

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

34th Judicial District

Vol. 4 ★ June 28, 2019 ★ Montrose, PA ★ No. 13



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CASES REPORTED

Donald Snedeker, individually d/b/a Snedeker Construction, Plaintiff,
vs.
Edward Sandy and Annette Sandy, individually and d/b/a Sandy's Auto Body,
Defendants.

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

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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



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Legal Journal of Susquehanna County

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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.

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Per Year

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Prorated subscriptions available

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Kenneth W. Seamans, *Senior Judge*

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Clerk of The Orphan’s Court
Michelle Estabrook

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Anthony J. Conarton

Auditors

George Starzec
Susan Jennings
Richard Suraci

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**

DONALD SNEDEKER, individually	:
d/b/a SNEDEKER CONSTRUCTION,	:
Plaintiff,	:
vs.	:
EDWARD SANDY and ANNETTE	:
SANDY, individually and d/b/a	:
SANDY'S AUTO BODY,	:
Defendants.	:

ORDER

NOW, this 3rd day of June, 2019, upon consideration of the defendants' motion for summary judgment as well as the briefs submitted by the parties and after oral argument thereon, **IT IS HEREBY ORDERED THAT:**

1. Defendants' motion for summary judgment is **GRANTED.**¹
2. Judgment is entered against plaintiff Donald Snedeker, individually and doing

1 Plaintiff filed a mechanics lien against defendants on April 1, 2013. Pursuant to 49 P.S. § 1701(b), plaintiff had two years thereafter to file a complaint seeking a judgment on the mechanics lien. See Tully Drilling Co., Inc. v. Shenkin, 597 A.2d 1230, 1232-33 (Pa. Super. Ct. 1991) (finding that a mechanics lien must be stricken where plaintiff fails to file a complaint within two years of the date when the mechanics lien was filed); cf. Terra Technical Services, LLC v. River Station Land, L.P., 124 A.3d 289, 301-03 (Pa. 2015) (abrogating the dicta in Tully that suggested that the mechanics lien and complaint had to have different docket numbers but reaffirming that Tully's holding that the failure to file a complaint on the mechanics lien within two years as required under § 1701 results in the mechanics lien being stricken). In this case, plaintiffs did not file a complaint until February 7, 2018, which was nearly 5 years after the mechanics lien was filed. Under § 1701(b), the complaint was untimely.

Plaintiffs contend that the failure to file a timely complaint must be excused because the parties entered into settlement negotiations in June 2015. (Plf. Opp. Br., Ex. A.) The two-year limitation period for filing a complaint on a mechanics lien may be “extended in writing by the owner.” 49 P.S. § 1701(b). First, the proposed settlement agreement was never signed by the defendants. Second, even assuming that there were some good faith settlement negotiations, the only evidence submitted on this record indicates that those negotiations occurring in June 2015 – and more than two years elapsed from the date of the proposed settlement agreement until the filing of plaintiff's complaint in February 2018. In opposing defendants' summary judgment motion, plaintiff bore the burden of demonstrating evidence that an issue of fact exists that would preclude summary judgment. Pa. R. Civ. P. 1035.3(a)(1)-(2). Plaintiff has failed to do so. There is no dispute on this record that plaintiff failed to file a complaint within two years of filing the mechanics lien as required under 49 P.S. § 1701(b). For these reasons, defendants' motion for summary judgment is granted.

business as Snedeker Construction and judgment is entered in favor of Edward Sandy and Annette Sandy, individually and doing business as Sandy's Auto Body.

3. Plaintiff's mechanics lien is **STRICKEN**.

Jason J. Legg
President Judge



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 Edward James Warner, a/k/a Edward James Warner, Jr., late of the Township of Franklin, Susquehanna County, Pennsylvania,

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

Linda Ruth Warner
17276 State Route 29
Montrose, PA 18801

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of Dawn E. Banker
Late of Great Bend Township
EXECUTRIX
Mary Lee Dayton

1824 Hausbrook Heights
Susquehanna, PA 18847
ATTORNEY
Zachary D. Morahan
21-23 Public Avenue
Montrose, PA 18801

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of Thomas E. Golden AKA Thomas E. Golden, Jr.
Late of Friendsville Borough
EXECUTRIX

Elizabeth M. Brocious
5402 Pennsylvania Ave.
Apalachin, NY 13732
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

6/21/2019 • 6/28/2019 • 7/5/2019

ESTATE NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Sandra Jean Seamans, late of Clifford Township, Susquehanna County, Pennsylvania, who died on 05/23/2019. All persons indebted to said decedent are required to make payment, and those having claims or demands, to present the same without delay to Paul E. Smith, Esquire, Attorney for the

Estate, 1015 N. Main Street, Forest City, Pa 18421, or to the Executor, Clyde Seamans c/o the same address.

6/28/2019 • 7/5/2019 • 7/12/2019

ADMINISTRATOR NOTICE

Estate of Marianne Petrikonas
AKA Marianne M. Petrikonas
Late of Larksville Borough
ADMINISTRATOR
Joseph J. Petrikonis
118 Howard St.
Larksville, PA 18704
ATTORNEY
John R. Dean
Attorney at Law
72 Public Avenue
Montrose, PA 18801

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTRIX NOTICE

Estate of Robert G. Whitney AKA
Robert Gerald Whitney
Late of Thompson Township
EXECUTRIX
Marjorie A. Whitney
4172 Ararat Road
Thompson, PA 18465
ATTORNEY
Marissa McAndrew, Esquire
707 Main Street, P.O. Box 157
Forest City, PA 18421

6/21/2019 • 6/28/2019 • 7/5/2019

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.

SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 13, 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

August 13, 2019 at 9:00 AM

Writ of Execution No.:

2019-526 CP

PROPERTY ADDRESS: 477 Pine
Street FKA RR 2 Box 2651 C
Hallstead, Pa 18822

LOCATION: Great Bend Township
Tax ID # 050.00-2,019.00,000

IMPROVEMENTS: ONE - 2

STORY WOOD FRAME

DWELLING

ONE - 12 X 20 WOOD FRAME

MACHINE SHED

ONE - 10 X 12 WOOD FRAME

MACHINE SHED

ONE - 12 X 38 WOOD FRAME

OPEN POLE SHED

DEFENDANTS: Belinda Rudder

ATTORNEY FOR PLAINTIFF:

Patrick Wesner, Esq
(856) 810-5815

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

6/21/2019 • 6/28/2019 • 7/5/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE AUGUST 13, 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

August 13, 2019 at 9:30 AM

Writ of Execution No.:

2019-501 CP

PROPERTY ADDRESS: 505 South Main Street, Montrose, PA 18801

LOCATION: Montrose Borough Tax ID # 124.13-3,021.00,000

IMPROVEMENTS: ONE – 1,430 Square Foot Commercial Building with 3 Apartments

DEFENDANTS: Nancy G. Wood

ATTORNEY FOR PLAINTIFF:
James Shoemaker, Esq
(570) 287-3000

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

6/21/2019 • 6/28/2019 • 7/5/2019

MORTGAGES AND DEEDS

RECORDED FROM JUNE 11, 2019 TO JUNE 19, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$235,554.00
Mortgagor: STROHL, TIFFANY E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STROHL, PAUL A	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 124.17-1,083.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$195,000.00
Mortgagor: SAILOR, JEFFREY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SAILOR, PATRICIA	2 - FEDERATED LENDING CORPORATION
Locations: Parcel # 1 - 209.00-1,035.15.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BLOW, RONALD J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BLOW, SANDRA S	
Locations: Parcel # 1 - 049.00-1,022.01.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$111,550.00
Mortgagor: KRISHAK, ALLISON M	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 218.03-1,055.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	
Locations: Parcel # 1 - 160.00-1,042.00.000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$96,000.00
Mortgagor: WHITE, JOSEPH	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITE, DEBRA	
Locations: Parcel # 1 - 054.11-1,004.00.000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$208,050.00
Mortgagor: DYE, AMANDA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DYE, TRAVIS C	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 105.00-1,009.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$146,952.00
Mortgagor: SYPHER, ROBERT D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SYPHER, MARY B	2 - M&T BANK
Locations: Parcel # 1 - 111.13-1,015.00.000.	Municipality NEW MILFORD TOWNSHIP

Information:	Consideration: \$104,500.00
Mortgagor: WILLIAMSON, SCOTT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEEN LOANS INC
Locations: Parcel # 1 - 249.00-1,015.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$76,000.00
Mortgagor: PETERKA, JOHN P	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 246.00-1,020.03,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$26,250.00
Mortgagor: SURACI, NICHOLAS J	Mortgagee: FAIRWAY CONSUMER DISCOUNT CO
Locations: Parcel # 1 - 172.00-1,073.00,000.	Municipality ARARAT TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: MURRAY, ROBERT E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MURRAY, JACQUELINE A	
Locations: Parcel # 1 - 083.00-1,044.01,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$149,800.00
Mortgagor: DAVIS, KELLY S	Mortgagee: PRIMARY RESIDENTIAL MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 101.00-1,049.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$250,000.00
Mortgagor: OLIVO, JOSHUA J	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 166.00-1,034.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$162,500.00
Mortgagor: SMITH, THOMAS M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 128.00-1,053.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: EAST ARARAT UNITED METHODIST CHURCH (AKA 2 - M E CHURCH OF ARARAT	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$252,000.00
Mortgagor: COOPER, LAURA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MAGNOLIA BANK INC
Locations: Parcel # 1 - 210.00-1,029.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$188,000.00
Mortgagor: SEDOR, REBECCA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEEN LOANS INC
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information:	Consideration: \$18,750.00
Mortgagor: BURDICK, KASEY W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.12-2,049.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$25,000.00
Mortgagor: CLAPPER, DANIEL	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel # 1 - 193.00-1,003.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$109,993.00
Mortgagor: BERG, DAKOTA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BERG, ELIZABETH	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 161.07-1,002.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$123,117.00
Mortgagor: ROCKWELL, SCOTT J	Mortgagee: MAGNOLIA BANK
2 - ROCKWELL, ELLEN	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 076.00-1,015.00.000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$193,000.00
Mortgagor: DOUGHERTY, MARC RICHARD	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE
2 - DOUGHERTY, MARY M	
Locations: Parcel # 1 - 242.00-1,021.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: PLACES PROPERTIES LLC	Mortgagee: CCAP PARTNERS
Locations: Parcel # 1 - 109.06-2,021.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$77,777.00
Mortgagor: HALL, PATRICK S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STEARNS LENDING LLC	
Locations: Parcel # 1 - 054.12-2,046.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1,204,000.00
Mortgagor: VANDERFELTZ, JOSEPH L	Mortgagee: AGCHOICE FARM CREDIT
2 - VANDERFELTZ, MELINDA S	
Locations: Parcel # 1 - 155.00-1,023.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$67,500.00
Mortgagor: GOW, GEORGE E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GOW, SHERRY L	
Locations: Parcel # 1 - 104.00-1,034.01.000.	Municipality BRIDGEWATER TOWNSHIP

DEEDS

Information:	Consideration: \$239,900.00
Grantor: ASTON, TINA M 2 - ASTON, MYRON	Grantee: STROHL, PAUL A 2 - STROHL, TIFFANY E
Locations: Parcel # 1 - 124.17-1,083.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$390,000.00
Grantor: CANONICO, LINDA R	Grantee: SAILOR, JEFFREY 2 - SAILOR, PATRICIA
Locations: Parcel # 1 - 209.00-1,035.15.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1,400.00
Grantor: CIZIKE, REBECCA R (ESTATE AKA) 2 - CIZIKE, REBECCA JEANNETTE (ESTATE AKA) 3 - RANDALL-CIZIKE, REBECCA J (ESTATE AKA) 4 - CIZIKE, REBECCA J RANDALL (ESTATE)	Grantee: FREITAG, JOHN
Locations: Parcel # 1 - 054.12-2,067.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BOROWICZ, ANDREW JOSEPH JR (ESTATE)	Grantee: BOROWICZ, RYAN A
Locations: Parcel # 1 - 074.00-1,031.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLIN MILLER FAMILY LIMITED PARTNERSHIP	Grantee: MILLER, DAVID F 2 - MILLER, KELLY A
Locations: Parcel # 1 - 166.00-1,001.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PRICE, ORDIE E	Grantee: PRICE, ORDIE E 2 - PRICE, ARLINE J
Locations: Parcel # 1 - 206.00-2,033.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: CAMERON, ELNORA L	Grantee: KRISHAK, ALLISON M
Locations: Parcel # 1 - 218.03-1,055.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$219,000.00
Grantor: STROHL, PAUL A III 2 - STROHL, TIFFANY	Grantee: DYE, AMANDA M 2 - DYE, TRAVIS C
Locations: Parcel # 1 - 105.00-1,009.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AHLBRANDT, MAY	Grantee: AHLBRANDT, MAY 2 - AHLBRANDT, DAVID EUGENE
Locations: Parcel # 1 - 180.00-2,033.00.000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: TENERALLI, GEORGE 2 - TENERALLI, CATHERINE 3 - TENERALLI, THOMAS (ESTATE) 4 - TENERALLI, FRANK 5 - TENERALLI, ANNE	Grantee: TENERALLI, FRANK 2 - TENERALLI, ANNE
Locations: Parcel # 1 - 084.00-3,003.00.000.	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$139,500.00
Grantor: COSKLO, KEVIN 2 - COSKLO, TIFFANY	Grantee: WILLIAMSON, SCOTT
Locations: Parcel # 1 - 249.00-1,015.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: ELEGANTE LLC	Grantee: WICKLUND, RAYMOND G 2 - WICKLUND, MARIE
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: HARFORD REALTY LLC	Grantee: CARUSO, RONALD JR
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ANTHONY LOMBARDO ESTATE	Grantee: BUCK, KRIS
Locations: Parcel # 1 - 021.04-1,066.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$75,000.00
Grantor: VINCENT, TERRY M 2 - VINCENT, CHERYL L	Grantee: HOLLAND, CLARENCE H 2 - HOLLAND, GERTRUCE M
Locations: Parcel # 1 - 031.16-1,057.00.000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$65,000.00
Grantor: TRUEHAN, FRANCIS W 2 - TRUEHAN, KIM A	Grantee: ADAMS, PAUL F 2 - ADAMS, PIPPA A
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$2,158.97
Grantor: CORDNER, RAYMOND F (BY SHERIFF) 2 - CORDNER, FLORDALIZ (BY SHERIFF)	Grantee: BANK OF NEW YORK MELLON (FKA) 2 - BANK OF NEW YORK 3 - JPMORGAN CHASE BANK
Locations: Parcel # 1 - 115.00-2,012.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: TRUEHAN, FRANCIS W 2 - TRUEHAN, KIM A 3 - ADAMS, PAUL F 4 - ADAMS, PIPPA A 5 - ADAMS, GREGORY 6 - ADAMS, ROBYN	Grantee: MORONSKI, JAMES S 2 - MORONSKI, APRIL K
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE 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: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH 2 - LOBUE, JUANITA LINDA	Grantee: LOBUE, JENNIFER LEIGH
Locations: Parcel # 1 - 251.00-1,032.00.000.	Municipality AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH 2 - LOBUE, JUANITA LINDA	Grantee: LOBUE, JAMES
Locations: Parcel # 1 - 251.00-1,032.00.000.	Municipality AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH 2 - LOBUE, JUANITA LINDA	Grantee: LOBUE-HOLZER, LEXAN CADE (TRUST AKA) 2 - HOLZER, LEXAN CADE LOBUE (TRUST)
Locations: Parcel # 1 - 251.00-1,032.00.000.	Municipality AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH 2 - LOBUE, JUANITA LINDA	Grantee: LOBUE-HOLZER, JADYN BRIELLE (TRUST AKA) 2 - HOLZER, JADYN BRIELLE LOBUE (TRUST)
Locations: Parcel # 1 - 251.00-1,032.00.000.	Municipality AUBURN TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: LOBUE, JOSEPH 2 - LOBUE, JUANITA LINDA	Grantee: LOBUE, JULIANNO GABRIEL (TRUST)
Locations: Parcel # 1 - 251.00-1,032.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN (AKA) 2 - FITZGERALD, STEVEN A SR	Grantee: FITZGERALD, STEVEN A JR
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: FITZGERALD, STEVEN (AKA) 2 - FITZGERALD, STEVEN A SR	Grantee: FITZGERALD, STEVEN A JR
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: POWELL, KEITH 2 - POWELL, JOY	Grantee: POWELL, KEITH 2 - POWELL, JOY
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: BIRCHARD, MARSHA S	Grantee: LEONARD, JOSEPH L 2 - LEONARD, ALYSSA N
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$0.00
Grantor: SMITH, THOMAS M 2 - SMITH, CHERYL	Grantee: SMITH, THOMAS M
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: STACKEL, DONNA J	Grantee: ANTHONY, GRAHAM A JR 2 - ANTHONY, DOROTHY J
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP

Information:	Consideration: \$100.00
Grantor: FLANIGAN, HORACE JR (ESTATE)	Grantee: ALDERMAN, GERALD
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$247,000.00
Grantor: BAYLY, LYNN C	Grantee: DARKAI LLC
2 - BAYLY, ANN G	
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: HALL, MILLARD L	Grantee: HALL, DAVID M
2 - HALL, PAMELA J	2 - HALL, CHRISTINE J
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BELCHER, JAMES MITCHELL	Grantee: BELCHER, JAMES GREGORY
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$24,001.00
Grantor: BUCKLEY, NANNETTE L (BY US MARSHAL AKA)	Grantee: KEYSTONE CENTRAL HOMES LLC
2 - BUCKLEY, NANNETTE (BY US MARSHAL)	
3 - UNITED STATES MARSHAL	
Locations: Parcel #	Municipality
1 - 245.00-2,034.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$18,000.00
Grantor: PENNSYLVANIA HOUSING FINANCE AGENCY	Grantee: BARBER, EDWARD K
	2 - LYON, LAURA J
Locations: Parcel #	Municipality
1 - 054.10-2,050.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$121,260.00
Grantor: MILTON, VIVIAN L (ESTATE)	Grantee: MILTON, DAVID M
	2 - MILTON, ROBERTA A
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$315,000.00
Grantor: MAPLE HIGHLANDS LLC	Grantee: COOPER, LAURA
Locations: Parcel #	Municipality
1 - 210.00-1,029.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: EGGLESTON, CHRISTOPHER P	Grantee: SEDOR, REBECCA L
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: COSTA, CAROLE	Grantee: MOORE, ROSE
2 - COSTA, JOHN S	
Locations: Parcel #	Municipality
1 - 149.09-1,013.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: GAWRON, JOSEPH A	Grantee: BURDICK, KASEY W
2 - GAWRON, MARY L	
3 - MARTIN, ALEXIS	
4 - MARTIN, DONALD F	
Locations: Parcel #	Municipality
1 - 054.12-2,049.00,000.	SUSQUEHANNA

Information:	Consideration: \$1.00
Grantor: MCDONALD FAMILY TRUST (BY TRUSTEE) 2 - MCDONALD, THOMAS C	Grantee: DEANGELO, MARY M 2 - MCDONALD, EILEEN M 3 - LIBERATI, CATHLEEN A
Locations: Parcel # 1 - 111.10-1,056.00,000.	Municipality NEW MILFORD TOWNSHIP 2 - 111.07-1,002.00,000.
NEW MILFORD TOWNSHIP	
Information: QUITCLAIM	Consideration: \$1.00
Grantor: BOMERSHEIM, SONJA	Grantee: BOMERSHEIM, JOSEPH W
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: BOMERSHEIM, JOSEPH W	Grantee: DOUGHERTY, MARC RICHARD 2 - DOUGHERTY, MARY M
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: COSMELLO, DONNA M 2 - COSMELLO, SAMUEL J 3 - COSMELLO, CHRISTINA 4 - CONIGLIARO, PETER A 5 - CONIGLIARO, CAROL 6 - CONIGLIARO, ANTHONY J 7 - CONIGLIARO, GERTRUDE 8 - CONIGLIARO, JOSEPH A	Grantee: PLACES PROPERTIES LLC
Locations: Parcel # 1 - 109.06-2,021.00,000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$45,000.00
Grantor: WHITING, PAUL JR 2 - WHITING, TAMMIE W 3 - WHITING, JASON 4 - WHITING, JESSICA M	Grantee: ZIEGLER, TIMOTHY B 2 - ZIEGLER, MELINDA B
Locations: Parcel # 1 - 191.00-1,015.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$76,850.00
Grantor: GALL, THOMAS A JR 2 - GALL, MEGAN	Grantee: HALL, PATRICK S
Locations: Parcel # 1 - 054.12-2,046.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$289,000.00
Grantor: MCDANIEL, OWEN 2 - MCDANIEL, SUSAN	Grantee: LOFTUS-VERGARI, JOSEPH R 2 - LOFTUS-VERGARI, M CYNTHIA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 10 UNIT NO 360DD	Consideration: \$100.00
Grantor: MEGIVERN, CATHY	Grantee: MEGIVERN, SCOTT A
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

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