

OFFICIAL LEGAL JOURNAL OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ March 6, 2020 ★ Montrose, PA ★ No. 49



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© 2020 Legal Journal of Susquehanna County



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.



PA LEGAL ADS

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.

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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Jeffrey Hollister

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

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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.

EXECUTOR NOTICE

Estate of Robert James Hunter
Late of Herrick Township
CO-EXECUTOR
Robert Matthew Hunter
1267 Bunnell Farm Rd.
Union Dale, PA 18470
CO-EXECUTOR
Jeff Hunter
2215 East Gray Sea Eagle Lane SW
Tumwater, WA 98512

3/6/2020 • 3/13/2020 • 3/20/2020

ESTATE NOTICE

**RE: ESTATE OF
RUTH L. KOWALEWSKI
A/K/A RUTH LOUISE
KOWALEWSKI**

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **RUTH L. KOWALEWSKI, A/K/A RUTH LOUISE KOWALEWSKI**, late of the Borough of Hallstead, Susquehanna

County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

SANDRA L. TREMBLAY,
EXECUTRIX
KEVIN R. GREBAS, Esquire
COLBERT & GREVAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18705

3/6/2020 • 3/13/2020 • 3/20/2020

EXECUTOR NOTICE

Estate of Amelia H. Luckie
Late of Township of Auburn
EXECUTOR
Kenneth J. Bach
1669 White Pond Road
Meshoppen, PA 18630
ATTORNEY
Catherine J. Garbus, Esquire
24 E. Tioga St.
Tunkhannock, PA 18657

3/6/2020 • 3/13/2020 • 3/20/2020

EXECUTRIX NOTICE

Estate of Bernard Robert
Unterkoefler AKA Bernard
Unterkoefler
Late of Township of Forest Lake
EXECUTRIX
Karen Weinberger

1459 Kelly Road
Friendsville, PA 18818
ATTORNEY
Melissa Murphy Weber, Esq.
Elliott Greenleaf, P.C.
925 Harvest Drive, Suite 300
Blue Bell, PA 19422

3/6/2020 • 3/13/2020 • 3/20/2020

ADMINISTRATRIX NOTICE

Estate of Francis Space
Late of Bridgewater Township
ADMINISTRATRIX
Veronica Randazzo
138 Beaver Run Road
Montrose, PA 18801
ATTORNEY
Veronica Randazzo
138 Beaver Run Road
Montrose, PA 18801

2/28/2020 • 3/6/2020 • 3/13/2020

LEGAL NOTICE

**ESTATE NOTICE IN THE
ESTATE OF KEVIN M. GAGE,**
late of Township of Rush, County of
Susquehanna, Commonwealth of
Pennsylvania, who dies on July 10,
2019. 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: Amanda S. Gage,
Executrix, c/o JAMI LAYAOU
HEARN, ESQ. 181 West Tioga
Street, Tunkhannock, PA 18657.

2/28/2020 • 3/6/2020 • 3/13/2020

ESTATE NOTICE

Notice is hereby given that Letters
of Administration in the Estate of
Vancleft Conrad, Jr. a/k/a Vancleft
Conrad, late of Dimock Township,
Susquehanna County, Springville,
Pennsylvania (died November 5,
2018), having been granted to the
undersigned, who requests 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:

Nancy A. Conrad, Administratrix,
977 Fitch Hill Road,
Springville, Pennsylvania 18844
or to
Abbey K. Lewis, Esquire,
Beardsley law, PLLC
37 Public Ave. Montrose, PA 18801

2/28/2020 • 3/6/2020 • 3/13/2020

ADMINISTRATRIX NOTICE

Estate of Joanne Petriello
Late of Ararat Township
ADMINISTRATRIX
Angela Petriello
558 Decatur Street, 2nd Floor
Brooklyn, NY 11233
ATTORNEY
Marissa McAndrew, Esquire
707 Main Street, P.O. Box 157
Forest City, PA 18421

2/28/2020 • 3/6/2020 • 3/13/2020

ADMINISTRATRIX NOTICE

Estate of Patricia A. Bliss
Late of Hallstead Borough
ADMINISTRATRIX
Laurie Bliss
232 Dayton Avenue
Hallstead, PA 18822
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

2/21/2020 • 2/28/2020 • 3/6/2020

NOTICE

In the Estate of Harriet L. Cronk,
deceased, late of New Milford
Township, Susquehanna County,
Pennsylvania.

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

Sharon L. Warren
7 Warren Road
New Milford, PA 18834

OR

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

2/21/2020 • 2/28/2020 • 3/6/2020

EXECUTOR NOTICE

Estate of Constance Lucille
Chamberlain AKA Constance L.
Chamberlain
Late of Jackson Township
EXECUTOR
Thomas J. Chamberlain
106 Lakeland Court
Sanford, NC 27332
ATTORNEY
Rachael Thomas
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

2/21/2020 • 2/28/2020 • 3/6/2020

EXECUTRIX NOTICE

Estate of Alice E. Sauter
Late of New Milford Township
EXECUTRIX
Sheryl A. Aronoff
4128 N.W. 96th Way
Sunrise, Florida 33351

2/21/2020 • 2/28/2020 • 3/6/2020

OTHER NOTICES

INCORPORATION NOTICE

Notice is hereby given that Articles
of Incorporation were filed with
the Department of State of the
Commonwealth of Pennsylvania,
on February 24, 2020 with respect
to a Pennsylvania corporation,
Montrose Auto Sales Inc., which
has been incorporated under the
Pennsylvania Business Corporation
Law of 1988.

3/6/2020

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 APRIL 28, 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 04/28/2020 09:00 AM

Writ of Execution No.:

2020-106 CP

PROPERTY ADDRESS: 608
Susquehanna Street, Forest City,
PA 18421

LOCATION: Forest City Borough

Tax ID #: 268.07-1,076.00,000.

IMPROVEMENTS: ONE – 1 story
wood framed dwelling

DEFENDANTS: Joseph S.
Pauswinski

ATTORNEY FOR PLAINTIFF:
Brooke R. Waisbord, Esq.
(215) 627-1322

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold



**FAMILY
DESIGN
RESOURCES**

PARALEGAL

Family Design Resources, Inc. is seeking a full-time paralegal to support SWAN LSI for our location in Montrose, PA. General knowledge/work experience in legal or in child welfare and an Associate's degree, Bachelor's degree or paralegal certificate is preferred. A minimum of 5 years of related experience will be considered in lieu of degree and/or certification. Our paralegals are required to engage in significant travel which may include overnight stays. Travel expenses are reimbursed as per our policies. We offer the opportunity for professional growth and advancement within our organization as well as comprehensive benefits package. Please submit your cover letter and resume to: www.familydesign.org EOE

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, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/6/2020 • 3/13/2020 • 3/20/2020

SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 28, 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

04/28/2020 09:30 AM

Writ of Execution No.:

2020-119 CP

PROPERTY ADDRESS: 1019

Viaduct Street, a/k/a 33 Viaduct Street, Lanesboro, PA 18827
LOCATION: Lanesboro Borough
Tax ID #: 036.14-1,019.00,000.
IMPROVEMENTS: ONE – 1 story wood framed dwelling
ONE – 18 x 26 x 1 metal frame shed
DEFENDANTS: Stephanie A. Higgs, Known Surviving Heir of Bernhard Gruber, Donald P. Gruber, Jr., Known Surviving Heir of Bernhard Gruber, and Unknown Surviving Heirs of Bernhard Gruber
ATTORNEY FOR PLAINTIFF: Chelsea A. Nixon, Esq.
(215) 790-1010

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, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/6/2020 • 3/13/2020 • 3/20/2020

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 28, 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
04/28/2020 10:00 AM**

Writ of Execution No.:

2019-1272 CP

PROPERTY ADDRESS: 255 Pine
Street, Hallstead, PA 18822

LOCATION: Hallstead Borough

Tax ID #: 031.19-3,080.00,000.

IMPROVEMENTS: ONE – 2 story
wood framed dwelling

ONE – 20 x 30 x 1 wood framed
garage

DEFENDANTS: Kevin Miller
Executor of the Estate of Nathan
Miller Jr.

ATTORNEY FOR PLAINTIFF:

Joseph F. Riga, Esquire.

(215) 790-1010

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, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/6/2020 • 3/13/2020 • 3/20/2020

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 28, 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
04/28/2020 10:30 AM**

Writ of Execution No.:

2020-120 CP

PROPERTY ADDRESS: 4998
State Route 706, Montrose, PA
18801

LOCATION: Rush Township

Tax ID #: 157.00-1,032.01,000.

IMPROVEMENTS: ONE – 2 story
wood framed dwelling

ONE – 22 x 26 x 1 wood framed
garage

DEFENDANTS: Jared N. Curry

ATTORNEY FOR PLAINTIFF:

Kristine M. Anthou, Esq.

(412) 281-7650

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, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

3/6/2020 • 3/13/2020 • 3/20/2020

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 12, 2020 TO FEBRUARY 19, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|---|---|
| Information: | Consideration: \$146,400.00 |
| Mortgagor: YURKANIN TRUST (BY TRUSTEES) | Mortgagee: WELLS FARGO BANK |
| Locations: Parcel # | Municipality |
| 1 - 205.03-1,054.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$40,000.00 |
| Mortgagor: COSMELLO, DOMINICK G | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| 2 - COSMELLO, ALEXIS M | |
| Locations: Parcel # | Municipality |
| 1 - 108.00-1,059.00,000. | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$84,000.00 |
| Mortgagor: DIAZ HOLDINGS LLC | Mortgagee: HONESDALE NATIONAL BANK |
| Locations: Parcel # | Municipality |
| 1 - 164.00-1,015.00,000. | BROOKLYN TOWNSHIP |
| Information: | Consideration: \$67,000.00 |
| Mortgagor: AUKEMA, COLE (AKA) | Mortgagee: FIRST CITIZENS COMMUNITY BANK |
| 2 - AUKEMA, COLE SHAWN | |
| Locations: Parcel # | Municipality |
| 1 - 042.15-1,002.00,000. | CHOCONUT TOWNSHIP |
| Information: | Consideration: \$67,000.00 |
| Mortgagor: AUKEMA, SHAWN (AKA) | Mortgagee: FIRST CITIZENS COMMUNITY BANK |
| 2 - AUKEMA, SHAWN R | |
| 3 - AUKEMA, ANDREA S | |
| Locations: Parcel # | Municipality |
| 1 - 064.00-1,009.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$93,000.00 |
| Mortgagor: TAYLOR, ROBERT R JR | Mortgagee: NBT BANK |
| Locations: Parcel # | Municipality |
| 1 - 224.00-1,056.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$84,442.00 |
| Mortgagor: WILLIS, KIMBERLY Y | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| | 2 - AMERICAN HERITAGE FEDERAL CREDIT UNION |
| Locations: Parcel # | Municipality |
| 1 - 054.12-2,066.00,000. | SUSQUEHANNA |
| Information: | Consideration: \$102,000.00 |
| Mortgagor: SIMS, JENNIFER | Mortgagee: PS BANK |
| 2 - SIMS, PATRICK | |
| Locations: Parcel # | Municipality |
| 1 - 265.01-1,017.00,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$35,000.00 |
| Mortgagor: FIZZANO, JOSEPH P | Mortgagee: COMMUNITY BANK |
| 2 - FIZZANO, DONNA M (AKA) | |
| 3 - FIZZANO, DONNA MARIE | |
| Locations: Parcel # | Municipality |
| 1 - 021.04-1,051.00,000. | APOLACON TOWNSHIP |

| | |
|-------------------------------|---|
| Information: | Consideration: \$75,000.00 |
| Mortgagor: LINDEN, ROBERT R | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| 2 - LINDEN, DEIDRE | |
| Locations: Parcel # | Municipality |
| 1 - 030.00-1,025.00,000. | LIBERTY TOWNSHIP |
| Information: | Consideration: \$273,750.00 |
| Mortgagor: JJT FARM LLC | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 026.00-2,010.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$35,000.00 |
| Mortgagor: RICHARDSON, ELAM E | Mortgagee: FNCB |
| 2 - RICHARDSON, LAVERNE F | |
| Locations: Parcel # | Municipality |
| 1 - N/A | THOMPSON TOWNSHIP |
| Information: | Consideration: \$58,000.00 |
| Mortgagor: LADDEN, DAREK | Mortgagee: DIME BANK |
| 2 - CASELLA, RACHEL MARIE | |
| Locations: Parcel # | Municipality |
| 1 - 205.03-1,009.00,000. | LENOX TOWNSHIP |
| 2 - 184.11-1,025.00,000. | HARFORD TOWNSHIP |
| 3 - 262.00-1,037.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$58,000.00 |
| Mortgagor: LADDEN, DAREK A | Mortgagee: DIME BANK |
| Locations: Parcel # | Municipality |
| 1 - 204.00-2,011.00,000. | LENOX TOWNSHIP |
| 2 - 224.00-1,010.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$101,600.00 |
| Mortgagor: HERBERT, KYLE LYNN | Mortgagee: PS BANK |
| 2 - HERBERT, COURTNEY ANN | |
| Locations: Parcel # | Municipality |
| 1 - 111.14-1,027.00,000. | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$117,420.00 |
| Mortgagor: SMITH, JANIS V | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| | 2 - LOANDEPOT.COM |
| Locations: Parcel # | Municipality |
| 1 - 238.00-1,013.01,000. | SPRINGVILLE TOWNSHIP |
| Information: | Consideration: \$168,884.00 |
| Mortgagor: CASBEER, KEVIN | Mortgagee: QUICKEN LOANS INC |
| | 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # | Municipality |
| 1 - 211.00-2,006.00,000. | UNIONDALE BOROUGH |
| Information: | Consideration: \$147,760.00 |
| Mortgagor: PALMER, JAMIE | Mortgagee: QUICKEN LOANS INC |
| | 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # | Municipality |
| 1 - 032.00-1,034.00,000. | GREAT BEND TOWNSHIP |

Information:
Mortgagor: MYERS, CHERYL

2 - MYERS, DANIEL

Locations: Parcel #
1 - 104.00-1,070.00,000.

Information:
Mortgagor: MANCINI, JOSEPH L

2 - MANCINI, BRITTANY J

Locations: Parcel #
1 - 254.00-1,024.02,000.

Information:
Mortgagor: CEBULAR, RAYMOND

Locations: Parcel #
1 - 100.00-1,028.00,000.

Information:
Mortgagor: CEBULAR, RAYMOND E

Locations: Parcel #
1 - 029.00-1,044.00,000.

Information:
Mortgagor: ELY, STEVE

Locations: Parcel #
1 - 113.00-1,004.00,000.

Information:
Mortgagor: RUDOCK, GARY

2 - RUDOCK, PAULINE

Locations: Parcel #
1 - 031.19-2,088.00,000.

Information:
Mortgagor: WH SERVICES INC

Locations: Parcel #
1 - 054.00-2,014.00,000.

Consideration: \$198,412.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - QUICKEN LOANS INC

Municipality
BRIDGEWATER TOWNSHIP

Consideration: \$85,914.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - RESIDENTIAL MORTGAGE SERVICES INC

Municipality
AUBURN TOWNSHIP

Consideration: \$200,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
MIDDLETOWN TOWNSHIP

Consideration: \$200,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
LIBERTY TOWNSHIP

Consideration: \$10,000.00
Mortgagee: RUIZ, ANGELO
2 - RUIZ, ANTOINETTE

Municipality
JACKSON TOWNSHIP

Consideration: \$104,100.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - CONSUMER REAL ESTATE FINANCE CO

Municipality
HALLSTEAD BOROUGH

Consideration: \$10,000.00
Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
Municipality
OAKLAND TOWNSHIP



SUSQUEHANNA COUNTY BAR ASSOCIATION

DEEDS

| | |
|--|---------------------------------------|
| Information: | Consideration: \$183,000.00 |
| Grantor: TREIBLE, MATTHEW S | Grantee: YURKANIN TRUST |
| 2 - TREIBLE, KRISTA M | |
| Locations: Parcel # | Municipality |
| 1 - 205.03-1,054.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$105,000.00 |
| Grantor: CBH INVESTMENTS LLC | Grantee: DIAZ HOLDINGS LLC |
| Locations: Parcel # | Municipality |
| 1 - 164.00-1,015.00,000. | BROOKLYN TOWNSHIP |
| Information: | Consideration: \$75,000.00 |
| Grantor: ALLEN, ROBERT K | Grantee: AUKEMA, COLE SHAWN |
| 2 - ALLEN, ROBERT (ESTATE) | |
| 3 - ALLEN, JEREMIAH | |
| 4 - ALLEN, CAROLLEE | |
| Locations: Parcel # | Municipality |
| 1 - 042.15-1,002.00,000. | CHOCONUT TOWNSHIP |
| Information: | Consideration: \$50,000.00 |
| Grantor: RODRIGUEZ, GUSTAVO (BY TAX CLAIM) | Grantee: EGK LLC |
| 2 - RODRIGUEZ, GLADYS (BY TAX CLAIM) | |
| 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 096.00-1,011.02,000. | THOMPSON TOWNSHIP |
| Information: | Consideration: \$1,175.69 |
| Grantor: HITTE, ROBERT C (BY TAX CLAIM) | Grantee: ROSUQA EASTON PROPERTIES LLC |
| 2 - HITTE, BIRDIE D (BY TAX CLAIM) | |
| 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 115.00-2,026.00,000. | THOMPSON TOWNSHIP |
| Information: | Consideration: \$1,345.20 |
| Grantor: RAFFERTY, GENE (BY TAX CLAIM) | Grantee: WALWORTH, MARK |
| 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 029.00-2,017.00,000. | LIBERTY TOWNSHIP |
| Information: | Consideration: \$3,200.00 |
| Grantor: LEARN, JOEL THOMAS (BY TAX CLAIM) | Grantee: GEHMAN, STEVEN |
| 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 175.00-1,052.00,000. | RUSH TOWNSHIP |
| Information: | Consideration: \$2,362.07 |
| Grantor: CAREY, MICHAEL (BY TAX CLAIM) | Grantee: HOLLERAN, CATHERINE |
| 2 - GABRIEL, KAY LA (BY TAX CLAIM) | |
| 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 260.00-1,040.01,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$7,200.00 |
| Grantor: CAREY, MICHAEL | Grantee: TEGO, ANN E |
| 2 - GABRIEL, KAY LA | 2 - MCKINNIE, MYRNA |
| Locations: Parcel # | Municipality |
| 1 - 260.00-1,040.03,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$5,290.46 |
| Grantor: LABONTE, MICHELLE (BY TAX CLAIM) | Grantee: HOLLERAN, CATHERINE |
| 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 050.08-1,019.00,000. | HALLSTEAD BOROUGH |

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| Information: | Consideration: \$5,451.63 |
| Grantor: POPE, MICHAEL (BY TAX CLAIM) | Grantee: TEGO, ANN E |
| 2 - POPE, ALBINA (BY TAX CLAIM) | 2 - MCKINNIE, MYRNA |
| 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 102.00-1,073.00,000. | FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$9,992.64 |
| Grantor: PAVELCHAK, JOHN PAUL (BY TAX CLAIM) | Grantee: REGINAS ESTATES LLC |
| 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | |
| Locations: Parcel # | Municipality |
| 1 - 268.11-1,037.00,000. | FOREST CITY |
| Information: | Consideration: \$1,164.53 |
| Grantor: SOSNOWSKI, WALTER S (BY TAX CLAIM) | Grantee: MILLER, VALANCE J |
| 2 - SOSNOWSKI, KAREN (BY TAX CLAIM) | 2 - MILLER, MICHELLE STADLER |
| 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | 3 - STADLER-MILLER, MICHELLE (AKA) |
| Locations: Parcel # | Municipality |
| 1 - 268.06-1,075.00,000. | FOREST CITY 2W |
| Information: | Consideration: \$8,538.05 |
| Grantor: CONGDON, WILLIAM A (BY TAX CLAIM) | Grantee: MIKLOICHE, JEFFREY |
| 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU | 2 - MIKLOICHE, JOAN |
| Locations: Parcel # | Municipality |
| 1 - 266.01-1,037.00,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: TAYLOR, ROBERT JR | Grantee: TAYLOR, ROBERT JR |
| 2 - TAYLOR, LISA | |
| Locations: Parcel # | Municipality |
| 1 - 224.00-1,056.00,000. | LENOX TOWNSHIP |
| Information: OIL GAS & MINERAL DEED | Consideration: \$1.00 |
| Grantor: TAYLOR, ROBERT JR | Grantee: TAYLOR, LISA |
| Locations: Parcel # | Municipality |
| 1 - 224.00-1,056.00,000. | LENOX TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: TOMPKINS, WAYNE L | Grantee: TOMPKINS, LYNN |
| 2 - TOMPKINS, NATHANAEL D | 2 - TOMPKINS, JANE |
| Locations: Parcel # | Municipality |
| 1 - N/A | GIBSON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: TOMPKINS, WAYNE L | Grantee: TOMPKINS, LYNN |
| | 2 - TOMPKINS, JANE |
| Locations: Parcel # | Municipality |
| 1 - N/A | GIBSON TOWNSHIP |
| Information: | Consideration: \$50,102.41 |
| Grantor: MAXSON, GEORGE F (BY SHERIFF) | Grantee: CL45 MW REO 1 LLC |
| Locations: Parcel # | Municipality |
| 1 - 264.00-2,025.00,000. | CLIFFORD TOWNSHIP |
| Information: | Consideration: \$86,000.00 |
| Grantor: WOLF, JAMES | Grantee: WILLIS, KIMBERLY Y |
| 2 - WOLF, SUSANNE S | |
| Locations: Parcel # | Municipality |
| 1 - 054.12-2,066.00,000. | SUSQUEHANNA |
| Information: | Consideration: \$1.00 |
| Grantor: WRIGHT, DAVID L | Grantee: WRIGHT, LISA A |
| 2 - WRIGHT, JOANN L | |
| Locations: Parcel # | Municipality |
| 1 - 251.00-1,035.00,000. | AUBURN TOWNSHIP |

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| Information: | Consideration: \$1.00 |
| Grantor: HOLGATE, KEVIN | Grantee: HOLGATE, KEVIN |
| Locations: Parcel # | Municipality |
| 1 - N/A | LENOX TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: MELLOW, PATRICIA A (AKA) | Grantee: MELLOW, PATRICIA A |
| 2 - MELLOW, PATRICIA | 2 - MCCABE, PATRICIA C |
| Locations: Parcel # | Municipality |
| 1 - 268.11-1,020.00,000. | FOREST CITY |
| Information: MINERAL DEED | Consideration: \$1.00 |
| Grantor: KVERAGAS, ALEX (ESTATE) | Grantee: NANNI, CAROL A |
| | 2 - NANNI, PAUL S |
| | 3 - PACKER, JUDITH L |
| | 4 - PACKER, DOUGLAS W |
| Locations: Parcel # | Municipality |
| 1 - N/A | FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: KVERAGAS, ALEX (ESTATE) | Grantee: NANNI, CAROL A |
| | 2 - NANNI, PAUL S |
| Locations: Parcel # | Municipality |
| 1 - N/A | FOREST LAKE TOWNSHIP |
| Information: | Consideration: \$29,060.00 |
| Grantor: AHRENDTS, THEODORE (ESTATE AKA) | Grantee: BEAR CREEK PROPERTIES INC |
| 2 - AHRENDTS, THEODORE G (ESTATE AKA) | |
| 3 - AHRENDTS, THEODORE GORGETTA (ESTATE AKA) | |
| 4 - AHRENDTS, THEODORA (ESTATE AKA) | |
| 5 - AHRENDTS, THEODORA GEORGETTE (ESTATE) | |
| Locations: Parcel # | Municipality |
| 1 - 136.00-2,014.00,000. | RUSH TOWNSHIP |
| Information: | Consideration: \$4,778.85 |
| Grantor: KERR, JAY T (BY SHERIFF) | Grantee: WELLS FARGO BANK |
| 2 - KERR, ELSA (BY SHERIFF) | |
| Locations: Parcel # | Municipality |
| 1 - 161.08-2,030.00,000. | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: IRIS, MARLENE | Grantee: RIPPEY, GEORGE |
| | 2 - RIPPEY, KYRA |
| Locations: Parcel # | Municipality |
| 1 - 056.00-1,032.05,000. | HARMONY TOWNSHIP |
| Information: | Consideration: \$365,000.00 |
| Grantor: HOTCHKISS, MARK | Grantee: JJT FARM LLC |
| Locations: Parcel # | Municipality |
| 1 - 026.00-2,010.00,000. | SILVER LAKE TOWNSHIP |
| Information: | Consideration: \$114,000.00 |
| Grantor: PAGE, ERIC S | Grantee: DAVIS, TAI M |
| 2 - PAGE, REBECCA L | 2 - DAVIS, KATIE M |
| Locations: Parcel # | Municipality |
| 1 - N/A | OAKLAND BOROUGH |
| Comments: 1 -INVALID PARCEL ID | |
| Information: | Consideration: \$45,000.00 |
| Grantor: WERT, ROBERT C | Grantee: GIRJATOWICZ, MICHAEL H |
| 2 - COLLINS, LINDA M (AKA) | 2 - ANDERSON, SANDRA J |
| 3 - COLLINS, LINDA | |
| Locations: Parcel # | Municipality |
| 1 - N/A | MONTROSE |

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| Information: | Consideration: \$127,000.00 |
| Grantor: BODNAR, JOSEPH L | Grantee: HERBERT, KYLE LYNN 2 - HERBERT, COURTNEY ANN |
| Locations: Parcel # 1 - 111.14-1,027.00,000. | Municipality NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: CONRAD, VANCLIFT JR (ESTATE) | Grantee: CONRAD, NANCY A |
| Locations: Parcel # 1 - 199.00-1,038.00,000. | Municipality DIMOCK TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: WOOD, DAVID 2 - PHALEN, BONNIE 3 - BLAISURE, LINDA 4 - BLAISURE, MARK | Grantee: WOOD, DAVID |
| Locations: Parcel # 1 - N/A | Municipality BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$172,000.00 |
| Grantor: NEP SNO-TRAILS INC (AKA) 2 - NEP SNO TRAILS INC | Grantee: CASBEER, KEVIN |
| Locations: Parcel # 1 - 211.00-2,006.00,000. | Municipality UNIONDALE BOROUGH |
| Information: INT 2 UNIT 240 & INT 37 UNIT 46E | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: HIGGINS, CHARLES 2 - HIGGINS, JOYCE |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: INT 20 WEEK 36 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: BROWN, HAROLD 2 - BEASLEY, AUDREY |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: INT 29 UNIT 43 | Consideration: \$100.00 |
| Grantor: BREMER HOF OWNERS INC | Grantee: MEYERS-BRADLEY, NANCY (AKA) 2 - BRADLEY, NANCY MEYERS 3 - MEYERS-BRADLEY, ROBERT (AKA) 4 - BRADLEY, ROBERT MEYERS |
| Locations: Parcel # 1 - N/A | Municipality HERRICK TOWNSHIP |
| Information: | Consideration: \$59,000.00 |
| Grantor: STEEN, ROGER | Grantee: DAVENPORT, MARK 2 - DAVENPORT, GAYLE |
| Locations: Parcel # 1 - 021.04-1,020.00,000. | Municipality APOLACON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: GARDNER, SANDRA (ESTATE) 2 - GARDNER, MONICA M 3 - GARDNER, CORY A 4 - GARDNER, COOPER (BY GUARDIAN) 5 - GARDNER, COLLIN 6 - GARDNER, MATTHEW 7 - GARDNER, TAYLOR | Grantee: GARDNER, TIMOTHY L 2 - GARDNER, CORY A |
| Locations: Parcel # 1 - 206.00-1,004.00,000. | Municipality HARFORD TOWNSHIP |

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| Information: MINERAL DEED | Consideration: \$10.00 |
| Grantor: CASCADE ACQUISITION PARTNERS LP | Grantee: TRAN FAMILY TRUST LP |
| Locations: Parcel # | Municipality |
| 1 - 144.00-1,013.00,000. | BRIDGEWATER TOWNSHIP |
| Information: | Consideration: \$87,500.00 |
| Grantor: LOOMIS, CARL | Grantee: MANCINI, JOSEPH L |
| 2 - LOOMIS, TANYA | 2 - MANCINI, BRITTANY J |
| Locations: Parcel # | Municipality |
| 1 - 254.00-1,024.02,000. | AUBURN TOWNSHIP |
| Information: | Consideration: \$10,000.00 |
| Grantor: RUIZ, ANGELO | Grantee: ELY, STEVE |
| 2 - RUIZ, ANTOINETTE | |
| Locations: Parcel # | Municipality |
| 1 - 113.00-1,004.00,000. | JACKSON TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: FISK, MARY | Grantee: DORR, RICHARD R |
| | 2 - DORR, BARBARA F |
| Locations: Parcel # | Municipality |
| 1 - N/A | OAKLAND TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: WHITNEY, ETHEL E | Grantee: WHITNEY, GORDON C |
| | 2 - WHITNEY, GLEN J |
| | 3 - WHITNEY, HARVEY C |
| Locations: Parcel # | Municipality |
| 1 - N/A | NEW MILFORD TOWNSHIP |
| Information: | Consideration: \$1.00 |
| Grantor: CLAPPER, WILLIAM C | Grantee: CLAPPER, TAMMY L |
| Locations: Parcel # | Municipality |
| 1 - N/A | LIBERTY TOWNSHIP |
| Information: | Consideration: \$101,760.00 |
| Grantor: HOUSE, BENJAMIN P | Grantee: RUDOCK, GARY |
| 2 - HOUSE, NICOLE | 2 - RUDOCK, PAULINE |
| Locations: Parcel # | Municipality |
| 1 - 031.19-2,088.00,000. | HALLSTEAD BOROUGH |
| Information: | Consideration: \$1.00 |
| Grantor: BUTLER, MARY GENE (ESTATE) | Grantee: BUTLER FAMILY FULLER LAKE LIMITED LIABILITY COMPANY |
| Locations: Parcel # | Municipality |
| 1 - 092.00-2,019.00,000. | JACKSON TOWNSHIP |
| 2 - 092.00-2,021.00,000. | JACKSON TOWNSHIP |

Susquehanna County LEGAL JOURNAL

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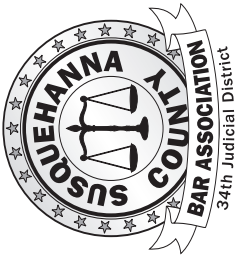
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