICE

In the Estate of Dora Ochse,  
deceased, late of Jessup Township,  
Susquehanna County, Pennsylvania,  
who died on December 8, 2018.  
Letters Testamentary having been  
granted unto Patricia O. Aiken, as  
Executrix of the said Estate by the  
Register of Wills of Susquehanna  
County on December 19, 2018, all  
persons having claims against the  
Estate of said decedent are requested

to make known the same and all  
persons indebted to the said decedent  
to make payment without delay to  
Patricia O. Aiken, c/o Thomas R.  
Daniels, Esq., 34 East Tioga Street,  
Tunkhannock, PA 18657.

1/18/2019 • 1/25/2019 • 2/1/2019

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### ESTATE NOTICE

In the Estate of Hubert J. Blatnik  
of Forest City, Susquehanna  
County, Pennsylvania.

Letters Testamentary in the above  
estate have 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 without delay to:

Gloria Grablutz, Executrix  
C/O Marissa McAndrew, Esquire  
Briechele Law Offices, P.C.  
707 Main Street P.O. Box 157  
Forest City, PA 18421

1/11/2019 • 1/18/2019 • 1/25/2019

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### EXECUTOR NOTICE

Estate of Geraldine R. Demarest  
Late of Forest Lake Township  
EXECUTRIX  
JoAnne Demarest  
77 Fenner Hill Road  
Port Crane, NY 13833  
ATTORNEY  
Robert J. Hollister, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

1/11/2019 • 1/18/2019 • 1/25/2019

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## OTHER NOTICES

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### 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:

EARL R. ARMON, deceased  
Earl S. Armon, Executor

FRANCIS E KAVULICH,  
deceased  
Linda J. Parlanti, Administratrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, February 19, 2019, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

1/18/2019 • 1/25/2019



### 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 MARCH 12, 2019

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 3-12-2019 10:30 AM

Writ of Execution No.:

2018-1616 CP

PROPERTY ADDRESS: 2327

State Route 247 Carbondale, PA 18407

LOCATION: Clifford Township

Tax ID #: 266.01-1,024.00,000.

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING

DEFENDANTS: Joeseph Koezeno,  
JR & Sharon Koezeno

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq  
(215) 563-7000

#### 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

**1/25/2019 • 2/1/2019 • 2/8/2019**

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**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 10, 2019 TO JANUARY 16, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$144,500.00
Mortgagor: PICKERING, ROGER	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 254.00-1,009.00,000.	AUBURN TOWNSHIP
2 - 254.00-1,050.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$53,000.00
Mortgagor: CARR, SALLY J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 109.06-2,029.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$112,500.00
Mortgagor: HJ PAWTER PROPERTIES LLC	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 264.02-1,006.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$215,200.00
Mortgagor: HAM, ISAIAH M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 026.16-1,013.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$128,350.00
Mortgagor: WOODYSHEK, THOMAS M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
2 - WOODYSHEK, KATHY M	Municipality
Locations: Parcel #	CLIFFORD TOWNSHIP
1 - 229.00-2,030.01,000.	
Information:	Consideration: \$128,000.00
Mortgagor: ISRAEL, YACHET	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FEDERAL SAVINGS BANK
2 - SCHLESINGER, SHULEM	Municipality
Locations: Parcel #	THOMPSON TOWNSHIP
1 - 116.00-1,014.00,000.	
Information:	Consideration: \$169,100.00
Mortgagor: GILLESPIE, MICHELE MARIE	Mortgagee: QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 031.18-2,004.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$100,000.00
Mortgagor: FINCH, SAMUEL R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FINCH, TIMOTHY (AKA)	
3 - FINCH, TIMOTHY S	
Locations: Parcel #	Municipality
1 - 120.00-1,033.00,000.	FOREST LAKE TOWNSHIP
2 - 120.00-2,004.02,000.	JESSUP TOWNSHIP

Information:	Consideration: \$94,000.00
Mortgagor: WORMUTH, ROBERT W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WORMUTH, GEORGETTE L (FKA)	2 - QUICKEN LOANS INC
3 - SPEEING GEORGETTE L	
Locations: Parcel #	Municipality
1 - 264.00-2,045.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: TORRES, NELSON	Mortgagee: NBT BANK
2 - TORRES, KATHLEEN S	
Locations: Parcel #	Municipality
1 - 046.13-1,011.00,000.	SILVER LAKE TOWNSHIP

## DEEDS

Information:	Consideration: \$77,000.00
Grantor: SUSQUEHANNA COUNTY LAND SALES INC	Grantee: MAJB PARTNERS LLC
Locations: Parcel #	Municipality
1 - 024.02-1,051.00,000.	CHOCONUT TOWNSHIP
Information: OIL & GAS	Consideration: \$10.00
Grantor: WM CAPITAL PARTNERS XXXIX LLC	Grantee: WHITE PINE MINERALS LLC
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: ZAHORA, CHRISTEN L	Grantee: KINCER, EDWARD K
2 - KINCER, EDWARD K	
Locations: Parcel #	Municipality
1 - 067.00-2,080.00,000.	FRANKLIN TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1,000.00
Grantor: BEEMAN, WILLIAM M	Grantee: TEDDICK, MICHAEL JR
2 - BEEMAN, VIRGINIA	
Locations: Parcel #	Municipality
1 - 182.00-2,005.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: PENNSYLVANIA HOUSING FINANCE AGENCY	Grantee: MACHELL, MARK
	2 - SHOWALTER, PAMELA
Locations: Parcel #	Municipality
1 - 054.07-1,043.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$120,000.00
Grantor: STOVER, GEORGE H III	Grantee: STOVER AND MULLEN REAL ESTATE LLC
Locations: Parcel #	Municipality
1 - 031.15-1,069.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$150,000.00
Grantor: FIRST NATIONAL BANK OF PENNSYLVANIA (SUCC TO)	Grantee: HJ PAWTER PROPERTIES LLC
2 - COMMUNITY BANK & TRUST CO	
Locations: Parcel #	Municipality
1 - 264.02-1,006.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$50,000.00
Grantor: TESTANI, CAROLINE M (NKA) 2 - BANGO, CAROLINE	Grantee: HUNSINGER, BILLY RAY
Locations: Parcel # 1 - 198.01-1,001.03,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BROTZMAN, CINDY (NKA) 2 - VANHORN, CINDY 3 - KOVAC, MARK A	Grantee: MCKEE, RICHARD A 2 - MCKEE, NELLIE A
Locations: Parcel # 1 - 095.00-1,064.00,000.	Municipality THOMPSON TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: ADAMS, LISA MARIE (NKA) 2 - OLMSTEAD, LISA MARIE	Grantee: ADAMS, SCOTT A
Locations: Parcel # 1 - 077.00-1,002.01,000.	Municipality HARMONY TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: ADAMS, LISA MARIE (NKA) 2 - OLMSTEAD, LISA MARIE	Grantee: ADAMS, SCOTT A
Locations: Parcel # 1 - 071.00-2,001.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: ADAMS, LISA MARIE (NKA) 2 - OLMSTEAD, LISA MARIE	Grantee: ADAMS, SCOTT A
Locations: Parcel # 1 - 077.00-1,020.00,000. 2 - N/A	Municipality HARMONY TOWNSHIP THOMPSON TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: ADAMS, LISA MARIE (NKA) 2 - OLMSTEAD, LISA MARIE	Grantee: ADAMS, SCOTT A
Locations: Parcel # 1 - 145.00-1,004.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$272,000.00
Grantor: ALLEN, CHARLES ALTON	Grantee: HAM, ISAAH M
Locations: Parcel # 1 - 026.16-1,013.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: HOWELL, GEORGE DALE	Grantee: SCHLESINGER, SHULEM 2 - ISRAEL, YACHET
Locations: Parcel # 1 - 116.00-1,014.00,000.	Municipality THOMPSON TOWNSHIP
Information: OIL AND GAS	Consideration: \$1,000.00
Grantor: TURANO, PATRICIA	Grantee: CROSS CREEK MINERALS LLC
Locations: Parcel # 1 - 002.03-1,006.00,000.	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$178,000.00
Grantor: BAYUK, DARLENE L (AKA) 2 - BAYUK, DARLEN LAHODA 3 - HARRIET, HILARY (AKA) 4 - HARRIET, HILLARY SLOANE	Grantee: GILLESPIE, MICHELLE MARIE
Locations: Parcel # 1 - 031.18-2,004.00,000.	Municipality HALLSTEAD BOROUGH

Information:	Consideration: \$1.00
Grantor: KANE, MARTIN J	Grantee: KANE, JAMES AARON
2 - KANE, CONNIE M	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: COWAN, JANICE	Grantee: LIND, JEFFREY J
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WULFF, JOHN E (AKA)	Grantee: VERY, ELEANOR L
2 - WULFF, JOHN	
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: LOOMIS, JEAN A	Grantee: PINKOWSKI, FRANCIS J
2 - LOOMIS, JEAN S	2 - PINKOWSKI, FRANCIS J JR
3 - LOOMIS, JEFFREY	3 - PINKOWSKI, MICHAEL J
4 - ROWE, CHRISANN LOOMIS	
5 - ROWE, EDWARD	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RAUCH, ADAM	Grantee: AMR SOUTH MONTROSE PROPERTIES LLC
2 - RAUCH, REBEKAH E (AKA)	
3 - RAUCH, REBEKAH	
Locations: Parcel #	Municipality
1 - 161.08-1,053.00,000.	BRIDGEWATER TOWNSHIP
2 - 161.08-1,053.01,000.	BRIDGEWATER TOWNSHIP

# Susquehanna County LEGAL JOURNAL

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