

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

34th Judicial District

Vol. 5 ★ December 18, 2020 ★ Montrose, PA ★ No. 38



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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

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Kenneth W. Seamans, *Senior Judge*

### *Magisterial District Judges*

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Jodi L. Cordner, Esq.  
Suzanne Brainard

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Cathy Hawley

### *Sheriff*

Lance Benedict

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Marion O’Malley, Esq.

### *Prothonotary, Clerk of The Court*

Jan Krupinski

### *Chief Public Defender*

Linda LaBarbara, Esq.

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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

### 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.*

#### NOTICE OF PUBLICATION

ESTATE OF SCOTT D. KLENK,  
late of Harford, Susquehanna  
County, Pennsylvania.

Date of Death: October 8, 2020  
Executor: Jonathan Klenk  
Attorneys: Needle Law, P.C.  
240 Penn Avenue –  
Suite 202  
Scranton, PA 18503

**12/18/2020 • 12/25/2020 • 1/1/2021**

#### EXECUTOR NOTICE

Estate of Josephine H.  
Leavenworth  
Late of Choconut Township,  
Susquehanna County  
EXECUTOR  
Todd R. Leavenworth  
5 Pheasant Run  
Kinnelon, NJ 07405

**12/18/2020 • 12/25/2020 • 1/1/2021**

#### EXECUTRIX NOTICE

Estate of Richard A. Banker  
Late of Franklin Township  
EXECUTRIX  
Faye K. Banker  
1263 Conroy Rd.  
Montrose, PA 18801  
ATTORNEY  
John R. Dean  
Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

**12/18/2020 • 12/25/2020 • 1/1/2021**

#### ESTATE NOTICE

Estate of Robert M. Van Tassel,  
Deceased. Late of Thompson Twp.,  
Susquehanna County, PA. 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  
Marcia K. Van Tassel, Executrix,  
c/o James J. Ruggiero, Jr., Esq., 16  
Industrial Blvd., Ste. 211, Paoli,  
PA 19301. Or to her Atty.: James J.  
Ruggiero, Jr., Ruggiero Law  
Offices, LLC, 16 Industrial Blvd.,  
Ste. 211, Paoli, PA 19301.

**12/11/2020 • 12/18/2020 • 12/25/2020**

## EXECUTOR NOTICE

Estate of Roy M. Holbrook  
Late of Bridgewater Township  
EXECUTOR  
Lawrence R. Holbrook  
551 Holbrook Road  
Montrose, PA 18801  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**12/4/2020 • 12/11/2020 • 12/18/2020**

## OTHER NOTICES

### NOTICE

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

QUIET TITLE  
NO. 2020 137 - C.P.

DOUGLAS BRENEMAN and,  
JODY BRENEMAN, his wife,  
Plaintiffs

vs.

JEFFERS POND, INC. and its  
successors and assigns, generally,  
personal representatives, legatees,  
grantees, devisees, and all other  
persons claiming by or through  
said parties and all other persons  
claiming an interest in subject  
premises  
Defendant

### AMENDED COMPLAINT TO QUIET TITLE

AND NOW COMES, Plaintiffs,  
Douglas Breneman and Jody  
Breneman, his wife, by and  
through their attorney, Michael J.  
Gathany, Esq., and respectfully  
submit the following:

1. Plaintiffs are Douglas  
Breneman and Jody Breneman, his  
wife, whose address is

2. Defendant is Jeffers Pond, Inc.,  
a New York Corporation believed to  
no longer be in existence with a last  
known address of 120 East 56th  
street, New York, NY.

3. Plaintiffs are the owners of  
three parcels of real estate situate  
in Lenox Township, Susquehanna  
County, Pennsylvania, consisting of  
32.438 acres, 6.453 acres and 17  
acres of land as evidenced deed  
dated June 14, 2019 and recorded  
June 20, 2019 at Susquehanna  
County Instrument Number  
201904702, attached hereto as  
Exhibit #A.

4. Said deed at Susquehanna  
County Instrument Number  
201904702 purports to convey to  
the Plaintiffs a 1/3 interest in the  
third piece therein consisting of 17  
acres more or less.

5. Said real estate was conveyed  
to the Plaintiffs by Richard Marino  
and Diane Marino, his wife.

6. Said real estate was conveyed  
to Richard Marino and Diane  
Marino, his wife, by Jeffers Pond,  
Inc. by deed dated January 25,  
1979 and recorded March 5, 1979  
at Susquehanna County Deed Book  
384, Page 878, a copy is attached  
hereto of Exhibit B.

7. The deed from Jeffers Pond Inc, also purports to convey a 1/3 interest in said 17 acre parcel.

8. Said 17 acre parcel is entirely contained within said 32 acre parcel.

9. Richard Marino and Diane Marino, his wife, and the Plaintiffs herein have been in open, exclusive and continuous possession of said real estate in excess of 40 years.

10. The conveyance of a 1/3 interest to the 17 acres piece, which is contained within the 32 acre piece represents a cloud on the title of the 38.891 acres actually owned by the Plaintiffs.

11. Plaintiff are the owners of 100% of the 38.891 acres by virtue of color of title and adverse possession.

WHEREFORE, Plaintiffs request your Honorable Court enter an order declaring the Defendant, Jeffers Pond, Inc. is barred from asserting any right, title or interest in the property herein described.

MICHAEL J. GATHANY,  
ESQUIRE  
Attorney for Plaintiffs  
671 Main Street  
PO Box 953  
Hallstead, PA 18822  
(570) 879-4822

12/18/2020



## 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 JANUARY 26, 2021

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

**01/26/21 09:00 AM**

Writ of Execution No.:

2020-205 CP

PROPERTY ADDRESS: 829 New York Avenue, Hallstead, PA 18822  
LOCATION: Great Bend Township  
Tax ID #: 031.14-1,002.00,000.

IMPROVEMENTS: ONE – 2 story wood framed dwelling

DEFENDANTS: Sandra L. Munyan as Adminstratix of the Estate of Alexander P. Johnson, Jr., Deceased, Michael Johnson, as Known Heir of Alexander P. Johnson, Jr., Deceased, Alexander Johnson, as Known Heir of Alexander P. Johnson, Jr., Deceased, All Unknown Heirs, Successors, Assigns, Representatives, and Devisees of

Alexander P. Johnson, Jr.,  
Deceased  
ATTORNEY FOR PLAINTIFF:  
Jacqueline f. McNally, Esq.  
(518) 786-9069

### 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

**12/4/2020 • 12/11/2020 • 12/18/2020**

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### **SHERIFF'S SALE MORTGAGE FORECLOSURE JANUARY 26, 2021**

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**

**01/26/2021 10:00 AM**

Writ of Execution No.:

2019-1351 CP

PROPERTY ADDRESS: 5035

Tingley Lake Road, New Milford,  
PA 18834

LOCATION: New Milford Township

Tax ID #: 127.00-1,040.00,000

IMPROVEMENTS: ONE – (1)  
double wide manufactured  
dwelling

ONE – (1) 6 x 12 wood framed  
shed

DEFENDANTS: Sherry L. Upright  
and Eric K. Starcher

ATTORNEY FOR PLAINTIFF:

Sarah A. Elia, Esq.  
(267) 295-3364

### 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

**12/4/2020 • 12/11/2020 • 12/18/2020**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JANUARY 26, 2021**

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**

**01/26/21 10:30 AM**

Writ of Execution No.:

2019-208 CP

PROPERTY ADDRESS: 9705 State Route 3001, Meshoppen, PA 18630

LOCATION: Auburn Township  
Tax ID #: 197.00-2,19.00,000.

IMPROVEMENTS: ONE – 1 1/3 story wood frame dwelling

ONE – 20 X 11 wood frame shed

DEFENDANTS: Patricia Shadduck and Benjamin Shadduck

ATTORNEY FOR PLAINTIFF:  
Ann Lavelle Powell, Esquire  
(570) 348-3711

**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

**12/4/2020 • 12/11/2020 • 12/18/2020**

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**SHERIFF'S SALE  
MONEY JUDGEMENT  
JANUARY 26, 2021**

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**

**01/26/2021 11:00 AM**

Writ of Execution No.:

2017-30023 CP

PROPERTY ADDRESS: 597 Old

County Road, Montrose, PA 18801  
LOCATION: Bridgewater  
Township

Tax ID #: 125.13-1,006.00,000.  
IMPROVEMENTS: ONE – 2 story  
wood framed dwelling  
ONE – 5 x 12 wood framed closed  
shed  
ONE – 24 x 40 wood framed garage  
DEFENDANTS: Kevin J. Berg and  
Brenda E. Berg  
ATTORNEY FOR PLAINTIFF:  
Robert P. Daday, Esq.  
(866) 720-9748

#### **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

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**12/4/2020 • 12/11/2020 • 12/18/2020**

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#### **SHERIFF'S SALE MORTGAGE FORECLOSURE FEBRUARY 9, 2021**

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**

**02/09/2021 09:00 AM**

Writ of Execution No.:  
2017-731 CP

PROPERTY ADDRESS: 1280 Ebbs Corner Rd., A/K/A 2 Box 203 E, A/K/A RR2 Box 203 C, New Milford, PA 18834

LOCATION: Franklin Township  
ADDITIONAL PROPERTY

ADDRESS: 1242 Ebbs Corner Rd., New Milford, PA 18834

LOCATION: Franklin Township  
Tax ID #: 088.00-1,045.00,000.

IMPROVEMENTS: ONE – 1 2/3 story wood frame dwelling  
ONE – 30' X 32' wood frame garage

ONE – 24' X 24' wood frame garage

ONE – 20' X 12' wood frame garage

ONE – Mobile Home / Trailer

DEFENDANTS: Timothy C. Strayer, Sr.

ATTORNEY FOR PLAINTIFF:  
William Mark Mullineaux, Esquire  
(215) 790-0100

#### **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

**12/18/2020 • 12/25/2020 • 1/1/2021**

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**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 3, 2020 TO DECEMBER 9, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:		Consideration: \$125,181.08
Mortgagor:	REDDON, ROBERT PATRICK (AKA) 2 - REDDON, ROBERT P 3 - REDDON, CASI MARIE	Mortgagee: 21ST MORTGAGE CORPORATION
Locations:	Parcel # 1 - 053.00-2,027.01.000.	Municipality OAKLAND TOWNSHIP
Information:		Consideration: \$199,485.00
Mortgagor:	ZELKOWITZ, DAVID M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MORTGAGE RESEARCH CENTER LLC
Locations:	Parcel # 1 - 143.05-3,008.00.000.	Municipality MONTROSE 2W
Information:		Consideration: \$238,000.00
Mortgagor:	SALERNO, CHARLES 2 - RYDER, HEATHER	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LOANDEPOT.COM LLC
Locations:	Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:		Consideration: \$226,750.00
Mortgagor:	CLEMENS, ALVIN H 2 - CLEMENS, VALERIE CROOKER	Mortgagee: US MORTGAGE CORPORATION NE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations:	Parcel # 1 - 209.00-1,019.00.000.	Municipality HERRICK TOWNSHIP
Information:		Consideration: \$73,500.00
Mortgagor:	SMITH, STEVEN C 2 - SMITH, KATHRYN M	Mortgagee: AMERICAN HERITAGE FEDERAL CREDIT UNION
Locations:	Parcel # 1 - 167.00-2,021.00.000.	Municipality HARFORD TOWNSHIP
Information:		Consideration: \$93,900.00
Mortgagor:	AYRES, RAYMOND C 2 - AYRES, CHRISTINA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEEN LOANS LLC
Locations:	Parcel # 1 - 054.11-4,028.00.000. 2 - 054.11-4,028.00.000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:		Consideration: \$60,000.00
Mortgagor:	GRANAHAN, SEAN T	Mortgagee: FIRST CREDIT UNION OF SCRANTON
Locations:	Parcel # 1 - N/A	Municipality MONROSE
Information:		Consideration: \$250,000.00
Mortgagor:	AXEL ENERGY LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations:	Parcel # 1 - 167.00-2,040.01.000.	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$250,000.00
Mortgagor: MAPLE HIGHLANDS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PASS, LAURI A	
Locations: Parcel #	Municipality
1 - 228.00-2,009.00,000.	CLIFFORD TOWNSHIP
2 - 228.00-2,059.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: PASS, PHILIP J JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PASS, LAURI A	
Locations: Parcel #	Municipality
1 - 190.00-1,017.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$97,000.00
Mortgagor: KARHNAK, MARCIA (NBM)	Mortgagee: FNCB BANK
2 - SCHELL, MARCIA	
Locations: Parcel #	Municipality
1 - 239.00-2,027.01,000.	LATHROP TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: YETTER, WALTER S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - YETTER, KRISTEN J	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 205.00-2,023.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$137,600.00
Mortgagor: KELLY, MORGAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SUMMIT MORTGAGE CORPORATION	
Locations: Parcel #	Municipality
1 - 145.00-1,014.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$232,500.00
Mortgagor: HEATHERMAN, GARRET	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - HEATHERMAN, CLARA R	
Locations: Parcel #	Municipality
1 - 025.03-1,002.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$73,122.00
Mortgagor: SHAFFER, ROBERT N JR	Mortgagee: P&G MEHOOPANY EMPLOYEES FCU
Locations: Parcel #	Municipality
1 - 176.00-1,023.01,000.	RUSH TOWNSHIP
Information:	Consideration: \$257,460.00
Mortgagor: WERTH, JEFFREY	Mortgagee: CARDINAL FINANCIAL COMPANY LIMITED PARTNERSHIP
2 - WERTH, REBECCA	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 191.09-1,021.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$87,277.00
Mortgagor: CUNNINGHAM, JORDAN B	Mortgagee: PSECU
Locations: Parcel #	Municipality
1 - 054.14-3,052.00,000.	SUSQUEHANNA
Information:	Consideration: \$125,000.00
Mortgagor: SALANSKY, MICHAEL C	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SALANSKY, SONYA	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 188.00-1,063.00,000.	GIBSON TOWNSHIP

**★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★**

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Information:	Consideration: \$170,550.00
Mortgagor: KENYON, JUSTIN 2 - FRAZIER, JENNIFER	Mortgagee: CROSCOUNTRY MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 152.00-1,041.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$159,000.00
Mortgagor: GARNER, JERRY	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 243.00-1,024.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$97,000.00
Mortgagor: POODIACK, BERNARD P  2 - POODIACK, THERESA M	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel # 1 - 026.00-1,005.02,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: WOOD, DAVID  2 - WOOD, NICOLE	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel # 1 - 026.00-2,024.03,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: SMITH, TAMMY	Mortgagee: SEFCU
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$123,900.00
Mortgagor: HUNT, PHILIP G 2 - HUNT, KATHLEEN	Mortgagee: CHURCHILL MORTGAGE HOME LOANS 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 029.00-2,038.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$168,872.00
Mortgagor: QUEZADA, HAROLD E  2 - QUEZADA, ANDREA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NEWREZ LLC
Locations: Parcel # 1 - 031.11-2,016.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$147,436.00
Mortgagor: NEWHART, BRIAN J	Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 176.00-1,044.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: SPARKS, LEWIS 2 - SPARKS, BRANDEA	Mortgagee: ALLARD, DIANE M
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$168,800.00
Mortgagor: YARRISH, MICHAEL 2 - YARRISH, CHEYENNE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 172.00-1,010.00,000.	Municipality ARARAT TOWNSHIP

Information:	Consideration: \$84,000.00
Mortgagor: WILLIAMS, CARLEY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WILLIAMS, HUNTER	2 - HOMESIDE FINANCIAL LLC (DBA)
	3 - LOWER
Locations: Parcel # 1 - 157.00-1,069.02,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$120,120.00
Mortgagor: SHANNON, GARTH B JR	Mortgagee: QUICKEN LOANS LLC
2 - SHANNON, SARAH A	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 023.00-2,029.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$230,000.00
Mortgagor: DIMARINO, GABRIEL SR	Mortgagee: UNITED WHOLESALE MORTGAGE
2 - DIMARINO, LORI	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 226.00-1,013.00,000.	Municipality CLIFFORD TOWNSHIP

## DEEDS

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Information:	Consideration: \$148,000.00
Grantor: SKOCZYLAS, JOHN E (ESTATE)	Grantee: MYERS, JAY 2 - MYERS, CINDY
Locations: Parcel # 1 - 060.00-1,013.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: SMITH, JAMES MARK	Grantee: ZELKOWITZ, DAVID M
2 - SMITH, JESSICA M GRIFFITH	
Locations: Parcel # 1 - 143.05-3,008.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$14,000.00
Grantor: PRECISION POWER SOLUTIONS INC	Grantee: DOWNTON, PAUL 2 - DOWNTON, KAREN
Locations: Parcel # 1 - 016.00-2,058.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ERIKSEN, ROBERT E	Grantee: ERIKSEN BROTHERS LLC
Locations: Parcel # 1 - 236.00-1,075.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$51,130.81
Grantor: TESTA, VIRGILA	Grantee: TESTA, JAMES E
2 - TESTA, MARY L	
Locations: Parcel # 1 - 054.12-3,023.00,000.	Municipality SUSQUEHANNA
2 - 054.12-3,023.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$297,500.00
Grantor: ROSS, MARK J	Grantee: SALERNO, CHARLES
2 - ROSS, LINDA	2 - RYDER, HEATHER
Locations: Parcel # 1 - N/A	Municipality CLIFFORD 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 ★**

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Information: INT NO 41 UNIT NO 25	Consideration: \$100.00
Grantor: WILLIAMS, CLAY 2 - WILLIAMS, LAVADA	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$58,000.00
Grantor: PRO ENVIROMENTAL LLC	Grantee: NOW INDUSTRIES LLC
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOMAN, MARY KATHRYN 2 - HOMAN, JOSEPH L	Grantee: SILVIERA, MICHELE ANN 2 - HOMAN, JONATHAN L 3 - BLOW, KATHRYN E
Locations: Parcel # 1 - N/A 2 - N/A	Municipality FOREST LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information: INT NO 4 UNIT NO 39	Consideration: \$100.00
Grantor: CODER, MARILYN A 2 - NEWMAN, KAREN S	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: CORRECTIVE	Consideration: \$200,000.00
Grantor: STOVER, GEORGE H III	Grantee: STOVER, GEORGE H JR 2 - STOVER, JUDY Y
Locations: Parcel # 1 - 012.00-1,019.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$242,500.00
Grantor: KALAFOR, GARY R	Grantee: AXEL ENERGY LLC
Locations: Parcel # 1 - 167.00-2,040.01,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: CHALKER, WILLIAM LEE 2 - CHALKER, DEBRA J	Grantee: ANDRE RENTAL TWO LLC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: LARUE, LYNDON D 2 - LARUE, ROBEN D	Grantee: LARUE, LARRY R 2 - LARUE, CHARLES A
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GEORGOPoulos, DAWN E	Grantee: KANIA, ELEANOR E (ESTATE)
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$172,000.00
Grantor: WOOD, MARGARET L (ESTATE)	Grantee: KELLY, MORGAN
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: WAY, NORA C (NBM) 2 - SMITH, NORA C 3 - SMITH, JAMES VINCENT	Grantee: PLEVA, JOSEPH F 2 - PLEVA, VIRGINIA M
Locations: Parcel # 1 - 143.07-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP

Information: INT 15 UNIT 38	Consideration: \$1.00
Grantor: NATHASON, NIEL	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 13 UNIT 44	Consideration: \$1.00
Grantor: NATHASON, NEIL S	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 34 UNIT 25	Consideration: \$1.00
Grantor: BREMER HOF OWNERS INC	Grantee: ULRICH, KENNETH P
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information: INT 21 UNIT 36	Consideration: \$1.00
Grantor: MARTENS, WILLIAM S II	Grantee: BREMER HOF OWNERS INC
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: CHAMBERLAIN, THOMAS J	Grantee: JOHNSON, DAVID MICHAEL JR
2 - CHAMBERLAIN, CONSTANCE L (ESTATE)	
3 - CHAMBERLAIN, WILLIAM	
4 - VOGEL, LINDA	
5 - ROOSA, CANDY	
6 - WHITE, JONATHON	
Locations: Parcel #	Municipality
1 - 112.00-1,016.00.000.	JACKSON TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: GOFF, DONNA	Grantee: STOCK, WILLIAM
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: SALANSKY, MICHAEL J	Grantee: SALANSKY, MICHAEL C
	2 - SALANSKY, SONYA
Locations: Parcel #	Municipality
1 - 188.00-1,063.00.000.	GIBSON TOWNSHIP
Information:	Consideration: \$189,500.00
Grantor: NEWMAN, GLENN A	Grantee: KENYON, JUSTIN
	2 - FRAZIER, JENNIFER
Locations: Parcel #	Municipality
1 - 152.00-1,041.00.000.	ARARAT TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: TUGEND, HAROLD C	Grantee: CIPILEWSKI, CHESTER
2 - TUGEND, DONNA R	
Locations: Parcel #	Municipality
1 - 204.02-1,014.00.000.	LENOX TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: TUGEND, HAROLD	Grantee: CIPILEWSKI, CHESTER
2 - TUGEND, DONNA	
Locations: Parcel #	Municipality
1 - 204.02-1,015.00.000.	LENOX TOWNSHIP

Information:	Consideration: \$68,000.00
Grantor: HENRY, KAREN KINNER	Grantee: SUSQUEHANNA REAL ESTATE 1 CORPORATION
2 - HENRY, JOHN HENRY JR	
3 - KINNER, CHRIS B	
4 - KINNER, ELAINE (AKA)	
5 - KINNER, ELAINE M	
6 - KINNER, GARY FLOYD	
7 - KINNER, ROSEANN (AKA)	
8 - KINNER, ROSE ANN	
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$310,000.00
Grantor: GRAY, MARY A	Grantee: PARK, TERRY 2 - LEE, IRIS
Locations: Parcel #	Municipality
1 - 171.00-1,018.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$230,000.00
Grantor: ALLARD, DIANE M	Grantee: SPARKS, LEWIS 2 - SPARKS, BRANDEA
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$211,000.00
Grantor: LACORTE FAMILY LIMITED PARTNERSHIP	Grantee: YARRISH, MICHAEL 2 - YARRISH, CHEYENNE
Locations: Parcel #	Municipality
1 - 172.00-1,010.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$379,900.00
Grantor: BREUCHE, ROBERT F (TRUST BY TRUSTEE) 2 - BREUCHE, ETHEL L (TRUST BY TRUSTEE)	Grantee: DIMARINO, GABRIEL SR 2 - DIMARINO, LORI
Locations: Parcel #	Municipality
1 - 226.00-1,013.00,000.	CLIFFORD TOWNSHIP





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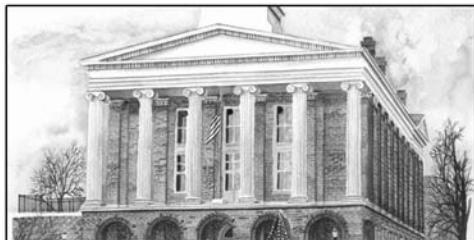
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