

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 1 ★ October 14, 2016 ★ Montrose, PA ★ No. 28



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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**

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

#### **Magisterial District Judges**

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **District Attorney**

Robert Klein, Esq.

#### **Prothonotary, Clerk of The Court**

Susan F. Eddleston

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

Jason D. Miller

#### **Register of Wills/Recorder of Deeds/**

#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

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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#### ADMINISTRATRIX NOTICE

Estate of Max H. Russick, Jr.  
Late of Rush Township  
ADMINISTRATRIX  
Karen Sue Russick  
1495 State Route 3023  
Montrose, PA 18801  
ATTORNEY  
Michael Briechele, Esq.  
707 Main Street, P.O. Box 157  
Forest City, PA 18421

10/14/2016 • 10/21/2016 • 10/28/2016

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#### EXECUTOR NOTICE

Estate of Robert E. Henry  
Late of Montrose Borough  
EXECUTOR  
Mark A. Henry  
2942 State Rt. 26, Lot #24  
Vestal, NY 13850  
ATTORNEY  
Wilbur D. Dahlgren  
21-23 Public Avenue  
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

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#### ADMINISTRATOR NOTICE

Estate of Robert C. Brennan  
Late of Jessup Township  
ADMINISTRATOR  
William J. Brennan  
11216 State Route 706  
Montrose, PA 18801  
ATTORNEY  
Susan L. English  
21-23 Public Avenue  
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

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#### EXECUTOR NOTICE

Estate of Lola A. Gage  
Late of Rush Township  
EXECUTOR  
John O. Gage  
725 Gage Road  
Lawton, PA 18828  
ATTORNEY  
Wilbur D. Dahlgren  
21-23 Public Avenue  
Montrose, PA 18801

10/14/2016 • 10/21/2016 • 10/28/2016

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#### EXECUTOR NOTICE

Estate of Helen F. Ploucha  
Late of Choconut Township  
EXECUTOR  
Eugene J Ploucha, Jr.  
199 South Lake Road  
Friendsville, PA 18818  
ATTORNEY  
Wilbur D. Dahlgren

21-23 Public Avenue  
Montrose, PA 18801

**10/14/2016 • 10/21/2016 • 10/28/2016**

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**EXECUTOR NOTICE**

Estate of Philippa H. Follert AKA  
Philippa Follert  
Late of Montrose Borough  
EXECUTOR  
Douglas Peters  
42 Bonnell Street  
Flemington, NJ 08822

**10/14/2016 • 10/21/2016 • 10/28/2016**

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**EXECUTRIX NOTICE**

Estate of Louise E. Zapolski AKA  
Louise Zapolski  
Late of Bridgewater Township  
EXECUTRIX  
Sharon Severs  
145 Church Street, Apt. 411  
Montrose, PA 18801  
ATTORNEY  
Michael J. Giangrieco, Esq.  
P.O. Box 126  
Montrose, PA 18801

**10/7/2016 • 10/14/2016 • 10/21/2016**

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**ESTATE NOTICE**

Notice is hereby given that letters  
of administration have been  
granted in the ESTATE OF  
**BENITA M. SICKLES** late of the  
Town Susquehanna, Pennsylvania,  
(died June 11, 2016) to Gary  
Stickles, Executor. 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  
Estate of Benita M. Sickles c/o  
Gary Sickles 4319 State Rt 492,  
Susquehanna, PA 18847 or Levene  
Gouldin & Thompson, LLP,  
attorneys for the estate, 450 Plaza  
Drive, Vestal, NY 13850 or PO  
Box F-1706, Binghamton, NY  
13902-0106.

**10/7/2016 • 10/14/2016 • 10/21/2016**

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**EXECUTOR NOTICE**

Estate of Gertrude M. Green AKA  
Gertrude Green  
Late of Forest Lake Township  
EXECUTOR  
Michael J. Giangrieco  
P.O. Box 126  
Montrose, PA 18801

**10/7/2016 • 10/14/2016 • 10/21/2016**

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**EXECUTRIX NOTICE**

Estate of James W. Lewis AKA  
James Lewis AKA James Winstone  
Lewis  
Late of Bridgewater Township  
EXECUTRIX  
Abbey K. Lewis  
26 Drinker St.  
Montrose, PA 18801

**9/30/2016 • 10/7/2016 • 10/14/2016**

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**EXECUTRIX NOTICE**

Estate of Gerald Arthur Bills  
Late of Lanesboro Borough  
EXECUTRIX  
Dawn E. Bills  
3100 Owego Turnpike  
Kingsley, PA 18826

ATTORNEY  
Rachael Thomas, Esq.  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

9/30/2016 • 10/7/2016 • 10/14/2016

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## OTHER NOTICES

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### NOTICE

IN THE COURT OF COMMON  
PLEAS  
OF THE 34TH JUDICIAL  
DISTRICT  
SUSQUEHANNA COUNTY,  
PENNSYLVANIA

IN THE MATTER OF:  
Petition for Change of Name of

MARGARET LaFRANCE  
STEDMAN RAGANTESI,

Susq. Co. No. 2016 - 927 C.P.

### NOTICE Of NAME CHANGE

Notice is hereby given that, on September 28th and October 3, 2016, the Petition of **Margaret LaFrance Stedman Ragantesi** was filed in the Court of Common Pleas of Susquehanna County, Pennsylvania requesting an order to change her name from **“Margaret LaFrance Stedman Ragantesi” to Melissa Teckla Ragantesi**”.

The Court has fixed the day of **November 21, 2016, at 3:00 P.M.** in **Courtroom No. 1**, of the

Susquehanna County Courthouse,  
Montrose, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Charles L. E. Wage, Esquire  
Attorney for Petitioner  
3290 Post Pond Road  
Montrose, Pennsylvania 18801  
570/278-7155

10/14/2016

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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 OCTOBER 25, 2016

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

**10-25-2016 9:30 AM**

Writ of Execution No.:

2016-192 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:  
Rebecca Solarz, 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](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**9/30/2016 • 10/7/2016 • 10/14/2016**

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#### **SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 8, 2016**

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 fol-  
lowing described real estate, to wit:

#### **SALE DATE AND TIME 11-8-2016 9:00 AM**

Writ of Execution No.:  
2016-773 CP

PROPERTY ADDRESS: 9034 SR  
3023, ELK LAKE ROAD  
Springville, Pa 18844

LOCATION: Dimock Township  
Tax ID #: 180.00-2,031.00,000.

IMPROVEMENTS: One – 30 x  
130 Wood Framed Ware House  
with Office, Steel Exterior

One – 41 x 104 Wood Framed  
Garage with attached Storage  
Sheds, Steel Exterior

One – 10 x 104 Wood Framed  
Ware House/Storage Sheds, Steel  
Exterior

DEFENDANTS: Gary E. Johnson,  
Shirley E. Johnson and The United  
States of America

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

#### **NOTICE**

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the

premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must

be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:

[www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**10/14/2016 • 10/21/2016 • 10/28/2016**

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**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 29, 2016 TO OCTOBER 5, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information: OPEN-END MTG	Consideration: \$25,000.00
Mortgagor: BOUGHTON, BRIAN S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.15-3,017.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$110,000.00
Mortgagor: FFM HOLDING LLC	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 124.13-2,043.00,000.	Municipality MONTROSE
Information: OPEN-END MTG	Consideration: \$110,000.00
Mortgagor: FISHER, RONALD C 2 - FISHER, BARBARA A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.11-2,046.00,000.	Municipality GREAT BEND BOROUGH
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: KOHLER, ALLEN H 2 - KOHLER, PATRICIA E	Mortgagee: NBT BANK
Locations: Parcel # 1 - 037.00-1,066.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: DURLAND, PATRICK (AKA) 2 - DURLAND, PATRICK J	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$125,000.00
Mortgagor: RIESELMAN, THOMAS A 2 - RIESELMAN, ELIZABETH M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 025.00-2,044.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$125,000.00
Mortgagor: WILLIAMS, NATHANIEL S 2 - WILLIAMS, AMANDA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 056.00-1,011.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: KARP, JASON	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: PICKETT, PATRICIA	Mortgagee: NBT BANK
Locations: Parcel # 1 - 124.17-3,013.00,000.	Municipality MONTROSE 2W

*For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.*

Information: OPEN-END MTG Mortgagor: DUNN, ROBERT T  2 - DUNN, VERA Locations: Parcel # 1 - 129.00-1,006.00,000.	Consideration: \$35,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY  Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: HANNUM, THOMAS B III 2 - HANNUM, THOMAS B (AKA) 3 - HANNUM, KIMBERLY J Locations: Parcel # 1 - 171.00-2,013.00,000.	Consideration: \$240,000.00 Mortgagee: WAYNE BANK  Municipality HERRICK TOWNSHIP
Information: Mortgagor: TAYLOR, SCOTT (AKA) 2 - TAYLOR, CHERYL 3 - TAYLOR, SCOTT A Locations: Parcel # 1 - N/A	Consideration: \$60,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK  Municipality LENOX TOWNSHIP
Information: Mortgagor: SPRINGER, RICHARD  2 - SPRINGER, SHARON R Locations: Parcel # 1 - 195.00-1,008.00,000.	Consideration: \$170,759.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NEW PENN FINANCIAL LLC Municipality RUSH TOWNSHIP
Information: Mortgagor: SHAMRO, MARTIN A (AKA) 2 - SHAMRO, MARTIN Locations: Parcel # 1 - 210.00-1,055.00,000.	Consideration: \$168,000.00 Mortgagee: WELLS FARGO BANK  Municipality HERRICK TOWNSHIP
Information: Mortgagor: SEBRING, BRAD K  2 - SEBRING, CYNTHIA L Locations: Parcel # 1 - N/A	Consideration: \$203,245.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: REZYKOWSKI, ANTHONY J 2 - REZYKOWSKI, AMANDA LEE Locations: Parcel # 1 - N/A	Consideration: \$230,000.00 Mortgagee: WAYNE BANK  Municipality AUBURN TOWNSHIP
Information: Mortgagor: WINTERS, BETH K 2 - WINTERS, BRIAN M Locations: Parcel # 1 - 026.00-2,003.00,000.	Consideration: \$112,000.00 Mortgagee: VISIONS FEDERAL CREDIT UNION  Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: SELBY, TRACY L Locations: Parcel # 1 - 025.00-2,019.00,000.	Consideration: \$130,600.00 Mortgagee: VISIONS FEDERAL CREDIT UNION Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: FIRST NATIONAL BANK OF PENNSYLVANIA  Locations: Parcel # 1 - 188.00-1,021.00,000.	Consideration: \$90,671.06 Mortgagee: DIXON, SALLY D (NKA) 2 - NILES, SALLY Municipality GIBSON TOWNSHIP

Information:	Consideration: \$12,000.00
Mortgagor: STINE, JAMES WALTER 2 - STINE, TAMMY J	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$56,000.00
Mortgagor: FOSTER, DALE 2 - FOSTER, RUTHANN	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 210.04-1,023.00,000.	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$10,000.00
Mortgagor: MARONEY, MARK	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.00-2,012.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$8,100.00
Mortgagor: WINN, BRUCE T 2 - WINN, BRUCE (AKA)	Mortgagee: CROTTY, FRANCIS P
Locations: Parcel # 1 - N/A	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$73,150.00
Mortgagor: KIERSTED, GEORGE R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 029.00-1,019.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: HOGLE, BRETT D  2 - HOGLE, JUDITH M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 189.00-1,005.01,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$156,000.00
Mortgagor: BOLLES, ADAM J  2 - BOLLES, KAY LA A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 049.00-1,022.04,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$430,000.00
Mortgagor: ROCK'S INVESTMENTS LLC	Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: Parcel # 1 - 161.08-2,035.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: SELLITTO, MICHAEL V 2 - SELLITTO, NICOLE A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 036.17-1,013.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$128,000.00
Mortgagor: SEZER, CHRISTINE PLONSKI (AKA) 2 - SEZER, CHRISTINE 3 - SEZER, ILHAN 4 - PLONSKI, PHYLLIS	Mortgagee: NBT BANK
Locations: Parcel # 1 - 151.00-1,044.00,000.	Municipality GIBSON TOWNSHIP

Information:	Consideration: \$100,000.00
Mortgagor: DECKER, RONALD C	Mortgagee: NBT BANK
2 - DECKER, JUDITH A	
Locations: Parcel #	Municipality
1 - 052.00-1,008.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: KING, DONALD L	Mortgagee: NBT BANK
2 - KING, PATRICIA	
Locations: Parcel #	Municipality
1 - 254.00-1,009.01,000.	AUBURN TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	
Locations: Parcel #	Municipality
1 - 160.00-1,042.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$108,993.00
Mortgagor: DOMBROWSKI, LINDA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - LAKEVIEW LOAN SERVICING LLC
Locations: Parcel #	Municipality
1 - 266.01-1,048.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$155,269.00
Mortgagor: MOORE, PHILIPS S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MOORE, SAMANTHA JO	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 161.12-1,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$73,500.00
Mortgagor: CORDNER, KYLE R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CORDNER, KATHERINE	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 054.14-2,040.00,000.	SUSQUEHANNA
2 - 054.14-2,043.00,000.	SUSQUEHANNA
Information:	Consideration: \$390,000.00
Mortgagor: GOUDARZI, PAYAM	Mortgagee: COMMUNITY BANK
2 - GOUDARZI, MONJELA	
Locations: Parcel #	Municipality
1 - 026.16-1,040.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$163,386.00
Mortgagor: SHIEL, CARRIE LYNN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$174,000.00
Mortgagor: CARPENTER, TIMOTHY A	Mortgagee: TYLER, DONALD E
2 - CARPENTER, BRANDY L	2 - TYLER, DANIEL E
Locations: Parcel #	Municipality
1 - 032.00-2,010.00,000.	GREAT BEND TOWNSHIP

**DEEDS**

Information:	Consideration: \$1.00
Grantor: KARP, JASON	Grantee: KARP, JASON
2 - KARP, SERENA GENE	
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: HICKEY, THOMAS J	Grantee: HICKEY, THOMAS J
2 - GIBLIN, DANIEL L	2 - GIBLIN, DANIEL L
Locations: Parcel #	Municipality
1 - 027.09-1,030.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$20,500.00
Grantor: MCBRIDE, PETER J	Grantee: ROYALTY LENDING II LTD
2 - GWIAZDA, MONICA M	
Locations: Parcel #	Municipality
1 - 100.00-1,032.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: HICKEY, THOMAS J	Grantee: MCNAMARA, JOHN E
2 - HICKEY, ELLEN M	
3 - GIBLIN, DANIEL L	
Locations: Parcel #	Municipality
1 - 027.09-1,030.00,000.	SILVER LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$300,000.00
Grantor: DIAZ FAMILY LIMITED PARTNERSHIP	Grantee: LIGHTNING CREEK HOLDINGS LP
	2 - APPALACHIAN CLEAN ENERGY LLC
Locations: Parcel #	Municipality
1 - 143.00-1,023.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLLINS, JUDITH L	Grantee: FEDERAL NATIONAL MORTGAGE
	ASSOCIATION
Locations: Parcel #	Municipality
1 - 054.11-2,030.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: BIRTCH, JENNINGS B III	Grantee: B & D BROTHERS LLC
2 - BIRTCH, MONICA	
3 - BIRTCH, DAVID A	
4 - BIRTCH, BARBARA	
Locations: Parcel #	Municipality
1 - 088.00-1,051.00,000.	FRANKLIN TOWNSHIP
2 - 107.00-1,012.00,000.	FRANKLIN TOWNSHIP
3 - 088.00-1,070.00,000.	FRANKLIN TOWNSHIP
4 - 088.00-1,052.00,000.	FRANKLIN TOWNSHIP
5 - 088.00-1,071.00,000.	FRANKLIN TOWNSHIP
6 - 088.00-1,072.00,000.	FRANKLIN TOWNSHIP
7 - 107.00-1,016.00,000.	FRANKLIN TOWNSHIP
8 - 090.14-1,005.00,000.	NEW MILFORD BOROUGH
9 - 088.00-2,002.00,000.	NEW MILFORD TOWNSHIP
10 - 088.00-2,003.00,000.	NEW MILFORD TOWNSHIP
11 - 107.00-2,001.00,000.	NEW MILFORD TOWNSHIP
12 - 107.00-2,002.00,000.	NEW MILFORD TOWNSHIP
13 - 089.00-2,015.00,000.	NEW MILFORD TOWNSHIP
14 - 090.00-1,025.00,000.	NEW MILFORD TOWNSHIP

Information: WARRANTY DEED	Consideration: \$1.00
Grantor: TREMBLAY, SANDRA L (TRUSTEE)	Grantee: TREMBLAY LIVING TRUST
2 - TREMBLAY, RICHARD C (TRUSTEE)	
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: QUITCLAIM	Consideration: \$10.00
Grantor: PARDO, LAUREL ANN	Grantee: PARDO, EDWARD MICHAEL
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: REID, MALCOLM	Grantee: HANNUM, THOMAS BILL
2 - GOLDHAR, SHALHEVET (NKA)	2 - HANNUM, KIMBERLY J
3 - REID, BRENDA	
Locations: Parcel #	Municipality
1 - 171.00-2,013.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: SUGALSKI, MARK T	Grantee: HILL 75 LLC
2 - SUGALSKI, DIANE M	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$100.00
Grantor: WILLIAMS FIELD SERVICES COMPANY LLC	Grantee: PUZO, DOUGLAS L
	2 - PUZO, MARY K
Locations: Parcel #	Municipality
1 - 144.00-1,031.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$235,000.00
Grantor: GOLIS, MAY BELLE	Grantee: SEBRING, BRAD K
2 - CAMPBELL, SUSAN GOLIS	2 - SEBRING, CYNTHIA L
3 - CAMPBELL, GARY A	
4 - CAMPBELL, GABRIELLA GUTTIEREZ	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REZYKOWSKI, ANTHONY J	Grantee: REZYKOWSKI, ANTHONY J
2 - DEIN, AMANDA L (NBM)	2 - REZYKOWSKI, AMANDA LEE
3 - REZYKOWSKI, AMANDA LEE	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAMP CORBY INC	Grantee: CAMP CORBY INC
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAMP CORBY INC	Grantee: CAMP CORBY INC
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: REYNOLDS, RANDALL E	Grantee: REYNOLDS, JOSEPH B
	2 - REYNOLDS, LINDA L
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HIGHLANDS ENTERPRISES LLC	Grantee: ROWE, DEBORAH L
2 - ROWE, ROBERT W (ESTATE)	
3 - ROWE, DEBORAH L	
4 - ROWE, STEVEN R	
5 - ROWE, SAMUEL A	
6 - ROWE, MARK J	
Locations: Parcel #	Municipality
1 - 072.00-1,013.00,000.	GREAT BEND TOWNSHIP
2 - 072.00-1,012.00,000.	GREAT BEND TOWNSHIP
3 - 072.00-1,014.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: MESSERSMITH, THOMAS G	Grantee: WINTERS, BRIAN M
2 - MESSERSMITH, CYNTHIA A	2 - WINTERS, BETH K
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$137,500.00
Grantor: BUNDY, ROBERT L	Grantee: SELBY, TRACY L
2 - BUNDY, CYNTHIA A	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HARRINGTON, ALVERNON A	Grantee: HARRINGTON, ALVERNON A (TRUST)
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCNAUGHT, BRUCE A	Grantee: APPALACHIAN BASIN MINERALS LP
2 - WOTTRICH, NANCY K	2 - PENNMARC RESOURCES II LP
	3 - WILDES MINERAL INTERESTS LLC
	4 - MCCROW ENERGY PARTNERS II LLC
Locations: Parcel #	Municipality
1 - 107.03-1,023.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CULLAGH, ROSALIE	Grantee: CULLAGH, DENIS
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CULLAGH, DENIS	Grantee: CULLAGH, ROSALIE
2 - CULLAGH, ROSALIE	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: HONESDALE NATIONAL BANK	Grantee: ROCKWELL, TERRY
	2 - ROCKWELL, WANDA
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLOCUM, MARIAN R	Grantee: SLOCUM, ELLEN J
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: FORTHMAN, BONNIE L	Grantee: FORTHMAN, BONNIE L
Locations: Parcel #	Municipality
1 - 111.14-1,047.00,000.	NEW MILFORD TOWNSHIP

Information:	Consideration: \$74,500.00
Grantor: KERNER, GERALDINE P (BY ATTY)	Grantee: KIERSTED, GEORGE R
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: SQUIER, ROBERT M (BY ATTY)	Grantee: GORDON, STEVEN F
2 - SQUIER, MARY JANE	2 - GORDON, KATHLEEN A
Locations: Parcel #	Municipality
1 - 031.00-2,019.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$259,900.00
Grantor: FIGURED, CARL	Grantee: HOGLE, BRETT D
2 - FIGURED, PATRICIA (AKA)	2 - HOGLE, JUDITH M
3 - FIGURED, PATRICIA A	
Locations: Parcel #	Municipality
1 - 189.00-1,005.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: BARBOUR, JAMES R	Grantee: BOLLES, ADAM J
2 - BARBOUR, HEATHER L	2 - BOLLES, KAY LA A
Locations: Parcel #	Municipality
1 - 049.00-1,022.04,000.	LIBERTY TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: NEILD, DAWN M (NBM)	Grantee: PETERSON, AMBER L
2 - HASKINS, DAWN M	2 - ARCHER, AIMEE L
3 - HASKINS, LYNN B	3 - MCCAVLEY, ANDREA L
Locations: Parcel #	Municipality
1 - 027.00-1,024.00,000.	SILVER LAKE TOWNSHIP
Information: DEED OF EASEMENT	Consideration: \$1.00
Grantor: ALLEN, HAROLD T	Grantee: MATIAS, THOMAS E
2 - SQUIRE, MARCELLA S (NBM)	2 - STERLING, DONNA M (NBM)
3 - ALLEN, MARCELLA S	3 - MATIAS, DONNA M
Locations: Parcel #	Municipality
1 - 031.11-1,008.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VON AHNEN, MARK	Grantee: VON AHNEN, SARAH
Locations: Parcel #	Municipality
1 - 268.00-1,015.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BURKE, JOSEPH (AKA)	Grantee: BURKE, SEAN
2 - BURKE, JOSEPH M	2 - BURKE, KIMBERLEIGH
3 - BURKE, RUTH	
Locations: Parcel #	Municipality
1 - 054.16-2,033.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$1.00
Grantor: GALLAGHER, WILLIAM F SR	Grantee: GALLAGHER, WILLIAM F JR
2 - GALLAGHER, WILLIAM F JR	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$151,000.00
Grantor: BLAISURE, JOYCE M (ESTATE AKA)	Grantee: MOORE, PHILIP S
2 - GROVER, JOYCE M (ESTATE AKA)	2 - MOORE, SAMANTHA JO
3 - LAKE, JOYCE M (ESTATE AKA)	
4 - GREENE, JOYCE M (ESTATE)	
Locations: Parcel #	Municipality
1 - 161.12-1,001.00,000.	BRIDGEWATER TOWNSHIP



Information:	Consideration: \$77,420.00
Grantor: KLYM, CAROLE	Grantee: CORDNER, KYLE R 2 - CORDNER, KATHERINE
Locations: Parcel #	Municipality
1 - 054.14-2,040.00,000.	SUSQUEHANNA
2 - 054.14-2,043.00,000.	SUSQUEHANNA
Information:	Consideration: \$590,000.00
Grantor: PAYNE LIVING TRUST (BY TRUSTEES) 2 - HOOVER, LYDIA P (TRUST BY TRUSTEE)	Grantee: GOUDARZI, PAYAM 2 - GOUDARZI, MONJELA
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: TELL, THOMAS EDWARD 2 - TELL, BETTY CAROL	Grantee: KNOWLTON, DENNIS
Locations: Parcel #	Municipality
1 - 245.00-3,018.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: TELL, THOMAS EDWARD 2 - TELL, BETTY CAROL	Grantee: CLIFFORD TOWNSHIP
Locations: Parcel #	Municipality
1 - 245.00-3,018.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: FIGURED, JACK 2 - FIGURED, SHIRLEY	Grantee: KING, JAMES
Locations: Parcel #	Municipality
1 - 016.00-2,036.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$167,780.00
Grantor: RANIERI, RITA	Grantee: SHIEL, CARRIE LYNN
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COPE, SHELDON RONALD (ESTATE)	Grantee: MOORE, SUSAN D 2 - PIERCE, PHYLLIS K 3 - COPE, SHELDON RONALD JR
Locations: Parcel #	Municipality
1 - 039.00-1,001.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$200,000.00
Grantor: TYLER, DONALD E 2 - TYLER, DANIEL P 3 - TYLER, LORRAINE	Grantee: CARPENTER, TIMOTHY A 2 - CARPENTER, BRANDY L
Locations: Parcel #	Municipality
1 - 032.00-2,010.00,000.	GREAT BEND TOWNSHIP
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: MARTIN, MELISSA A	Grantee: FREESTAR ENERGY GROUP LLC
Locations: Parcel #	Municipality
1 - 207.00-1,001.00,000.	GIBSON TOWNSHIP



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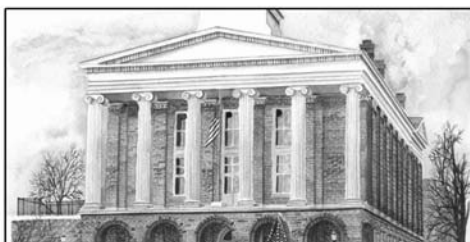
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