

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

34th Judicial District

Vol. 5 ★ May 8, 2020 ★ Montrose, PA ★ No. 6



**IN THIS ISSUE**

LEGAL NOTICES .....	4
SHERIFF'S SALES .....	7
MORTGAGES & DEEDS .....	8



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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.



***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*

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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.

### *Commissioners*

Elizabeth M. Arnold — Chair  
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

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

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#### 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.*

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#### EXECUTRIX NOTICE

Estate of MayBelle Golis  
Late of Bridgewater Township  
CO-EXECUTRIX  
Rosemary Franssen  
610 Woodbourne Rd.  
Montrose, PA 18801  
CO-EXECUTRIX  
Diana Golis  
1855 County Rd. 109  
Glenwood Springs, CO 81601

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5/8/2020 • 5/15/2020 • 5/22/2020

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#### LEGAL NOTICE

**ESTATE NOTICE IN THE  
ESTATE OF GLENN ARTHUR  
BAILEY, A/K/A GLENN A.  
BAILEY, A/K/A GLENN  
BAILEY**, late of the Borough of  
New Milford, County of  
Susquehanna, Commonwealth of  
Pennsylvania, who dies on March  
4, 2020. Letters Testamentary in  
the above estate have been granted  
to he 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: Erin Lynn Bailey,  
Executrix, c/o JAMI LAYAOU  
HEARN, ESQ. 181 West Tioga  
Street, Tunkhannock, PA 18657.

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5/8/2020 • 5/15/2020 • 5/22/2020

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#### ESTATE NOTICE

Estate of Diane S. Cavender,  
Deceased. Late Lenox Twp.,  
Susquehanna County, PA. D.O.D.  
3/17/20. Letters Testamentary on  
the above Estate have been granted  
to the undersigned, who request all  
persons having claims or demands  
against the estate of the decedent to  
make known the same and all  
persons indebted to the decedent to  
make payment without delay to  
Charles D. Cavender, Executor, 627  
Forest St., Hop Bottom, PA 18824.

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5/8/2020 • 5/15/2020 • 5/22/2020

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#### EXECUTRIX NOTICE

Estate of Walter David Galloway  
AKA Walter D. Galloway  
Late of Great Bend Township  
EXECUTRIX  
Sharon Gilman  
173 Bevier St.  
Binghamton, NY 13904

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5/8/2020 • 5/15/2020 • 5/22/2020

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## ADMINISTRATRIX NOTICE

Estate of Matthew K. Fearnley  
Late of Forest Lake Township  
CO-ADMINISTRATOR  
Robert W. Fearnley  
752 Chestnut Ridge Road  
Montrose, PA 18801  
CO-ADMINISTRATRIX  
Dawn Fearnley  
752 Chestnut Ridge Road  
Montrose, PA 18801  
ATTORNEY  
Susan L. English  
21-23 Public Ave.  
Montrose, PA 18801

**5/1/2020 • 5/8/2020 • 5/15/2020**

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## EXECUTRIX NOTICE

Estate of Richard A. Rebello AKA  
Richard Rebello  
Late of Silver Lake Township  
CO-EXECUTRIX  
Jennifer Short  
1974 State Line Road  
Brackney, PA 18812  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**5/1/2020 • 5/8/2020 • 5/15/2020**

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## EXECUTOR NOTICE

Estate of Robert Griffin AKA  
Robert P. Griffin  
Late of Apolacon Township  
CO-EXECUTOR  
John M. Griffin  
4046 Tpk. St.  
Friendsville, PA 18818  
CO-EXECUTOR  
Joseph R. Griffin  
4164 Tpk. St.

Friendsville, PA 18818

ATTORNEY

John R. Dean  
Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

**5/1/2020 • 5/8/2020 • 5/15/2020**

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## EXECUTRIX NOTICE

Estate of Phyllis M. Smith  
Late of Montrose Borough  
EXECUTRIX  
Brenda Smith  
3886 SR 3009  
Meshoppen, PA 18630  
ATTORNEY  
John R. Dean  
Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

**5/1/2020 • 5/8/2020 • 5/15/2020**

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## NOTICE

In the Estate of Melvin G. Hart, Jr., deceased, late of Franklin Township, Susquehanna County, Pennsylvania.

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

Mark A. Holveck  
53 Barkers Mill Road  
Windsor, NY 07840

OR

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

**4/24/2020 • 5/1/2020 • 5/8/2020**

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## **OTHER NOTICES**

### **NOTICE**

#### **ORPHANS' 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:

Estate of D. ELOISE EVANS,  
deceased  
Jill deGonzague, Executrix

Estate of JOHN N. GARDNER,  
deceased  
John C. Gardner, Executor

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, May 19, 2020, and if no exceptions have been filed thereto the account will be Confirmed Final.

**MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT**

**5/1/2020 • 5/8/2020**



## **NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY; NO. 2019-1351-CP**

Vanderbilt Mortgage and Finance,  
Inc.,  
Plaintiff

vs.

Sherry L. Upright and Eric K.  
Starcher,  
Defendants.

### **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

TO: Eric K. Starcher.  
Premises subject to foreclosure:  
5035 Tingley Lake Road, New  
Milford, PA 18834.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty days of this publication. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal

services to eligible persons at a reduced fee or no fee. Pennsylvania Lawyer

Referral Service (800) 692-7375;  
Susquehanna County Courthouse,  
105 Maple Street, P.O. Box 218,  
Montrose, PA 18801.

Weber Gallagher,  
Attorney for Plaintiff,  
2000 Market Street, 13th Floor,  
Philadelphia, PA 19103,  
(267) 295-3364.

**5/8/2020**

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### **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.*

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE JUNE 23, 2020**

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**

**06/23/2020 11:00 AM**

Writ of Execution No.:

2019-1360 CP

PROPERTY ADDRESS: 27830

State Route 267 a/k/a Rural Route  
1 Box 1644 a/k/a Route 267  
Friendsville T/O Choconut, PA  
18818-8733

LOCATION: Choconut Township  
Tax ID #: 005.04-1,007.00,000.

IMPROVEMENTS: ONE – 1 story  
wood framed dwelling;  
ONE – 20 x 40 wood framed  
closed shed;

ONE – 30 x 40 block horse barn

DEFENDANTS: Gavin A. Rebello  
and Karen E. Rebello

ATTORNEY FOR PLAINTIFF:  
James Buck, Esq.  
(215) 572-8111

### **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.susqco.com](http://www.susqco.com), then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,  
Susquehanna County Sheriff

**5/1/2020 • 5/8/2020 • 5/15/2020**

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**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 23, 2020 TO APRIL 29, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$171,000.00
Mortgagor: CLAPPER, TAMMY L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 010.00-1,007.01,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$180,000.00
Mortgagor: EMMERICH, TYLER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - EMMERICH, IRINA	
Locations: Parcel # 1 - 237.00-1,002.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$64,020.00
Mortgagor: SALANSKY, KATIE J	Mortgagee: NBT BANK
Locations: Parcel # 1 - 054.11-2,077.00,000. 2 - 054.11-2,077.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$130,000.00
Mortgagor: WALDENBERGER, PETER J 2 - WALDENBERGER, DONNA K	Mortgagee: NBT BANK
Locations: Parcel # 1 - 197.00-3,015.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$110,675.00
Mortgagor: MEANY, WALTER (AKA) 2 - MEANY, WALTER SR	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 191.00-1,029.01,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$97,000.00
Mortgagor: KAY BUTLER FAMILY IRREVOCABLE TRUST (BY TRUSTEE)	Mortgagee: NORTHWEST BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.07-3,001.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$187,918.00
Mortgagor: MANLEY, JOHN W III 2 - MANLEY, SAMANTHA J	Mortgagee: HOMESTEAD FUNDING CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 026.00-2,003.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$176,932.00
Mortgagor: DEMI, RICHARD S 2 - DEMI, VALERIE L	Mortgagee: ICONIC MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 165.00-2,033.00,000.	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$163,000.00
Mortgagor: PHILLIPS, JAMES WALTER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PHILLIPS, ANN MARIE	
Locations: Parcel # 1 - 218.00-1,004.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: DEMCHAK, CHRISTOPHER	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 021.05-1,008.01,000.	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$117,350.00
Mortgagor: FOLLERT, KRISTEN NICOLE 2 - FOLLERT, THOMAS GREGORY	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 124.14-1,024.00,000.	Municipality MONTROSE
Information:	Consideration: \$70,000.00
Mortgagor: DONNORA, DAVID A 2 - DONNORA, AMY M	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 161.12-1,022.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$90,707.00
Mortgagor: LOPEZ, PEDRO	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ARK LA TEX FINANCIAL SERVICES LLC (DBA) 3 - BENCHMARK MORTGAGE
Locations: Parcel # 1 - 054.14-2,074.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$234,300.00
Mortgagor: CALLAHAN, JOSEPH R 2 - CALLAHAN, JULIE	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 111.10-1,020.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$62,000.00
Mortgagor: BROWN, BRIAN 2 - BROWN, ADRIENNE	Mortgagee: FNCB BANK
Locations: Parcel # 1 - 267.00-1,054.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: WELLS, DAVID 2 - WELLS, AMI E	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 243.00-1,031.00,000.	Municipality LENOX TOWNSHIP

## DEEDS

Information:	Consideration: \$66,000.00
Grantor: SLOCUM, CHRISTOPHER W (NBM) 2 - MCCOY, CHRISTOPHER W 3 - MCCOY, RONNIE W	Grantee: SALANSKY, KATIE J
Locations: Parcel # 1 - 054.11-2,077.00.000. 2 - 054.11-2,077.00.000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$1,944.66
Grantor: FOWLER, MARY G (ESTATE AKA BY SHERIFF) 2 - FOWLER, MARY (ESTATE BY SHERIFF) 3 - FOWLER, ROBERT (BY SHERIFF)	Grantee: WILMINGTON TRUST NATIONAL ASSOCIATION 2 - MFRA TRUST 2014-2
Locations: Parcel # 1 - 048.00-1,044.00.000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NATIONSTAR REO SUB1B LLC	Grantee: NATIONSTAR HECM ACQUISITION TRUST 2019-1
Locations: Parcel # 1 - 115.09-1,096.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$50,000.00
Grantor: NATIONSTAR HECM ACQUISITION TRUST 2019-1	Grantee: RIEFLER, BRENDA
Locations: Parcel # 1 - 115.09-1,096.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$116,500.00
Grantor: ROTSAERT, KEITH	Grantee: MEANY, WALTER (AKA) 2 - MEANY, WALTER SR
Locations: Parcel # 1 - 191.00-1,029.01.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: BAROVICH, MARGARET D	Grantee: VAKAY, NICHOLAS A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$0.00
Grantor: SOVA, JACOB WILLIAM JR	Grantee: SOVA, JONATHAN PHILIP
Locations: Parcel # 1 - 193.00-2,004.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$192,000.00
Grantor: WINTERS, BRIAN M 2 - WINTERS, BETH K	Grantee: MANLEY, JOHN WILL 2 - MANLEY, SAMANTHA J
Locations: Parcel # 1 - 026.00-2,003.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: TOMPKINS, NATHANIEL 2 - TOMPKINS, MARSHA	Grantee: HOLDRIDGE, DONALD 2 - HOLDRIDGE, SHARON
Locations: Parcel # 1 - 207.01-1,009.00.000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$21,000.00
Grantor: FYNES, JOHN P 2 - FYNES, MARYANN 3 - FYNES, GEORGE V	Grantee: WHITETAIL RIDGE PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: GRANT, DALE T 2 - GRANT, ELIZABETH M	Grantee: TRACY, MATTHEW A
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information: CORRECTIVE AND CONFIRMATORY OIL & GAS MINERAL DEED	Consideration: \$10.00
Grantor: LPR ENERGY LLC	Grantee: AUFFENBERG, DANIEL P (TRUST)
Locations: Parcel # 1 - 236.00-1,003.04,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$161,000.00
Grantor: PENZONE, CONSTANTINE J 2 - PENZONE, SCHANNA M	Grantee: SINCLAIR, KEVIN Y 2 - SINCLAIR, SARITA V
Locations: Parcel # 1 - 073.00-1,008.00,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$89,800.00
Grantor: FRYE, JOSEPH 2 - FRYE, JAYNE	Grantee: PEDRO, LOPEZ
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BOHAN, EDWARD M	Grantee: BOHAN, EDWARD M (TRUST)
Locations: Parcel # 1 - 044.00-2,028.01,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, WAYNE R	Grantee: WILLIAMS, WAYNE R
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILLIAMS, WAYNE R	Grantee: WILLIAMS, WAYNE R
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP



Legal Journal of Susquehanna County  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

