

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ May 16, 2025 ★ Montrose, PA ★ No. 8



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Court of Common Pleas
34th Judicial District:

The Hon. Jason J. Legg
President 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

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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.

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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

All other notices will be billed at \$1.95 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
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*Individual copies available for \$5 each Subscription Year: March–February
Prorated subscriptions available*

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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

Estate of John Bonavita Sr.
Late of Auburn Township
EXECUTOR
Cindy Bonavita (Estate of John Bonavita Sr.)
PO Box 73
South Montrose, PA 18843

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Jacqueline A. Castle
Late of New Milford Township
EXECUTOR
Michele Welles
540 Browntown Road
Wyalusing, PA 18853
ATTORNEY
Mark W. Smith
427 Main Street
Towanda, PA 18848

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

ESTATE OF ANITA M. SWETTER, late of Springville, Pennsylvania (died March 14, 2025). Letters of Administration have been issued to Pauline Wooster, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Patrick Walsh, Esquire, Attorney for the Estate, 261 E. Grove Street, Clarks Green, PA 18411.

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

ESTATE NOTICE In the Estate of Cindy L. Monroe, late of the township of Oakland, who died on April 16th, 2025, letters of Administration have been granted to the undersigned. All individuals indebted to or having claims against said estate are requested to present them promptly to:

Andrea J. Buer, Administratrix
551 Lake Kilby Rd.
Suffolk, VA 23434

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Robert J. Helmacy
AKA Robert John Helmacy
Late of Lathrop Township
EXECUTRIX
Colleen M. Helmacy
643 State Route 2096
Hop Bottom, PA 18824

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

Estate of Laura Diane Cerracchio
AKA Laura D. Cerracchio
Late of Middletown Township
ADMINISTRATOR
Charles J Aliano, Esquire
37 Jackson Ave.
Susquehanna, PA 18847
ATTORNEY
Charles J Aliano
37 Jackson Ave.
Susquehanna, PA 18847

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

In the Estate of Robert S.
McFarland, a/k/a Robert Scott
McFarland, of Choconut Township,
Susquehanna County,
Commonwealth of Pennsylvania.

Letters of Administration in the
above estate have been granted to
Laurie Peal. 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:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

In the Estate of Kenneth T. Saul,
Jr., of Forest City Borough,
Susquehanna County, Commonwealth
of Pennsylvania.

Letters of Administration in the
above estate have been granted to
Kenneth T. Saul. 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:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

5/2/2025 • 5/9/2025 • 5/16/2025

ESTATE NOTICE

Notice is hereby given that an
exemplified copy of the Letters of
Testamentary in the ESTATE OF
FEDELE CUGLIARI, late of
Newark City, Essex County, New
Jersey (died May 16, 2024) issued
to Anthony Cugliari, Executor, has
been filed in the Susquehanna
County Register of Wills. All
persons indebted to the said estate

are required to make payment, and those having claims or demands to present the same without delay to Anthony Cugliari or to Levene Gouldin & Thompson, LLP, attorneys for the ancillary estate, 450 Plaza Drive, Vestal, NY 13850.

5/2/2025 • 5/9/2025 • 5/16/2025

ESTATE NOTICE

Estate of Jimmy A. Garner, Jr.
Late of Bridgewater Township
ADMINISTRATOR
Michelle S. Garner
1016 Sterling Road
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly
50 Public Avenue
Montrose, PA 18801

5/2/2025 • 5/9/2025 • 5/16/2025

OTHER NOTICES

ORPHAN'S COURT DIVISION

ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna

County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

The Estate of George J. Bird,
deceased
Violet Mucic a/k/a Violet Scarfo,
Co-Executrix
Emily Maslar, Co-Executrix
Michael Briechele, Esq.
Briechele Law Offices, P.C.
Attorney for the Estate

The Estate of Bernard M. O'Neil,
deceased
Colleen Fancher, Executrix
Francis X. O'Connor, Esq.
Francis X. O'Connor Law Office
Attorney for the Estate

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, June 10, 2025, and if no exceptions have been filed thereto the account will be Confirmed Final.

WENDY ZAPOLSKI
CLERK OF ORPHANS' COURT

5/16/2025 • 5/23/2025

MORTGAGES AND DEEDS

*RECORDED FROM MAY 1, 2025 TO MAY 7, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: ANDERSON, MIKALA N Locations: Parcel # 1 - 016.00-2,002.00,000.	Consideration: \$161,500.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality HARMONY TOWNSHIP
Information: Mortgagor: HAWK, JAMES AARON 2 - HAWK, ERICA Locations: Parcel # 1 - 124.13-2,009.00,000.	Consideration: \$154,646.00 Mortgagee: UNITED WHOLESale MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality MONTROSE
Information: Mortgagor: HANSEN, TY 2 - HANSEN, SAMANTHA Locations: Parcel # 1 - 210.00-2,009.00,000.	Consideration: \$10,000.00 Mortgagee: WAYNE BANK Municipality UNIONDALE BOROUGH
Information: Mortgagor: HENDERSON, KIMBERLY 2 - HENDERSON, RICHARD Locations: Parcel # 1 - 266.00-1,004.10,000. 2 - 266.00-1,004.08,000.	Consideration: \$376,800.00 Mortgagee: NET FEDERAL CREDIT UNION Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP
Information: Mortgagor: BURZO, JERRY 2 - FOLEY, STACEY Locations: Parcel # 1 - 054.16-2,034.00,000.	Consideration: \$108,000.00 Mortgagee: BETTER MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality SUSQUEHANNA
Information: Mortgagor: OVERFIELD, DOUGLAS W 2 - HILL, JAMES N 3 - MITCHELL, ELLEN (AKA) 4 - FUHREY-FRYSTAK, ELLEN (AKA) 5 - FRYSTAK, ELLEN FUHREY Locations: Parcel # 1 - 124.17-3,084.00,000.	Consideration: \$45,307.50 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality MONTROSE 2W
Information: Mortgagor: OVERFIELD, DOUGLAS W 2 - HILL, JAMES N 3 - MITCHELL, ELLEN (AKA) 4 - FUHREY-FRYSTAK, ELLEN (AKA) 5 - FRYSTAK, ELLEN FUHREY Locations: Parcel # 1 - 124.17-3,084.00,000.	Consideration: \$10,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA Municipality MONTROSE 2W
Information: Mortgagor: BILSKY, JENNIFER Locations: Parcel # 1 - 191.13-2,072.00,000. 2 - 191.13-2,071.00,000. 3 - 191.13-2,061.00,000.	Consideration: \$152,973.24 Mortgagee: BRUNORI, RICHARD M 2 - BRUNORI, ANN C Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP HERRICK TOWNSHIP

Information: Mortgagor: JOHNSON, GABRIEL A (AKA) 2 - JOHNSON, GABRIEL ALEXANDER	Consideration: \$201,286.00 Mortgagee: CROSSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 042.19-1,009.00,000.	Municipality CHOCONUT TOWNSHIP
Information: Mortgagor: DEVLIN, KYLE 2 - DEVLIN, STEPHANIE	Consideration: \$202,800.00 Mortgagee: NFM INC (DBA) 2 - NFM LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.14-1,005.00,000. 2 - 054.14-1,003.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA
Information: Mortgagor: LEWIS, RONALYN Locations: Parcel # 1 - 124.13-3,017.00,000.	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality MONTROSE 2W
Information: Mortgagor: LEWIS, RONALYN Locations: Parcel # 1 - 124.13-3,017.00,000.	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality MONTROSE 2W
Information: Mortgagor: NOVUS HOME MORTGAGE 2 - IXONIA BANK	Consideration: \$168,150.00 Mortgagee: BARKASY, DYLAN SCOTT 2 - PHILLIPS, PEYTON OLIVIA 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 050.12-1,011.00,000.	Municipality HALLSTEAD BOROUGH
Information: Mortgagor: PIROLI, JOHN PAUL 2 - PIROLI, REBECCA Locations: Parcel # 1 - 177.00-1,028.01,000.	Consideration: \$504,000.00 Mortgagee: PS BANK Municipality RUSH TOWNSHIP
Information: Mortgagor: LACROIX, RANDOLPH 2 - LACROIX, EVELYN Locations: Parcel # 1 - 245.00-2,091.00,000.	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: KANE, RENEE	Consideration: \$116,758.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 225.00-1,087.01,000.	Municipality LENOX TOWNSHIP
Information: Mortgagor: BTB LAND HOLDINGS LLC Locations: Parcel # 1 - 050.07-2,019.00,000.	Consideration: \$96,000.00 Mortgagee: WAYNE BANK Municipality HALLSTEAD BOROUGH
Information: Mortgagor: RITTY, EDWARD J 2 - RITTY, LISA MARIE Locations: Parcel # 1 - 268.06-2,045.00,000.	Consideration: \$185,576.00 Mortgagee: UNITED WHOLESALE MORTGAGE LLC Municipality FOREST CITY
Information: Mortgagor: VANETTEN, BRENDON	Consideration: \$71,250.00 Mortgagee: PREMIUM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 067.00-2,071.00,000.	Municipality FRANKLIN TOWNSHIP

Information:	Consideration: \$470,324.00
Mortgagor: GRIFFIS, PATRICK	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 095.00-1,005.00,000.	THOMPSON TOWNSHIP

DEEDS

Information:	Consideration: \$161,500.00
Grantor: BISHOP, DARREN L 2 - BISHOP, SARAH A	Grantee: ANDERSON, MIKALA N
Locations: Parcel #	Municipality
1 - 016.00-2,002.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ERICKSON, BRETT TENNILLE 2 - SHADDUCK, JESSE LEE 3 - SHADDUCK, CARRIE JAYE	Grantee: SHADDUCK, JESSE LEE 2 - SHADDUCK, SHEENA JO
Locations: Parcel #	Municipality
1 - 100.00-1,035.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: CALBY, MARGARET D (ESTATE AKA) 2 - CALBY, MARGARET (ESTATE)	Grantee: CALBY, CHRISTOPHER J
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$157,500.00
Grantor: WHELOCK, DEAN A	Grantee: HAWK, JAMES AARON 2 - HAWK, ERICA
Locations: Parcel #	Municipality
1 - 124.13-2,009.00,000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: COSTIGAN, SARAH A (NBM) 2 - NAMIAK, SARAH A	Grantee: NAMIAK, SARAH A 2 - NAMIAK, ANDREW J
Locations: Parcel #	Municipality
1 - 262.00-1,019.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KANE, DONALD J 2 - KANE, SHIELA J	Grantee: KANE FAMILY IRREVOCABLE TRUST
Locations: Parcel #	Municipality
1 - 074.00-1,029.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KANE, DONALD J 2 - KANE, SHIELA J	Grantee: KANE FAMILY IRREVOCABLE TRUST
Locations: Parcel #	Municipality
1 - 075.00-3,002.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FORTUNA, MARGARET (ESTATE)	Grantee: WILCE, MARY GRACE 2 - FORTUNA, EDWARD 3 - FORTUNA, MICHAEL
Locations: Parcel #	Municipality
1 - 146.00-2,040.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$471,000.00
Grantor: LAPERA, FRANCIS X JR 2 - LAPERA, ALICIA M (AKA) 3 - LAPERA, ALICIA	Grantee: HENDERSON, KIMBERLY 2 - HENDERSON, RICHARD
Locations: Parcel #	Municipality
1 - 266.00-1,004.10,000.	CLIFFORD TOWNSHIP
2 - 266.00-1,004.08,000.	CLIFFORD TOWNSHIP

Information: Grantor: VANNESS, RICHARD D 2 - VANNESS, NANCY MCGOWAN	Consideration: \$1.00 Grantee: VANNESS, NANCY MCGOWAN
Locations: Parcel # 1 - 045.17-1,008.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: AMBAGAIS, WILLIAM FRANCIS (ESTATE AKA) 2 - AMBAGAIS, WILLIAM F SR (ESTATE AKA) 3 - AMBAGAIS, WILLIAM F (ESTATE)	Consideration: \$1.00 Grantee: BOSSERT, FRANCES D
Locations: Parcel # 1 - 168.00-2,023.00,000.	Municipality GIBSON TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: AMBAGAIS, WILLIAM FRANCIS (ESTATE AKA) 2 - AMBAGAIS, WILLIAM F SR (ESTATE AKA) 3 - AMBAGAIS, WILLIAM F (ESTATE)	Consideration: \$1.00 Grantee: AMBAGAIS, WILLIAM F JR
Locations: Parcel # 1 - 168.00-2,023.00,000.	Municipality GIBSON TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: AMBAGAIS, WILLIAM FRANCIS (ESTATE AKA) 2 - AMBAGAIS, WILLIAM F SR (ESTATE AKA) 3 - AMBAGAIS, WILLIAM F (ESTATE)	Consideration: \$1.00 Grantee: GHENT, CATHERINE ANNE
Locations: Parcel # 1 - 168.00-2,023.00,000.	Municipality GIBSON TOWNSHIP
Information: Grantor: CLAPPER, PATRICIA J (TRUST BY TRUSTEE)	Consideration: \$1.00 Grantee: CLAPPER, PATRICIA J (TRUST)
Locations: Parcel # 1 - 110.00-2,028.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: MONTEFORTE, IRENO 2 - MONTEFORTE, MARY J	Consideration: \$1.00 Grantee: MONTEFORTE ENTERPRISES INC
Locations: Parcel # 1 - 129.00-1,056.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: ZARNOWSKI, JOHN P (ESTATE AKA) 2 - ZARNOWSKI, JOHN PAUL (ESTATE AKA) 3 - ZARNOWSKI, JOHN (ESTATE)	Consideration: \$260,000.00 Grantee: TESORONI, LANCE 2 - MOFFAT, LEE-ANN
Locations: Parcel # 1 - 267.00-1,013.00,000.	Municipality CLIFFORD TOWNSHIP
Information: OIL GAS AND MINERAL Grantor: BARBOUR, JAMES L 2 - BARBOUR, KIM R	Consideration: \$245,000.00 Grantee: PMG PENNSYLVANIA I LP 2 - ETERNAL ENERGY LP
Locations: Parcel # 1 - 048.00-1,054.00,000. 2 - 091.00-2,086.00,000. 3 - 049.00-1,052.00,000. 4 - 048.00-1,055.00,000. 5 - 048.00-1,061.00,000.	Municipality LIBERTY TOWNSHIP NEW MILFORD TOWNSHIP LIBERTY TOWNSHIP LIBERTY TOWNSHIP LIBERTY TOWNSHIP
Information: Grantor: DECKER, KELLY	Consideration: \$183,000.00 Grantee: BURZO, JERRY 2 - FOLEY, STACEY
Locations: Parcel # 1 - 054.16-2,034.00,000.	Municipality SUSQUEHANNA
Information: Grantor: FALBO-MILKOVIC, ROSAMARIA (AKA) 2 - MILKOVIC, ROSAMARIA FALBO	Consideration: \$10.00 Grantee: FALBO-MILKOVIC, ROSAMARIA (TRUST AKA) 2 - MILKOVIC, ROSAMARIA FALBO (TRUST)
Locations: Parcel # 1 - 182.00-2,008.00,000.	Municipality BROOKLYN TOWNSHIP

Information: INTERVAL 26 UNIT 37 Grantor: ZEIGLER, CHRISTY MADARA Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 37 UNIT 45 Grantor: WIESE, GENE (AKA) 2 - WIESE, EUGENE SYDNEY (AKA) 3 - WIESE, EUGENE S Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 47 UNIT 36 Grantor: VANDESANDE, STEVEN W SR Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INTERVAL 14 UNIT 42 Grantor: VAGLICA, CANDICE (AKA) 2 - VAGLICA, CANDICE D 3 - VAGLICA, CRYSTAL (NBM) 4 - CLARK, CRYSTAL 5 - VAGLICA, LAWRENCE 6 - VAGLICA, SEAN 7 - VAGLICA, ANTHONY Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: BRUNORI, RICHARD M 2 - BRUNORI, ANN C Locations: Parcel # 1 - 191.13-2,072.00,000. 2 - 191.13-2,071.00,000. 3 - 191.13-2,061.00,000.	Consideration: \$152,973.24 Grantee: BILSKY, JENNIFER Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP HERRICK TOWNSHIP
Information: Grantor: HERITAGE, BENJAMIN C 2 - HERITAGE, GARY T 3 - HERITAGE, STACEY M (AKA) 4 - HERITAGE, STACY 5 - HERITAGE, TIMOTHY P Locations: Parcel # 1 - 201.00-2,050.00,000.	Consideration: \$1.00 Grantee: HERITAGE, BENJAMIN C 2 - HERITAGE, GARY T 3 - HERITAGE, TIMOTHY P 4 - HERITAGE, STACEY M 5 - HERITAGE, SHARON L Municipality BROOKLYN TOWNSHIP
Information: Grantor: SHAGER, WILLIAM E 2 - SHAGER, LINDA Locations: Parcel # 1 - N/A	Consideration: \$10,000.00 Grantee: DIAZ HOLDINGS LLC Municipality LENOX TOWNSHIP
Information: Grantor: DUNHAM, JEORY A 2 - DUNHAM, JADA (NBM) 3 - TENNANT, JADA Locations: Parcel # 1 - 042.19-1,009.00,000.	Consideration: \$205,000.00 Grantee: JOHNSON, GABRIEL ALEXANDER Municipality CHOCONUT TOWNSHIP
Information: Grantor: BRADFORD, ROBERT L 2 - BRADFORD, ANITA L Locations: Parcel # 1 - N/A	Consideration: \$400,000.00 Grantee: SAG ACRES LLC Municipality FOREST LAKE TOWNSHIP
Information: Grantor: SAWLER, KIM (AKA) 2 - SAWLER, KIM L Locations: Parcel # 1 - 083.00-2,033.00,000.	Consideration: \$400,000.00 Grantee: SAG ACRES LLC Municipality FOREST LAKE TOWNSHIP

Information: Grantor: YANNONE, PHILIP J 2 - YANNONE, JENNIFER	Consideration: \$253,500.00 Grantee: DEVLIN, KYLE 2 - DEVLIN, STEPHANIE
Locations: Parcel # 1 - 054.14-1,005.00,000. 2 - 054.14-1,003.00,000. 3 - N/A	Municipality SUSQUEHANNA SUSQUEHANNA SUSQUEHANNA
Information: Grantor: DRAB, WALTER 2 - DRAB, EILEEN	Consideration: \$1.00 Grantee: FARTHING, ROBERT J
Locations: Parcel # 1 - 042.19-1,004.00,000.	Municipality CHOCONUT TOWNSHIP
Information: Grantor: FOLKERT, JACKLYN K (TRUST) Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: FOLKERT, JACKLYN K Municipality HERRICK TOWNSHIP
Information: Grantor: FAIRPORT ASSET MANAGEMENT 2 REO LLC 2 - FAIRPORT ASSET MANAGEMENT REO 2 LLC	Consideration: \$143,000.00 Grantee: LEWIS, RONALYN
Locations: Parcel # 1 - 124.13-3,017.00,000.	Municipality MONTROSE 2W
Information: Grantor: MARCONI, JOHN R	Consideration: \$177,000.00 Grantee: BARKASY, DYLAN SCOTT 2 - PHILLIPS, PEYTON OLIVIA
Locations: Parcel # 1 - 050.12-1,011.00,000.	Municipality HALLSTEAD BOROUGH
Information: Grantor: CRAIGE, GLORIA	Consideration: \$630,000.00 Grantee: PIROLLO, JOHN PAUL 2 - PIROLLO, REBECCA
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information: Grantor: WILKINS, EDWIN A Locations: Parcel # 1 - 225.00-1,087.01,000.	Consideration: \$135,000.00 Grantee: KANE, RENEE Municipality LENOX TOWNSHIP
Information: Grantor: JOHNSON, PAULINE R Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ELLINGER, DONALD G Municipality JESSUP TOWNSHIP
Information: Grantor: BENDOCK, PATRICIA A Locations: Parcel # 1 - 050.07-2,019.00,000.	Consideration: \$120,000.00 Grantee: BTB LAND HOLDINGS LLC Municipality HALLSTEAD BOROUGH
Information: Grantor: DOOLEY, JOAN (NKA) 2 - MAZIKIEWICH, JOAN M	Consideration: \$1.00 Grantee: DOOLEY, MEGHAN JEAN
Locations: Parcel # 1 - 054.12-2,043.00,000.	Municipality SUSQUEHANNA
Information: Grantor: SKORONSKI, JAMES 2 - SKORONSKI, WENDY C 3 - MANLEY, SUZANNE	Consideration: \$71,762.00 Grantee: MANLEY, SUZANNE 2 - MANLEY, PATRICK J
Locations: Parcel # 1 - 033.00-1,028.00,000.	Municipality GREAT BEND TOWNSHIP

Information: Grantor: DEBORD, ALICIA A 2 - DEBORD, KENNETH	Consideration: \$402,500.00 Grantee: IJ MINERALS LLC
Locations: Parcel # 1 - 189.00-2,007.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: DNR REALTY LLC	Consideration: \$189,000.00 Grantee: RITTY, EDWARD J 2 - RITTY, LISA MARIE
Locations: Parcel # 1 - 268.06-2,045.00,000.	Municipality FOREST CITY
Information: Grantor: MILLER, JAMES	Consideration: \$1.00 Grantee: MILLER, JAMES R (TRUST)
Locations: Parcel # 1 - 201.00-2,047.00,000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: PRATT, ROBERT W (ESTATE AKA) 2 - PRATT, ROBERT (ESTATE)	Consideration: \$75,000.00 Grantee: VANETTEN, BRENDON
Locations: Parcel # 1 - 067.00-2,071.00,000.	Municipality FRANKLIN TOWNSHIP
Information: CORRECTIVE Grantor: THOMAS, LINDA A (NKA) 2 - WALLACE, LINDA A 3 - WALLACE, ROY K (ESTATE)	Consideration: \$1.00 Grantee: THOMAS, LINDA A (NKA) 2 - WALLACE, LINDA A
Locations: Parcel # 1 - 083.20-1,053.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: CHRISTIAN, LAURIE 2 - THOMAS, LINDA A (NKA) 3 - WALLACE, LINDA A	Consideration: \$1.00 Grantee: LOUNSBERRY, BONNIE
Locations: Parcel # 1 - 083.20-1,053.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: SERSHEN, JOHN	Consideration: \$1.00 Grantee: BRONG, KEVIN T 2 - BRONG, ANGELA B
Locations: Parcel # 1 - 157.15-1,029.00,000.	Municipality RUSH TOWNSHIP
Information: Grantor: KANE, ERIN NICOLE 2 - KANE, RYAN PATRICK	Consideration: \$479,000.00 Grantee: GRIFFIS, PATRICK
Locations: Parcel # 1 - 095.00-1,005.00,000.	Municipality THOMPSON TOWNSHIP
Information: Grantor: AI LLC	Consideration: \$17,500.00 Grantee: MARCY, JAMES E JR
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: MARCY, JAMES E	Consideration: \$1.00 Grantee: MARCY, JAMES ELMER 2 - MARCY, GAYLE ANN
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP



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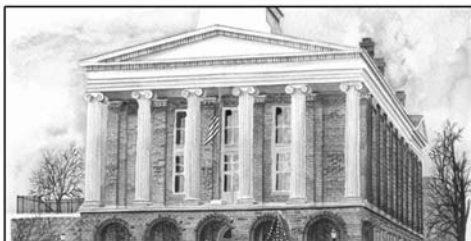
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