

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

34th Judicial District

Vol. 5 ★ October 23, 2020 ★ Montrose, PA ★ No. 30



**IN THIS ISSUE**

LEGAL NOTICES .....	4
MORTGAGES & DEEDS .....	7



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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**

***The Official Legal Publication of Susquehanna County, Pennsylvania***



Legal Journal of Susquehanna County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

*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.

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

### *Subscription Rates*

#### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

## SUSQUEHANNA COUNTY OFFICIALS

### *Judge of the Court of Common Pleas*

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Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

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Jodi L. Cordner, Esq.  
Suzanne Brainard

### *Court Administrator*

Cathy Hawley

### *Sheriff*

Lance Benedict

### *District Attorney*

Marion O’Malley, Esq.

### *Prothonotary, Clerk of The Court*

Jan Krupinski

### *Chief Public Defender*

Linda LaBarbara, Esq.

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Alan M. Hall — Vice-Chair  
Judith Herschel

### *Treasurer*

Jason D. Miller

### *Register of Wills/Recorder of Deeds/*

*Clerk of The Orphan’s Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

Robert DeLuca  
Richard Suraci  
Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600  
Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

## 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 JOAN HELLER of Union Dale Borough, 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 having claims against said estate will present them without delay to:

JAMES HELLER  
SUSAN CALABRO  
C/O Briechle Law Office

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

**10/23/2020 • 10/30/2020 • 11/6/2020**

#### ESTATE NOTICE

In the Estate of LAURA PENAMBERE of Forest City Borough, 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 having claims against said estate will present them without delay to:

BONNIE BRYNES  
C/O Briechle Law Office

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

**10/23/2020 • 10/30/2020 • 11/6/2020**

#### ESTATE NOTICE

Estate of Barbara P. Doran, deceased, of 392 Church Street, Borough of New Milford, Susquehanna County, Pennsylvania, who died September 23, 2020.

Letters Testamentary have been granted to Jeffrey E. Doran, Co-Executor, and John J. Kauchis, Co-Executor, who request 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:

Jeffrey E. Doran and  
John J. Kauchis  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
(570) 879-2534

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**10/23/2020 • 10/30/2020 • 11/6/2020**

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### NOTICE

In the Estate of Claire E. MacRae, deceased, late of Hallstead Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Beverly MacRae, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Beverly MacRae  
109 Roquelf Way  
South Abington Township, PA 18411

OR

Michael J. Gathany  
Attorney at Law  
PO Box 953  
Hallstead, PA 18822

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**10/23/2020 • 10/30/2020 • 11/6/2020**

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### EXECUTOR NOTICE

Estate of Andrew Bradford  
Gardner AKA Andrew Gardner  
Late of Thompson Borough  
EXECUTOR

Trebbe G. Johnson  
153 Jefferson Avenue  
Thompson, PA 18465  
ATTORNEY  
Michael Briechle, Esq.  
4 Chestnut Street  
Montrose, PA 18801

**10/23/2020 • 10/30/2020 • 11/6/2020**

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### EXECUTRIX NOTICE

Estate of Margaret A. Shevchuk  
AKA Margaret Shevchuk  
Late of Hop Bottom Borough  
EXECUTRIX  
Romayne Henry  
41 Inver Road  
Tunkhannock, PA 18657  
ATTORNEY  
Judd B. Fitze  
7 Marion Street  
Tunkhannock, PA 18657

**10/16/2020 • 10/23/2020 • 10/30/2020**

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### ESTATE NOTICE

**ESTATE NOTICE Re: Douglas Osgood**, late of the Borough of Hop Bottom, Susquehanna County, Pennsylvania, who died August 8, 2020. Grant of Letters of Testamentary in the above Estate having been granted, all persons having claims or demands against the Estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: Robert Brown, Executor, Pro Se, P.O. Box 58, Hop Bottom, Pennsylvania.

**10/16/2020 • 10/23/2020 • 10/30/2020**

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## **EXECUTOR NOTICE**

Estate of Cheryl Ann Runco  
Late of Township of Lathrop  
EXECUTOR

Robert Ropoch  
223 Riverside Dr.  
Eynon, PA 18403  
ATTORNEY  
Theresa J. Malski-Pezak, Esq.  
907 Church St.  
Jessup, PA 18434

**10/9/2020 • 10/16/2020 • 10/23/2020**

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## **ADMINISTRATRIX NOTICE**

Estate of Margaret Flaherty  
Late of Choconut Township  
ADMINISTRATRIX

Katherine I. Ford  
180 Quinn Rd.  
Friendsville, PA 18818  
ATTORNEY  
Laurence M. Kelly  
65 Public Avenue  
Montrose, PA 18801

**10/9/2020 • 10/16/2020 • 10/23/2020**

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## **OTHER NOTICES**

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### **PUBLICATION NOTICE**

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Susquehanna County, Pennsylvania, seeking to change the name of Mikayla Renee Smith to Mika Smith. A hearing on the Petition will be held on November 3, 2020 at 3:00 o'clock p.m. in Courtroom No. 1 at the Susquehanna County Courthouse, Montrose, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

**10/23/2020**

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### **PUBLICATION NOTICE**

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Susquehanna County, Pennsylvania, seeking to change the name of Christine Kay Smith to Kristine Kay Smith. A hearing on the Petition will be held on November 3, 2020 at 3:30 o'clock p.m. in Courtroom No. 1 at the Susquehanna County Courthouse, Montrose, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

**10/23/2020**

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**MORTGAGES AND DEEDS**

**RECORDED FROM OCTOBER 8, 2020 TO OCTOBER 14, 2020**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

**MORTGAGES**

Information:	Consideration: \$191,200.00
Mortgagor: MAYES, ALISON L	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 044.00-2,070.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$230,705.00
Mortgagor: BEMBAS, RICHARD JOHN JR	Mortgagee: FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - 247.00-1,005.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$222,200.00
Mortgagor: WAYMAN, JASON SETH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WAYMAN, JENNIFER LYNN	2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Locations: Parcel # 1 - 062.01-1,003.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: MAHOLICK, STEPHANIE	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 056.00-1,032.05.000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$138,700.00
Mortgagor: SHAW, ASHLEY	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 244.00-1,033.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: STEELE, WILLIAM P 2 - STEELE, DAWN M	Mortgagee: PS BANK
Locations: Parcel # 1 - 244.00-1,029.07.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: UPTON, MARC A	Mortgagee: CERMINARO, MARY JANE 2 - CERMINARO, JOSEPH
Locations: Parcel # 1 - 261.00-1,005.01.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$19,500.00
Mortgagor: WINTERS, ANNA	Mortgagee: PALMA, PATRICK 2 - PALMA, DONNA
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$101,010.00
Mortgagor: MORRISON, KATRINA LYN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 032.00-1,021.00.000.	Municipality GREAT BEND TOWNSHIP

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Information:	Consideration: \$96,000.00
Mortgagor: KEYES, JEFFREY T	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KEYES, ROBERT	
Locations: Parcel # 1 - 054.11-3,044.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$130,561.00
Mortgagor: MORGENROTH, NATALIE L	Mortgagee: HOMETOWN LENDERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 050.07-1,042.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$20,000.00
Mortgagor: LACROIX, RANDOLPH (AKA) 2 - LACROIX, RANDOLPH E 3 - LACROIX, EVELYN (AKA) 4 - LACROIX, EVELYN C	Mortgagee: HONESDALE NATIONAL BANK
No Municipality Information	
Information:	Consideration: \$20,000.00
Mortgagor: SPICKERMAN, KEVIN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SPICKERMAN, MADIURYS	
Locations: Parcel # 1 - 124.17-4,023.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$60,000.00
Mortgagor: DIBBLE, MICHAEL S 2 - DIBBLE, DANIELLE E	Mortgagee: HOWELL, GEORGE DALE
Locations: Parcel # 1 - 054.11-3,045.00.000. 2 - 054.11-3,045.00.000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$175,000.00
Mortgagor: JENNINGS, BART C 2 - JENNINGS, WENDY L	Mortgagee: P&G MEHOOPANY EMPLOYEES FCU
Locations: Parcel # 1 - 061.00-1,025.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$125,000.00
Mortgagor: SMITH, STEVEN C 2 - SMITH, MARIE E	Mortgagee: AGCHOICE FARM CREDIT
Locations: Parcel # 1 - 195.00-2,035.01.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$172,000.00
Mortgagor: PETERSON, ANDREW D 2 - PETERSON, AMBER	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 046.00-1,019.00.000.	Municipality SILVER LAKE TOWNSHIP

**DEEDS**

Information: HYDROCARBON CONVEYANCE	Consideration: \$38,000.00
Grantor: EHMP LLC	Grantee: RAY ELLISON GRANDCHILDREN TRUST
Locations: Parcel #	Municipality
1 - 221.00-1,004.07.000.	LATHROP TOWNSHIP
2 - 165.00-2,016.01.000.	HARFORD TOWNSHIP
3 - 237.00-1,051.00.000.	SPRINGVILLE TOWNSHIP
4 - 207.00-1,021.00.000.	GIBSON TOWNSHIP
5 - 219.00-1,001.00.000.	SPRINGVILLE TOWNSHIP
6 - 218.00-2,022.01.000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$64,000.00
Grantor: KOOPMANN, UWE HEINZ	Grantee: MORSE, GEOFFREY L
2 - KOOPMANN, KATHLEEN	
Locations: Parcel #	Municipality
1 - 194.00-2,009.01.000.	AUBURN TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: RIPPEY, GEORGE	Grantee: MAHOLICK, STEPHANIE
2 - RIPPEY, KYRA	
Locations: Parcel #	Municipality
1 - 056.00-1,032.05.000.	HARMONY TOWNSHIP
Information:	Consideration: \$10.00
Grantor: ROGERS, JOSHUA	Grantee: SHAW, ASHLEY
2 - SHAW, ASHLEY	
Locations: Parcel #	Municipality
1 - 244.00-1,033.00.000.	LENOX TOWNSHIP
Information:	Consideration: \$107,500.00
Grantor: CONGDON, GREGORY	Grantee: ANGELIDES, JASON
2 - CONGDON, KIMBERLY A	2 - ANGELIDES, JILL
Locations: Parcel #	Municipality
1 - 190.00-1,017.02.000.	HERRICK TOWNSHIP
Information:	Consideration: \$100
Grantor: TRAVER, SHARON M	Grantee: ODELL, AMY
	2 - DOLAN, PENNY M
	3 - TRAVER, HERBERT F JR
Locations: Parcel #	Municipality
1 - 042.04-1,003.00.000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$100
Grantor: TRAVER, SHARON M	Grantee: ODELL, AMY
	2 - DOLAN, PENNY M
	3 - TRAVER, HERBERT F JR
Locations: Parcel #	Municipality
1 - 043.04-1,002.01.000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: CERMINARO, MARY JANE	Grantee: UPTON, MARC A
2 - CERMINARO, JOSEPH	
Locations: Parcel #	Municipality
1 - 261.00-1,005.01.000.	LENOX TOWNSHIP
Information:	Consideration: \$151,500.00
Grantor: MEISWINKEL, VICTORIA	Grantee: TERSMETTE, ANTHONY
2 - MEISWINKEL, JUSTIN	
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH

Information:	Consideration: \$55,000.00
Grantor: PALMA, DONNA 2 - PALMA, PATRICK	Grantee: WINTERS, ANNA
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information: OIL GAS ROYALTY AND MINERA	Consideration: \$494,188.00
Grantor: MILTON OIL CORPORATION	Grantee: CAVALLO MINERAL PARTNERS LLC 2 - BRIDGE MINERALS LLC
Locations: Parcel # 1 - 180.00-1,002.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: RICHARDSON, BRADLEY C	Grantee: MORRISON, KATRINA LYN
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1,00
Grantor: FERGUSON, LISA A F (CKA) 2 - FERGUSON, LISA A 3 - FERGUSON, JOHN D 4 - FARINA, ALEXANDER J JR 5 - FARINA, MARK E 6 - FARINA, MAUREEN C 7 - SMOOKE, JEAN M F (NKA) 8 - FARINA, JEAN M	Grantee: ELK LAMJ LLC
Locations: Parcel # 1 - 190.04-1,010.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$132,970.00
Grantor: MACRAE, BEVERLY 2 - MACRAE, CLAIR (ESTATE)	Grantee: MORGENTHROTH, NATALIE L
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$32,500.00
Grantor: MURSCH, PHILLIP T (ESTATE)	Grantee: MIRCH, KENNETH 2 - MIRCH, SUSAN
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$18,000.00
Grantor: DONNELLY, KEVIN 2 - TRESLAR, LISA M (NBM) 3 - DONNELLY, LISA M	Grantee: LOCKWOOD, ERIC P
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: BAISCH, ADAM J 2 - BAISCH, NANCY A	Grantee: DALE HOWELL ENTERPRISES INC
Locations: Parcel # 1 - 219.00-1,003.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$33,000.00
Grantor: STANFORD, MARTHA R	Grantee: HOWELL, GEORGE DALE
Locations: Parcel # 1 - 054.11-3,045.00,000. 2 - 054.11-3,045.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W

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Information:	Consideration: \$48,000.00
Grantor: HOWELL, GEORGE DALE	Grantee: DIBBLE, MICHAEL S 2 - DIBBLE, DANIELLE E
Locations: Parcel # 1 - 054.11-3,045.00.000. 2 - 054.11-3,045.00.000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: KULP, ROBERT A 2 - KULP, DIANNE L	Grantee: KULP, JUSTIN R
Locations: Parcel # 1 - 114.00-1,041.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$190,051.00
Grantor: COMMUNITY BANK	Grantee: MILES, LAVERN 2 - MILES, CHRISTINE
Locations: Parcel # 1 - 062.03-1,014.03.000.	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$140,000.00
Grantor: TAGLIEBER, LARRY G 2 - TAGLIEBER, SANDRA A (AKA) 3 - TAGLIEBER, SANDRA ANN	Grantee: BARNES, JOSHUA 2 - BARNES, KARIN
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: SWAVOLA, SUSAN I 2 - SWAVOLA, JOHN M	Grantee: LEPKOWSKI, MARK 2 - MILLER, DENISE
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: BROTZMAN, LOUIS D 2 - BROTZMAN, ISABELLA	Grantee: HASTINGS, JAMES 2 - HASTINGS, ANITA
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BROTZMAN, LOUIS D 2 - BROTZMAN, ISABELLA	Grantee: BROTZMAN, LOUIS D 2 - BROTZMAN, ISABELLA
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STEVENS, CHARLES D 2 - STEVENS, MARIA A	Grantee: STEVENS FAMILY TRUST
Locations: Parcel # 1 - 231.00-1,015.00.000.	Municipality AUBURN TOWNSHIP

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