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34th Judicial District

Vol. 1 ★ November 4, 2016 ★ Montrose, PA ★ No. 31



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CASES REPORTED

Robert Rood, Jr.,
vs.
Karen Vandegriek, et al., 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.

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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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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

Case No. 2009 - 761 C.P.

Robert Rood, Jr.,
vs.
Karen Vandegriek, et al., Defendant.

Opinion continued from the October 28, 2016 issue

5. Duty of Care – Responsibilities of Defendant

In their trial brief, defendants contend that the only person with any legal responsibility in this matter would be the real property owner, Karen VanderGriek. In response, plaintiff continues to maintain that each of the defendants has some level of responsibility for the maintenance of the real property. The parties agree that the Court does not have a sufficient record at this point to make a legal determination as to these matters. As such, the Court will address this issue when the record has been more fully developed at trial.

6. Expert Testimony – Use of Building Codes

In their trial brief, defendants contend that any expert testimony relating to building codes should be prohibited as defendants contend that the Codes utilized by plaintiff's expert do not apply to defendants' property. Plaintiff responds by arguing that Codes are general standards of care applicable to property maintenance and should be admissible to demonstrate the appropriate construction of a stairwell. Defendants respond that such standards of care have no relevance to this matter as there is no evidence that defendants were aware of the non-applicable codes – and that allowing the expert to use these non-applicable codes would be an impermissible invasion of the jury's function.

Initially, the Court believed that it was appropriate to allow expert testimony regarding the various building codes or standards to establish a baseline for safe stairway construction. Upon further research, however, the Court now agrees with defendant's position that any reference to non-applicable building codes would be inappropriate.

The Commonwealth Court considered this identical issue in *Kiehner v. School District of Philadelphia*, 712 A.2d 830 (Pa. Comm. 1998). In that case, the plaintiff had fallen down a flight of stairs at an older elementary school. The plaintiff contended that the construction of the steps were defective – and sought to introduce expert testimony that demonstrated that the steps were not constructed to various codes. The trial court excluded any reference to code/standard violations, but permitted the expert witness to testify to his measurements and provide pictures to the jurors. In determining that the trial court properly excluded any reference to different codes or standards, the Commonwealth Court stated:

Further, the offered expert's opinion that the stairway landing was unsafe due to noncompliance with the BOCA Code and other guidelines and that the injury was caused by such unsafe condition would have misled and confused the jury and improperly impinged upon the jury's determination of the ultimate factual issue in the case. As the Supreme Court held "[t]he expert witness cannot be asked to state his opinion upon the whole case, because that necessarily includes the determination of what are the facts, and this can only be done by the jury." Hence, the trial court did not abuse its discretion in excluding the offered expert's testimony.

Id. at 833) (citation omitted).³

The Commonwealth Court also questioned the need for expert testimony in this type of case: "Moreover, the factual circumstances underlying the condition of the stairway landing in this matter are well within the common knowledge and experience of the layperson." *Id.* at 832; *see also* *Burton v. Horn & Hardart Baking Co.*, 88 A.2d 873, 875 (Pa. 1952) ("Expert testimony is inadmissible when the matter can be described to the jury and the condition evaluated by them without the assistance of one claiming to possess special knowledge upon the subject.").⁴ In other words, a layperson has the requisite experience and common knowledge to evaluate whether a stairway is reasonably constructed.

In reasoning in *Kiehner* is persuasive and controlling to this situation. For this reason, the Court now agrees with defendants' position relating to the expert testimony to the extent that it relies upon any non-applicable building codes and/or standards. The Court will not permit the expert witness to testify to any non-binding building codes or standards unless defendants had an affirmative legal obligation to retrofit the staircase in question under the applicable code.

7. Medical Bills – Reasonable and Necessary

Defendants contend that the deposition of plaintiff's treating physician failed to lay a proper foundation for a bulk of the medical bills – and that plaintiff included bills that were unrelated to injuries sustained in the plaintiff's alleged fall in defendants' stairway.

³ Significantly, the Commonwealth Court noted that the school district had no obligation to comply with BOCA as the stairway was constructed prior to the adoption of BOCA standards. *Id.* at 832 ("[T]he School District had no duty to retrofit or remodel its school buildings to bring it in compliance with the current BOCA Code, which permits the existing building to continue without any change."); *see also* *Dilauro v. One Bala Avenue Assoc.*, 615 A.2d 90 (1992)(finding that defendants were not required to retrofit stairs to comply with new building code). The Court has not been provided with any citation or support for the proposition that defendants had a duty to retrofit these particular stairs under any applicable Code. In the absence of such a duty, there is no probative value to any recommended construction standards and the admission of such evidence would be highly prejudicial to the defendants.

⁴ *Burton* involved alleged defective steps at a commercial restaurant based upon the failure to have adhesive material and safety treads.

Plaintiff contends that some unrelated bills were inadvertently included in the bill package presented to the treating physician. Plaintiff has prepared a new bill package for trial that purportedly does not include any of the bills that were challenged by defendants at the physician's deposition.⁵ In reviewing both the newly presented bill package and the physician's testimony, the Court will allow the admission of the newly created medical bill compilation.

In particular, the treating physician did generally testify that the treatment rendered to plaintiff was reasonable and necessary. (N.T., June 6, 2014, at 25-27.) While the treating physician's testimony regarding the medical bills was poorly elicited, the record that the Court has been provided does contain sufficient evidence to infer that the medical services were reasonable and necessary to address the injuries sustained by plaintiff. *Cf. Kravinsky v. Glover*, 396 A.2d 1349, 1357 (Pa. Super. 1979) (excluding medical bills where physicians did not testify that they were reasonable and necessary and there was nothing on the record from which to infer reasonableness and necessity).



⁵ Plaintiff provided the proposed exhibit to the Court for review. The Court has reviewed that document and contrasted it to the exhibit presented at the medical expert's deposition. While the record is difficult to decipher, it appears that the plaintiff has redacted the unrelated charges from the billing documents. The Court was able to identify 4 documents that do not appear to have been presented to the plaintiff's medical expert. Prior to admission of the medical exhibits packet, the plaintiff will need to demonstrate that these documents were presented to the medical expert for his opinion that they were "reasonable and necessary." The documents are identified as follows: (2) June 6, 2007 receipt for MRI down payment; (2) Scranton Orthopedics Billing Statement with a facsimile date of April 7, 2014 identified as page 2 of 2; (3) Scranton Orthopedics Billing Statement reflecting a payment of \$105 on June 10, 2015; and (4) Barnes Kasson Invoice for MRI that includes a charge (and charge off) of \$250 for reading the MRI. As to the last exhibit, the original Barnes Kasson MRI bill was identified during the deposition testimony, but it only had the charge of \$1,182, and this bill is also in the exhibit package and was properly identified at the deposition.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of Alyce M. Suponsic
Late of Forest City Borough
EXECUTRIX
Paula Sheehan
47 Parrish Street
Dallas, PA 18612
ATTORNEY
David F. Bianco, Esq.
707 Main Street, P.O. Box 84
Forest City, PA 18421

11/4/2016 • 11/11/2016 • 11/18/2016

ADMINISTRATOR NOTICE

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

11/4/2016 • 11/11/2016 • 11/18/2016

EXECUTRIX NOTICE

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

11/4/2016 • 11/11/2016 • 11/18/2016

EXECUTRIX NOTICE

Estate of Maureen Crook
Late of Great Bend Borough
EXECUTRIX
Alice Heier
P.O. Box 344
Great Bend, PA 18821
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law. PC
P.O. Box 126
Montrose, PA 18801

10/28/2016 • 11/4/2016 • 11/11/2016

ESTATE NOTICE

In the ESTATE OF JOHN W. SCHEIBE, a/k/a JOHN SCHEIBE, late of the Township of Springville, County of Susquehanna, and Commonwealth of Pennsylvania, who dies on the 23rd day of July, 2016.

Letters of Administration c.t.a

have been granted to the undersigned. 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:

JONATHAN G. SCHEIBE,
ADMINISTRATOR
c/o JOHN J. HOVAN, ESQUIRE
154 Warren Street
P.O. Box 336
Tunkhannock, PA 18657

10/28/2016 • 11/4/2016 • 11/11/2016

EXECUTRIX NOTICE

Estate of Michael Fornner
Late of Clifford Township
EXECUTRIX
Judith Lapenta
1038 Elkview Dr.
Clifford Township, PA 18421
ATTORNEY
Dean P. McGraw, Esq.
41 N. Main St.
Carbondale, PA 18407

10/28/2016 • 11/4/2016 • 11/11/2016

ADMINISTRATOR NOTICE

Estate of Cody M. Albert
Late of Kingsley Borough
ADMINISTRATOR
Dale E. Albert
6538 Kingsley Road
Kingsley, PA 18826
ATTORNEY
Thomas R. Daniels
34 East Tioga Street
Tunkhannock, PA 18657

10/28/2016 • 11/4/2016 • 11/11/2016

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 20, 2016 TO OCTOBER 26, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$212,000.00
Mortgagor: BURKETT, HOWARD R JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BURKETT, JULIE A	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$141,390.00
Mortgagor: RICHMOND, KELLY A FELTS	Mortgagee: WELLS FARGO BANK
2 - RICHMOND, JASON A	
Locations: Parcel #	Municipality
1 - 184.00-1,016.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: WELMON, AIN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WELMON, NICHOLE	2 - STATE FARM BANK
Locations: Parcel #	Municipality
1 - 161.08-2,042.00,000.	BRIDGEWATER TOWNSHIP
Information: OPEN-END MTG	Consideration: \$43,000.00
Mortgagor: PUZO, LANE N	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PUZO, PATRICIA L JENNER	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$40,000.00
Mortgagor: ROKAVEC, CECILE M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - ROKAVEC, DANIEL J	
Locations: Parcel #	Municipality
1 - 268.07-1,033.00,000.	FOREST CITY 2W
Information: OPEN-END MTG	Consideration: \$88,000.00
Mortgagor: GARDNER, TIMOTHY ALAN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GARDNER, DEBRA ANN	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: MOYER, RAY	Mortgagee: NBT BANK
2 - MOYER, MADISON LEGG	
Locations: Parcel #	Municipality
1 - 043.02-1,003.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$492,000.00
Mortgagor: LATTNER, DOUGLAS K	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 046.00-1,015.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$239,000.00
Mortgagor: LATTNER, DOUGLAS K	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 046.00-1,015.01,000.	SILVER LAKE TOWNSHIP

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

Information:	Consideration: \$36,725.00
Mortgagor: HERMAN, RICHARD D (AKA)	Mortgagee: COMMUNITY BANK
2 - HERMAN, RICHARD D JR	
3 - HERMAN, JANE M	
Locations: Parcel #	Municipality
1 - 174.00-1,006.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$176,000.00
Mortgagor: MOORE, CHAD W	Mortgagee: COMMUNITY BANK
2 - SABIA, BIANCA	
Locations: Parcel #	Municipality
1 - 212.00-1,023.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$119,500.00
Mortgagor: SMITH, DONALD W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SMITH, ELISE N	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 124.14-2,050.00,000.	MONTROSE
Information:	Consideration: \$34,223.84
Mortgagor: SPARKS, CHELSEA R	Mortgagee: PATEL, PRAVINCHANDRA
2 - SPARKS, BRANDEA R	2 - PATEL, REKHABEN
Locations: Parcel #	Municipality
1 - 054.11-2,036.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$138,261.00
Mortgagor: GESFORD, DANIEL B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GESFORD, JACIE L	2 - NEW PENN FINANCIAL LLC
Locations: Parcel #	Municipality
1 - 180.00-2,039.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$172,000.00
Mortgagor: BIANCHI, BRIAN S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BIANCHI, NICOLE HENDERSON	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$125,100.00
Mortgagor: SAX, RICHARD J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GOMEZ, LESLIE M	2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 210.00-1,045.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$124,000.00
Mortgagor: CRAMER, CHRIS C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CRAMER, PATRICIA A	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 130.00-1,047.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$112,862.00
Mortgagor: RIOS, AUDREY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - RIOS, JOSE	2 - LAKEVIEW LOAN SERVICING LLC
Locations: Parcel #	Municipality
1 - 124.13-1,015.00,000.	MONTROSE

Information:	Consideration: \$58,000.00
Mortgagor: BARNARD, JULIE A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.19-4,007.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: PARSONS, LELAND L 2 - PARSONS, BARBARA S	Mortgagee: NBT BANK
Locations: Parcel # 1 - N/A 2 - N/A	Municipality THOMPSON TOWNSHIP JACKSON TOWNSHIP
Information:	Consideration: \$39,500.00
Mortgagor: MULDOON ENTERPRISES LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.00-1,012.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$207,000.00
Mortgagor: MAHER, JOHN M F (TRUST)	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel # 1 - 222.00-3,047.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$58,300.00
Mortgagor: NOVACK, BARBARA J (AKA) 2 - NOVACK, BJ	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 102.00-1,047.04,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: RINKER, SANDRA M	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: ELY, HAROLD	Grantee: ELY, HAROLD
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: INTERVAL 4 WEEK OF UNIT NO 36	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: JACOBS, GENTRY 2 - JACOBS, GLADYS 3 - EVINGTON, ANNIE DENISE 4 - JACOBS, GENTRY JR
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INTERVAL NO 4 WEEK OF UNIT NO 44	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: NEBEL, DANA E
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information: INTERVAL NO 4 WEEK OF UNIT NO 4
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: BUCKHOLTZ, ROBERT C
 2 - BUCKHOLTZ, JANICE M
 3 - BUCKHOLTZ, KENNETH R
 4 - BUCKHOLTZ, DAVID R
 5 - SHAFFER, KAREN M

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INTERVAL NO 4 WEEK OF UNIT NO 39
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: CODER, MARILY A
 2 - NEWMAN, KAREN S

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INTERVAL NO 4 WEEK OF UNIT NO 47
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: GEHLMAN, JOHN L
 2 - GEHLMAN, SANDRA L
 3 - TEETER, MICHELLE L
 4 - GORDON, KRISTIE L

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INTERVAL NO 13 WEEK OF UNIT NO 24
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: MOORE, JAMES E

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information: INTERVAL NO 13 WEEK OF UNIT NO 25
 Grantor: BREMER HOF OWNERS INC

Consideration: \$100.00
 Grantee: HENSLEY, JAMES K
 2 - HENSLEY, SUSAN W

Locations: Parcel #
 1 - N/A

Municipality
 HERRICK TOWNSHIP

Information:
 Grantor: SALVANTO, JOHN JR

Consideration: \$1.00
 Grantee: SALVANTO, WILLIAM

Locations: Parcel #
 1 - N/A

Municipality
 APOLACON TOWNSHIP

Information:
 Grantor: SALVANTO, WILLIAM
 2 - SALVANTO, SUSAN

Consideration: \$1.00
 Grantee: SALVANTO, JOHN JR

Locations: Parcel #
 1 - N/A

Municipality
 APOLACON TOWNSHIP

Information:
 Grantor: GAYNOR, JOHN C

Consideration: \$1.00
 Grantee: RYAN, JOHN J
 2 - GAYNOR, JOHN C

Locations: Parcel #
 1 - 076.00-1,026.00,000.

Municipality
 HARMONY TOWNSHIP

Information:
 Grantor: TOKOS, JOHN F
 2 - TOKOS, LUANN E

Consideration: \$355,000.00
 Grantee: BURKETT, HOWARD R JR
 2 - BURKETT, JULIE A

Locations: Parcel #
 1 - N/A

Municipality
 SILVER LAKE TOWNSHIP

Information:
 Grantor: SUPONCIC, CHRISTOPHER ANDREW (AKA)
 2 - SUPONCIC, CHRISTOPHER

Consideration: \$1.00
 Grantee: SUPONCIC, ANDREW
 2 - SUPONCIC, CAROL

Locations: Parcel #
 1 - N/A

Municipality
 CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: MOYER, MADISON LEGG	Grantee: MOYER, MADISON LEGG 2 - MOYER, RAY
Locations: Parcel # 1 - 043.02-1,003.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LATTNER, DOUGLAS K 2 - LATTNER, CYNTHIA A	Grantee: LATTNER, DOUGLAS K
Locations: Parcel # 1 - 046.00-1,015.01,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$56,500.00
Grantor: HUYCK, KEVIN W 2 - HUYCK, MARGARET L	Grantee: HERMAN, RICHARD D JR 2 - HERMAN, JANE M
Locations: Parcel # 1 - 174.00-1,006.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: TRAYER, MELVIN RODNEY	Grantee: MOORE, CHAD W 2 - SABIA, BIANCA
Locations: Parcel # 1 - 212.00-1,023.00,000.	Municipality AUBURN TOWNSHIP
Information: QUITCLAIM DEED	Consideration: \$60,000.00
Grantor: ANTHONY LIVING TRUST	Grantee: ANTHONY, JEFFREY J
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$119,500.00
Grantor: ROBERT, LESLIE J 2 - ROBERT, ELISE N	Grantee: SMITH, DONALD W 2 - SMITH, ELISE N
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: GRIER, STANLEY E	Grantee: GRIER, STANLEY E 2 - ARMITAGE, DOREEN Y
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$121,250.00
Grantor: EWASKO, JOANNA 2 - EWASKO, EDMUND 3 - TIMINSKAS, KATHRYN 4 - TIMINSKAS, GEORGE	Grantee: BAKER, DAVID M
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLOAT FAMILY TRUST (BY TRUSTEES) 2 - SLOAT, BARBARA L 3 - SLOAT, GEORGE ALLAN (AKA) 4 - SLOAT, GALLEN	Grantee: SLOAT, GEORGE ALLAN (AKA) 2 - SLOAT, GALLEN 3 - BEESLEY-SLOAT, DEBRA L (AKA) 4 - SLOAT, DEBRA L BEESLEY
Locations: Parcel # 1 - 205.00-1,017.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FRAGIN, HOWARD 2 - FRAGIN, JILL	Grantee: FRAGIN, HOWARD (TRUST) 2 - FRAGIN, JILL S (TRUST) 3 - HOWELL, NANCY ANN (TRUST)
Locations: Parcel # 1 - 209.10-1,024.00,000.	Municipality HERRICK TOWNSHIP

Information:	Consideration: \$1.00
Grantor: FLYNN, JAMES G	Grantee: FLYNN, JAMES G (TRUST)
2 - FLYNN, CONNIE LOU	2 - FLYNN, CONNIE L (TRUST)
Locations: Parcel #	Municipality
1 - 222.00-1,047.00,000.	LATHROP TOWNSHIP
2 - 222.00-1,049.00,000.	LATHROP TOWNSHIP
3 - 222.00-1,048.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$33,000.00
Grantor: PATEL, PRAVINCHANDRA	Grantee: SPARKS, CHELSEA R
2 - PATEL, REKHABEN (AKA)	2 - SPARKS, BRANDEA R
3 - PATEL, REKHABEN P	
Locations: Parcel #	Municipality
1 - 054.11-2,036.00,000.	SUSQUEHANNA 2W
Information: CORRECTIVE	Consideration: \$1.00
Grantor: BERTOLINO, JACK J	Grantee: CHESI BERTOLINO FAMILY TRUST
2 - BERTOLINO, RUTH I	
Locations: Parcel #	Municipality
1 - 210.15-1,031.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: CNB REALTY TRUST	Grantee: PISKO, FRANCES
2 - PENNSTAR BANK -A DIV OF NBT BANK	
Locations: Parcel #	Municipality
1 - 133.00-2,002.01,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CORWIN, KENNETH G JR	Grantee: CORWIN, MARLIN T
Locations: Parcel #	Municipality
1 - 021.05-1,069.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$134,000.00
Grantor: YERKEY, MARTIN E (AKA)	Grantee: LOTT, MICHAEL
2 - YERKEY, MARTIN E JR	2 - LOTT, NANCY
3 - YERKEY, KATHLEEN E	
Locations: Parcel #	Municipality
1 - 041.05-1,008.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SICKLER, BRUCE	Grantee: SICKLER, BRUCE
2 - SICKLER, DOREEN	2 - SICKLER, DOREEN
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$139,000.00
Grantor: MOWREY, JAMIE	Grantee: SAX, RICHARD J
2 - BROMBERG, ROANLD	2 - GOMEZ, LESLIE M
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$136,000.00
Grantor: COOK, VICKI J	Grantee: FREER, GARY
	2 - FREER, GAIL
Locations: Parcel #	Municipality
1 - N/A	FRIENDSVILLE BOROUGH
Information:	Consideration: \$1.00
Grantor: KLIR, MILENA	Grantee: KLIR, MILENA (TRUST)
Locations: Parcel #	Municipality
1 - 025.03-1,003.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$55,000.00
Grantor: LSF8 MASTER PARTICIPATION TRUST (BY ATTY)	Grantee: GRAY, DAVID
Locations: Parcel #	Municipality
1 - 130.00-1,028.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EDDLESTON, DAVID	Grantee: EDDLESTON, DAVID
2 - EDDLESTON, SUSAN F (AKA)	2 - EDDLESTON, SUSAN F
3 - EDDLESTON, SUSAN L	
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CASSIDY, BRUCE (AKA)	Grantee: CASSIDY, SHELLY (AKA)
2 - CASSITY, BRUCE	2 - CASSITY, SHELLY
Locations: Parcel #	Municipality
1 - 031.15-3,001.02,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: RENTNER, MARY E	Grantee: PARSON, LELAND
	2 - PARSON, BARBARA
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
2 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$33,000.00
Grantor: GRUSHINSKI, KATHLEEN (ESTATE)	Grantee: FREDETTE, DOROTHY
2 - FIORELLA, LINDA	2 - FREDETTE, JAMIE E
3 - WARD, FRANCIS	
4 - ROHAN, CHARLES (AKA)	
5 - ROHAN, CHARLIE	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: GRACE, JANET E	Grantee: MULDOON ENTERPRISES LLC
2 - GRACE, ROBERT G	
Locations: Parcel #	Municipality
1 - 124.00-1,012.00,000.	BRIDGEWATER TOWNSHIP



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