

OFFICIAL
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OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ July 14, 2017 ★ Montrose, PA ★ No. 15



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CASES REPORTED

WM Capital Partners, XXXIX, LLC, Plaintiff/Respondent,
vs.
WM Capital Partners, XXXIX, LLC, Transferee of TNT Limited Partnership,
f/n/a TNT Partnership of PA., Defendant/Respondent,
Bluestone Pipeline Company of Pennsylvania, LLC, Petitioner.

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

WM CAPITAL PARTNERS, XXXIX, LLC,	:	
Plaintiff/Respondent,	:	
	:	
vs.	:	
	:	
WM CAPITAL PARTNERS, XXXIX, LLC,	:	
Transferee of TNT LIMITED PARTNERSHIP,	:	No. 2016-872 C.P.
f/n/a TNT PARTNERSHIP OF PA.,	:	
Defendant/Respondent,	:	

BLUESTONE PIPELINE COMPANY OF	:
PENNSYLVANIA, LLC,	:
Petitioner.	:

OPINION

I. Factual Background

On September 28, 2004, Manufacturers & Traders Trust Company d/b/a M&T Bank (hereinafter referred to as M&T) loaned \$2,500,000 to TNT Partnership of PA (hereinafter referred to as TNT)¹ and TNT executed a promissory note back to M&T. (Pet. ¶¶ 40-41; Ans. ¶¶ 40-41; Pet. Ex. G.) TNT also executed a mortgage (hereinafter referred to as the 2004 mortgage) in favor of M&T on several parcels of real property, one of which was located in New Milford Township, Susquehanna County (hereinafter referred to as New Milford property), and the mortgage was recorded on October 7, 2004. (Pet. ¶¶ 43-44; Ans ¶¶ 43-44, Pet. Ex. H.)

Sometime in 2011 or 2012, Petitioner Bluestone Pipeline Company of Pennsylvania, LLC (hereinafter referred to as Bluestone) entered into a lease agreement with TNT whereby TNT leased 23 acres of the New Milford property to Bluestone. (Pet. ¶ 13, Ex. C.)² The lease contained the following provision relative to the title to the real property: “The land will be leased by [TNT] free and clear of liens and encumbrances.” (*Id.*, Ex. C., ¶ 6(a).) The lease further provided:

[Bluestone], upon paying the said rent and performing the covenants of this Lease, on its part to be performed, shall and may peaceably and quietly have,

1 TNT Partnership of PA later became TNT Limited Partnership.

2 The lease itself bears a date of September 20, 2011, but it was not signed by TNT until November 19, 2011 and Bluestone did not sign it until October 5, 2012. (Pet. ¶ 15, Ex. C.)

hold and enjoy the Premises for the term aforesaid and any herein duly authorized additional term, subject, however, to the exceptions, reservations and conditions of this Lease.

(*Id.* ¶ 16.)

At the time that this lease was executed, TNT did not obtain a release of the 2004 mortgage as contemplated by the lease agreement. The term of the lease was 99 years. (Pet. ¶ 18.) Bluestone erected a compressor station on the leased property, which became operational in June 2013. (Pet. ¶¶ 17, 35.) In March 2012, TNT and Bluestone entered into a right of way agreement for purposes of allowing Bluestone to construct pipelines for transportation of natural gas into the compressor station. (Pet. ¶ 30.)

In August 2012, TNT and Bluestone entered into an amendment to the original lease agreement that added an additional 7.34 acres in New Milford Township to the lease. (Pet. ¶ 23.) At the time of the amendment to the lease, the parties again failed to obtain a release of the 2004 mortgage. Bluestone then erected a dehydration metering station on the newly leased 7.34 acres of real property. (Pet. ¶ 26.) The metering station became operational in November 2012. (Pet. ¶ 36.)

On November 30, 2012, as a result of TNT's failure to pay its debt, M&T demanded payment in full on the 2004 promissory note. (Pet. ¶ 50; Ans. ¶ 50.) On April 15, 2013, M&T confessed judgment against TNT on the 2004 promissory note in the United States District Court for the Middle District of Pennsylvania, and a money judgment was entered against TNT in the amount of \$7,520,905.67. (Pet. ¶ 51; Ans. ¶ 51; Pet. Ex. J.) At the time that M&T confessed judgment, the outstanding balance on the 2004 promissory note was \$2,940,807.18. (Pet. ¶ 53; Ans. ¶ 53; Pet. Ex. K.) Thereafter, M&T confessed judgment on additional outstanding debt obligations owed by TNT (and other entities and persons) in the amount of \$16,600,000. (Pet. ¶ 55; Ans. ¶ 55.)

On November 15, 2013, M&T sold the TNT debt together with its collateral to WM. (Pet. ¶ 59; Ans. ¶ 59.) On November 15, 2013, M&T assigned the 2004 mortgage to respondent WM Capital Partners, XXXIX, LLC (hereinafter referred to as WM). (Pet. ¶ 46; Ans. ¶ 46; Pet. Ex. I.) On November 29, 2013, M&T assigned the confessed judgments to WM. (Pet. ¶ 60; Ans. ¶ 60.) On March 24, 2014, WM had the \$16,600,000 federal judgment transferred to the Court of Common Pleas of Susquehanna County and docketed in the Prothonotary's Office. (Pet. ¶ 62; Ans. ¶ 62.) On March 21, 2014, WM had the \$7,500,000 federal judgment transferred to the Court of Common Pleas of Susquehanna County and docketed in the Prothonotary's Office. (Pet. ¶ 64; Ans. ¶ 64.)

In June 19, 2014, WM commenced an execution proceeding on its \$16,600,000 money judgment. (Pet. ¶ 66; Ans. ¶ 66.) In August 2014, there was a Sheriff Sale involving the New Milford property and WM was the highest bidder with a bid of \$206,316.47. (Pet. ¶ 71; Ans. ¶ 71.) On September 26, 2014, the Sheriff of Susquehanna County executed a deed to the New Milford property to WM as a result of the August 2014 Sheriff sale. (Pet. ¶ 72; Ans. ¶ 72.)

After receiving the deed, WM then asserted that Bluestone's lease and right of way agreements relating to the New Milford property had been divested by the Sheriff's Sale and execution on its money judgment. (Pet. ¶ 74; Ans. ¶ 74.) WM contended that it had the right to eject Bluestone from the real property. (*Id.*) Bluestone disagreed as the Sheriff's Sale had been based upon a money judgment, not the 2004 mortgage, and the money judgment was not senior to Bluestone's interest in the New Milford property. (Pet. ¶ 75; Ans. ¶ 75.)³

On December 1, 2014, WM instituted another execution proceeding now based upon the \$7,500,000 money judgment. (Pet. ¶ 78; Ans. ¶ 78.) WM now sought to execute on other real property in Susquehanna County owned by TNT to satisfy this money judgment. (Pet. ¶ 81; Ans. ¶ 81.) The Sheriff Sale was initially scheduled for February 10, 2015. (Pet. ¶ 82; Ans. ¶ 82.) The Sheriff Sale was then postponed until March 24, 2015. (Pet. ¶ 84; Ans. ¶ 84.) Prior to the Sheriff Sale, WM had real property located in Silver Lake Township removed from the sale, and WM was again the successful bidder on the remaining real property that had been subject to the second sale. (Pet. ¶¶ 85-86; Ans. ¶¶ 85-86.) At the second Sheriff Sale, these other parcels of real property were subject to senior liens initially held by Peoples Security Bank & Trust Company, which had been assigned to RPITA, LLC. (Pet. ¶ 87; Ans. ¶ 87.) Thus, WM acquired these additional properties at the second Sheriff Sale subject to the senior RPITA liens. (Pet. ¶ 88; Ans. ¶ 88.)

On March 24, 2015, WM filed a petition to fix a fair market value of the New Milford Township real property in order to obtain a deficiency judgment in connection with the execution proceeding that led to the sale of that property, and a hearing was scheduled for May 22, 2015. (Pet. ¶ 89, 93; Ans. ¶ 89, 93.) On April 24, 2015, WM filed a praecipe for a default judgment on the deficiency judgment action and, on May 11, 2015, default judgment was entered against TNT in the amount of \$17,095,620.00. (Pet. ¶¶ 109-110; Ans. ¶¶ 109-110.)

While this litigation involving the deficiency judgment was occurring, and before the default judgment was entered, on April 1, 2015, WM entered into a settlement agreement with RPITA, TNT and other parties. (Pet. ¶ 95; Ans. ¶ 95, Pet. Ex. V.) The scope and breadth of this settlement agreement has become the central issue as to present controversy. WM contends that the settlement agreement only released TNT from its liability for the debt owed on the 2004 note and mortgage, but did not release the lien on the New Milford property arising from the 2004 mortgage. Conversely, Bluestone contends that the settlement agreement released TNT from any and all claims relating to the 2004 loan and mortgage associated with the New Milford property and that this broad release necessarily releases the lien on the New Milford property in the

3 In April 2015, WM brought an ejectment proceeding against Bluestone in the United States District Court for Middle District of Pennsylvania contending that Bluestone's lease interests had been divested by the Sheriff Sale of the New Milford real property. Because WM had foreclosed on a money judgment that was not senior to Bluestone's leases, the federal court denied WM's request to eject Bluestone. (Pet. Ex. CC.) In other words, because WM had not obtained title through a foreclosure proceeding on the 2004 mortgage, WM could not eject Bluestone.

absence of any specific language evidencing that the parties had a contrary intent.

The relevant language in the parties' settlement agreement reads as follows:

"Provided that no Bankruptcy Filing has occurred within 91 days of the date of this Agreement, WM shall be deemed to have released to M&T Obligors . . . of and from any claims, demands, suits, causes of action or otherwise with respect to matters arising under the loan and security documents relating to the M&T Loans . . ." (Pet. Ex. V ¶ 9.) The "M&T Obligors" included TNT. (Pet. Ex. V, ¶ C.) As it relates to the present action, the Settlement Agreement also defined "M&T Loans" to include any loans from M&T to TNT commencing in 2004 that were secured by the New Milford Township property. (Pet. Ex. V ¶¶ A and B.) Neither party has suggested that any bankruptcy filing occurred that would have interfered with the contemplated release of the M&T Obligors and TNT. The parties concede that Settlement Agreement was effective on July 1, 2015 and that it is now binding upon the parties to it. (Pet. ¶¶ 117-118; Ans. ¶¶ 117-118.)

On October 20, 2015, WM initiated a deficiency judgment action relative to the second Sheriff Sale on the \$7,500,000 money judgment. (Pet. ¶ 132; Ans. ¶ 132.) WM drafted the second deficiency judgment action in a manner that TNT was not a respondent. (Pet. ¶ 139; Ans. ¶ 139.) After obtaining a deficiency judgment on the \$7,500,000 judgment, WM then initiated a foreclosure action on the 2004 mortgage itself. (Pet. ¶ 153; Ans. ¶ 153.)⁴ Bluestone has moved to have the writ of execution to be set aside based upon the April 1, 2015 Settlement Agreement (hereinafter referred to as Settlement Agreement).

The Court Opinion will be continued in the next issue.

⁴ Bluestone likewise attacks the procedural validity of the second deficiency judgment itself. For purposes of this opinion, this court has assumed that the second deficiency judgment was properly obtained.

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 William Franklin Miller
AKA William Miller
Late of Rush Township
EXECUTRIX
Michelle Miller
362 W. Snyder Ave.
Lansford, PA 18232
ATTORNEY
Marion O'Malley
4 Chestnut Street
Montrose, Pennsylvania 18801

7/14/2017 • 7/21/2017 • 7/28/2017

ESTATE NOTICE

In the Estate of Helen E.
DeGroat, late of the Township of
Liberty, 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:

Beverly G. DeGroat
1121 Valley View Road
Montrose, PA 18801

or

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

7/14/2017 • 7/21/2017 • 7/28/2017

EXECUTRIX NOTICE

Estate of Emanuel L. Dietsch AKA
Emanuel Dietsch AKA Emanuel
Ludwig Dietsch
Late of Auburn Township
EXECUTRIX
Cynthia J. Esposito
220 Riverside Boulevard, Apt. 8N
New York, NY 10069
ATTORNEY
Judd B. Fitze
7 Marion Street
Tunkhannock, PA 18657

7/14/2017 • 7/21/2017 • 7/28/2017

EXECUTRIX NOTICE

Estate of Kathryn O. Fosegan
Late of Silver Lake Township
EXECUTRIX
Adrienne Ropecka

314 Progy Road
Brackney, PA 18812

7/14/2017 • 7/21/2017 • 7/28/2017

NOTICE

IN THE ESTATE OF **ROGER R. RINKER, A/K/A ROGER W. RINKER**, late of the Borough of Hallstead, 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:

TODD D. RINKER, Executor
P.O. Box 736
Hallstead, PA 18822

OR

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

7/7/2017 • 7/14/2017 • 7/21/2017

EXECUTOR NOTICE

Estate of Robert A. Coy
Late of Franklin Township
EXECUTOR
Allen R. Coy
236 Hawk Road
Montrose, PA 18801
ATTORNEY
Patrick M. Daly
67 Public Ave.
Montrose, PA 18801

6/30/2017 • 7/7/2017 • 7/14/2017

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 JULY 25, 2017

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 7-25-2017 9:00 AM

Writ of Execution No.:
2017-445 CP
PROPERTY ADDRESS: RR 1 Box
90 a/k/a 4387 Forest Street
Kingsley, Pa 18826
LOCATION: Lenox Township
Tax ID #: 205.03-1,040.00,000.
IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED
DWELLING
ONE - 16 X 32 IN-GROUND
SWIMMING POOL
DEFENDANTS: Leslie A.
Gustafson, Roy A. Gustafson and
Claire H. Gustafson
ATTORNEY FOR PLAINTIFF:
Matthew Fissel, Esq
(215) 627-1322

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

6/30/2017 • 7/7/2017 • 7/14/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE JULY 25, 2017

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
 7-25-2017 9:30 AM**

Writ of Execution No.:
 2017-449 CP

PROPERTY ADDRESS: 30
 Lackawanna Avenue FKA 25
 Lackawanna Ave
 Hallstead, Pa 18822
 LOCATION: Hallstead Borough
 Tax ID #: 050.07-2,005.00,000.
 IMPROVEMENTS: ONE - TWO
 STORY WOOD FRAMED
 DWELLING
 ONE - 14 X 20 WOOD FRAMED
 GARAGE
 DEFENDANTS: MICHAEL J.
 WAYMAN
 ATTORNEY FOR PLAINTIFF:
 Leon Haller, Esq
 (717) 234-4178

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

6/30/2017 • 7/7/2017 • 7/14/2017

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 29, 2017 TO JULY 5, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: EVERETT, PAUL J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - EVERETT, JOANNE S	
Locations: Parcel #	Municipality
1 - 264.00-2,005.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$199,680.00
Mortgagor: KANE, JAMES AARON	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 104.00-1,042.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$151,515.00
Mortgagor: ZEMBRZYCKI, BERNARD J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
2 - BENNETT, LEEANNA M	
Locations: Parcel #	Municipality
1 - 191.04-1,009.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$197,742.63
Mortgagor: REBA, JOHN MICHAEL	Mortgagee: REBA, BONNIE LYNNE
Locations: Parcel #	Municipality
1 - 210.00-1,048.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$116,500.00
Mortgagor: BAXTER, EVE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - HOMESTEAD FUNDING CORP
2 - JELLISON, CHRISTOPHER M	
Locations: Parcel #	Municipality
1 - 003.00-1,006.00,000.	APOLACON TOWNSHIP
Comments: 1 -PER ASSESSMENT THE PROPERTY IS IN APOLACON TWP NOT CHOCONUT.	
Information:	Consideration: \$123,500.00
Mortgagor: BEAMER, ANTHONY L	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - WALTERS, CODI S	
Locations: Parcel #	Municipality
1 - 051.00-1,003.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: LEWIS, RICHARD C	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - LEWIS, PENNY L	
Locations: Parcel #	Municipality
1 - 046.00-1,021.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$217,000.00
Mortgagor: WOLFE, MARK R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WOLFE, STACY N	
Locations: Parcel #	Municipality
1 - 033.00-1,017.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$39,250.00
Mortgagor: FOREST LAKE VOLUNTEER FIRE CO	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 083.00-2,032.00,000.	FOREST LAKE TOWNSHIP

Information:	Consideration: \$80,000.00
Mortgagor: DARROW, BARBARA J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 090.18-1,039.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$94,500.00
Mortgagor: SAYLOR, JEREMY R	Mortgagee: PS BANK
2 - SAYLOR, LONI A	
Locations: Parcel #	Municipality
1 - 217.00-2,014.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: CANTY, JAMES S JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CANTY, DIANE	
Locations: Parcel #	Municipality
1 - 214.00-1,016.05,000.	AUBURN TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: BORASKI, STEVEN M	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - HAYTER-BORASKI, LINDA L	
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: GOW, GEORGE E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GOW, SHERRY L	
Locations: Parcel #	Municipality
1 - 104.00-1,034.01,000.	BRIDGEWATER TOWNSHIP
Information: COMM OPEN - END MTG	Consideration: \$100,000.00
Mortgagor: LONG, KEVIN M	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
2 - LONG, JENNIFER	
Locations: Parcel #	Municipality
1 - 246.00-1,058.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$41,900.00
Mortgagor: WEIGLE, JASON L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WEIGLE, CHANDRA L	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 054.10-1,033.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$50,656.44
Mortgagor: JANEZIC, JOSEPH F	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 268.07-1,087.00,000.	FOREST CITY 2W
Information:	Consideration: \$0.00
Mortgagor: RUDOLPH, FRANK J	Mortgagee: CBH INC (DBA)
	2 - CARBONDALE NURSING AND REHABILITATION CENTER
Locations: Parcel #	Municipality
1 - 267.00-1,040.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$264,000.00
Mortgagor: TEDDICK, MICHAEL	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 163.00-2,006.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: SWANSON, RAYMOND	Mortgagee: WAYNE BANK
2 - SWANSON, NICOLE	
Locations: Parcel #	Municipality
1 - 077.00-1,012.01,000.	HARMONY TOWNSHIP

DEEDS

Information: EXECUTOR DEED	Consideration: \$1.00
Grantor: REINHOLD, ISABEL J (ESTATE)	Grantee: REINHOLD, ISABEL J 2 - REINHOLD, BRUCE F
Locations: Parcel # 1 - 175.00-1,025.00,000.	Municipality RUSH TOWNSHIP 2 - 175.00-1,065.00,000. RUSH
TOWNSHIP	
Information:	Consideration: \$1.00
Grantor: LAW, SHIRLEY A	Grantee: RANDOLPH, WARREN C 2 - RANDOLPH, GORDENE M
Locations: Parcel # 1 - 035.00-1,085.00,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: KANE, MARTIN J 2 - KANE, JACKIE M	Grantee: KANE, MARTIN J
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: KANE, MARTIN J 2 - KANE, JACKIE M	Grantee: KANE, JAMES AARON
Locations: Parcel # 1 - 104.00-1,042.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$365,000.00
Grantor: TEICHMAN, ERIC 2 - TEICHMAN, MARGARET	Grantee: BENNETT, LEONA 2 - BENNETT, CHAD
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: TEICHMAN, ERIC 2 - TEICHMAN, MARGARET	Grantee: BENNETT, LEONA 2 - BENNETT, CHAD
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: GALANTER, PATRICIA	Grantee: ZEMBRZYCKI, BERNARD J 2 - BENNETT, LEEANNA M
Locations: Parcel # 1 - 191.04-1,009.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$195,300.00
Grantor: PISAURO, PETER III 2 - PISAURO, PAUL 3 - PISAURO, DAVID A 4 - PERRUSO, LYNN ANNE	Grantee: REBA, JOHN MICHAEL
Locations: Parcel # 1 - 210.00-1,048.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: LEONARD, NATHAN E 2 - LEONARD, JANELLE	Grantee: BAXTER, EVE M 2 - JELLISON, CHRISTOPHER M
Locations: Parcel # 1 - 003.00-1,006.00,000.	Municipality APOLACON TOWNSHIP

Information:	Consideration: \$130,000.00
Grantor: MCGUIRE, STEVE J	Grantee: BEAMER, ANTHONY L
2 - MCGUIRE, ALICE L	2 - WALTERS, CODI S
3 - EDDLESTON, DAVID	
4 - EDDLESTON, SUSAN	
Locations: Parcel #	Municipality
1 - 051.00-1,003.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$317,000.00
Grantor: SHAGER, WILLIAM E	Grantee: WOLFE, MARK R
	2 - WOLFE, STACY N
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: STORCK, RICHARD H	Grantee: BUNNELL, MICHAEL
2 - STORCK, GRETCHEN V	2 - BUNNELL, TINA
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: DEFFLER, VERONICA L	Grantee: DAUM, RICHARD E JR
	2 - MADIGAN, TERRI S
	3 - DAUM, ROBERT
Locations: Parcel #	Municipality
1 - 060.00-1,013.01,000.	APOLACON TOWNSHIP
Information:	Consideration: \$97,500.00
Grantor: SHOUP, WILLIAM R (BY ATTY)	Grantee: PLACES PROPERTIES LLC
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
2 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SAYLOR, JEREMY R	Grantee: SAYLOR, JEREMY R
	2 - SAYLOR, LONI A
Locations: Parcel #	Municipality
1 - 217.00-2,014.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEWIS, SAM W	Grantee: LEWIS, SAM W
2 - LEWIS, ANN MARIE	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DELISA, ALBERT	Grantee: LARTZ, MICHAEL D
2 - DELISA, KIM	
Locations: Parcel #	Municipality
1 - 148.00-1,019.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EMERSON, C ROBERT	Grantee: STEDMAN, ERIC
2 - EMERSON, BONNIE D	2 - STEDMAN, ANY R
Locations: Parcel #	Municipality
1 - 031.00-3,040.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$137,000.00
Grantor: ESTATE OF DOROTHY WEGMAN	Grantee: BUTTON, LAURETTA A
Locations: Parcel #	Municipality
1 - N/A	MONTROSE

Information:	Consideration: \$1.00
Grantor: LEWIS, MARGARET E (ESTATE)	Grantee: LEWIS, MATTHEW D 2 - LEWIS, CHRISTOPHER S
Locations: Parcel # 1 - 124.14-4,019.00,000.	Municipality MONTROSE
Information:	Consideration: \$125,000.00
Grantor: SHEPPARD, GLADYS C	Grantee: HOOKER, HOMER D
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DONAHUE, ANGEL L	Grantee: DONAHUE, EDWARD J
Locations: Parcel # 1 - 146.00-2,044.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROCKWELL, JOEL	Grantee: ROCKWELL, JOEL D
2 - ROCKWELL, PAMELA A	2 - ROCKWELL, PAMELA A
Locations: Parcel # 1 - 037.00-1,034.00,000.	Municipality HARMONY TOWNSHIP
Information: INT 8 UNIT 42	Consideration: \$100.00
Grantor: GINALSKI, BARBARA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 9 UNIT 43	Consideration: \$100.00
Grantor: GINALSKI, BARBARA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: JERAULD, DUANE L	Grantee: JERAULD, DUANE L
2 - JERAULD, JANE F	2 - JERAULD, JANE F
	3 - JERAULD, CHRISTOPHER CA
	4 - BELMORE, JENNIFER
	5 - KELLY, BLAKE A
	6 - KELLY, ANDREW J
Locations: Parcel # 1 - 054.00-1,014.00,000.	Municipality OAKLAND TOWNSHIP
Information: QUIT CLAIM	Consideration: \$5,000.00
Grantor: KAJA HOLDINGS LLC	Grantee: HONRADEZ INVESTMENT GROUP LLC
Locations: Parcel # 1 - 268.07-5,030.00,000.	Municipality FOREST CITY
Information:	Consideration: \$67,500.00
Grantor: CHARLES AND MARTIN SKUBIC POST NO 524	Grantee: WAYNE MEMORIAL COMMUNITY HEALTH CENTERS INC
2 - AMERICAN LEGION HOME ASSOCIATION INC	
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$81,900.00
Grantor: SNELL, KYLE J	Grantee: WEIGLE, JASON L
	2 - WEIGLE, CHANDRA L
Locations: Parcel # 1 - 054.10-1,033.00,000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$35,000.00
Grantor: CASTLEROCK 2017 LLC	Grantee: MEDITERRANEAN INVESTMENTS LLC
Locations: Parcel # 1 - 124.13-1,045.00,000.	Municipality MONTROSE



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