

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 5 ★ December 4, 2020 ★ Montrose, PA ★ No. 36



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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.



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.*

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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**

Marion O'Malley, Esq.

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

Jan Krupinski

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

Elizabeth M. Arnold — Chair

Alan M. Hall — Vice-Chair

Judith Herschel

#### **Treasurer**

Jason D. Miller

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

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

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

Robert DeLuca

Richard Suraci

Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**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**

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**LEGAL AD**

**DECEDENT'S ESTATE**

**ESTATE OF ETHEL R. LAWBOSKY**, Clifford Township, Pennsylvania, (Died: October 3, 2020, James L. Kilmer, Executor, Paul R. Mazzoni, Esquire, Attorney for the Estate, Suite 201 Bank Towers, 321 Spruce Street, Scranton, PA 18503.

**11/27/2020 • 12/4/2020 • 12/11/2020**

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**EXECUTOR NOTICE**

Estate of Elia J. Marconi  
Late of Auburn Township  
EXECUTOR

Eugene J. Marconi  
617 Elk Lake Road  
Meshoppen, PA 18630  
ATTORNEY

Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**11/27/2020 • 12/4/2020 • 12/11/2020**

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**ESTATE NOTICE**

Estate of David H. Clemens, Deceased. Late of Great Bend Twp., Susquehanna County, PA. D.O.D. 9/19/20. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Sarah C. Smith, Karen C. Dennis & Paula R. Clemens, Executrices, c/o Heike K. Sullivan, Esq., 1735 Market St., 51st Fl., Phila, PA 19103-7599. Or to their Atty.: Heike K. Sullivan, Ballard Spahr LLP, 1735 Market St., 51st Fl., Phila, PA 19103-7599.

**11/20/2020 • 11/27/2020 • 12/4/2020**

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**ESTATE NOTICE**

Estate of William J. Baker,  
deceased, of 636 Darrow Road,  
New Milford Township,  
Susquehanna County, Pennsylvania,  
who died July 18, 2020.

Letters Testamentary have been  
granted to Lisa A. Romanienko,  
Executrix, who request all persons  
having claims against the estate of  
the decedent to make known the  
same, and all persons indebted to  
the decedent to make payments,  
without delay, to:

Lisa A. Romanienko  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
(570) 879-2534

**11/20/2020 • 11/27/2020 • 12/4/2020**

**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 Devises 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

### **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

### **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 Shaddock and Benjamin Shaddock

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**

### **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

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

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**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 19, 2020 TO NOVEMBER 25, 2020  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$145,000.00
Mortgagor: PICKERING, ROGER	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 254.00-1,009.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: PILEGGI, SAMUEL J	Mortgagee: HONSDALE NATIONAL BANK
Locations: Parcel # 1 - 034.00-2,018.01,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$255,000.00
Mortgagor: PLEVINSKY, JOYCE	Mortgagee: AMERICAN ADVISORS GROUP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.14-1,030.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$255,000.00
Mortgagor: PLEVINSKY, JOYCE	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 031.14-1,030.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$510,400.00
Mortgagor: DAHODWALA, NABILA A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 190.04-1,016.06,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$171,238.00
Mortgagor: PAWLUCK, ANTHONY	Mortgagee: PS BANK
Locations: Parcel # 1 - 245.00-3,022.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$182,000.00
Mortgagor: STENTO, O DONALD 2 - STENTO, SHARON A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 262.00-1,053.01,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$253,000.00
Mortgagor: COONEY, JAMES J SR 2 - COONEY, MARYANN 3 - COONEY, JAMES J JR 4 - COONEY, BRIAN PATRICK	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 171.00-1,044.00,000.	Municipality ARARAT TOWNSHIP

Information:	Consideration: \$81,225.00
Mortgagor: COLE, FAYE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 031.19-1,071.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$144,800.00
Mortgagor: SHEEHAN, THOMAS PATRICK	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 266.00-1,004.09,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: KELLEY, JAMES P	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 265.00-1,030.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$59,900.00
Mortgagor: GETZ, SHAWNA	Mortgagee: NBT BANK
	2 - MURPHY, ROBERT
Locations: Parcel #	Municipality
1 - 115.09-1,092.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$183,000.00
Mortgagor: CANFIELD, TRACY LYNN	Mortgagee: CHEMUNG CANAL TRUST CO
	2 - CANFIELD, JAMES L
Locations: Parcel #	Municipality
1 - 012.00-1,043.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$273,000.00
Mortgagor: PAVELSKI, MATTHEW R	Mortgagee: PS BANK
	2 - PAVELSKI, GLENDA M
Locations: Parcel #	Municipality
1 - 150.00-2,006.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$335,000.00
Mortgagor: BALWINDER, SINGH	Mortgagee: CHOCONUT BUSINESS ASSOCIATES INC
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$250,604.00
Mortgagor: GUZY, CARRIE	Mortgagee: PENNYMAC LOAN SERVICES LLC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 142.03-1,026.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$3,379.53
Mortgagor: WOOD, DERRICK J	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 031.19-1,048.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$159,295.00
Mortgagor: EYLER, JOSHUA	Mortgagee: FREEDOM MORTGAGE CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 093.00-1,050.01,000.	JACKSON TOWNSHIP

Information:	Consideration: \$245,000.00
Mortgagor: STOCKSLAGER, WILLIAM E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STOCKSLAGER, REBECCA	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 007.00-1,003.01,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$236,000.00
Mortgagor: KEENAN, MICHAEL J	Mortgagee: HOMESTEAD FUNDING CORP
2 - KEENAN, MARY P	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 083.20-1,002.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$124,000.00
Mortgagor: EDNOCK, MICHELE	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 268.06-2,077.00,000.	FOREST CITY
2 - 268.10-1,001.00,000.	FOREST CITY
Information:	Consideration: \$184,000.00
Mortgagor: BENSCOTER, ROBERT	Mortgagee: PS BANK
2 - BENSCOTER, MELAINA	
Locations: Parcel #	Municipality
1 - 218.00-2,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$182,300.00
Mortgagor: WISNIEWSKI, JOANNE	Mortgagee: WINTRUST MORTGAGE
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 185.00-1,013.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$143,434.00
Mortgagor: BEARDSLEY, ALICIA M	Mortgagee: SUMMIT MORTGAGE CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 124.14-2,001.00,000.	MONTROSE
Information:	Consideration: \$223,200.00
Mortgagor: LOPEZ-BRAUS, DANIEL G	Mortgagee: STEARNS LENDING LLC
2 - BRAUS, DANIEL G LOPEZ	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
3 - SEIFERT, SOPHIA R	
Locations: Parcel #	Municipality
1 - 265.00-1,004.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: LASKE, ANDREA M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 147.00-2,038.17,000.	HARFORD TOWNSHIP
Information:	Consideration: \$32,000.00
Mortgagor: CARD, MATTHEW J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CARD, CHRISTINA W	
Locations: Parcel #	Municipality
1 - 050.07-2,068.00,000.	HALLSTEAD BOROUGH

Information:	Consideration: \$70,000.00
Mortgagor: URSICH, STEPHEN	Mortgagee: BEAUTZ, EDMUND
2 - URSICH, MARGARET	2 - BEAUTZ, CAROL
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$378,936.18
Mortgagor: DIAZ, BENEDICT F SR	Mortgagee: DIAZ, BENEDICT (TRUST)
Locations: Parcel #	Municipality
1 - 258.00-2,001.00,000.	LATHROP TOWNSHIP
2 - 257.00-1,009.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: DIAZ, BENEDICT F SR	Mortgagee: FOLTZ, CATHERINE D
	2 - DIAZ, JOHN F
	3 - DIAZ, JOSEPHINE
	4 - DIAZ, GLORIA
Locations: Parcel #	Municipality
1 - 258.00-2,001.00,000.	LATHROP TOWNSHIP
2 - 257.00-1,009.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$400,000.00
Mortgagor: PAPP REAL ESTATE HOLDING LLC	Mortgagee: WAYNE BANK
Locations: Parcel #	Municipality
1 - 124.12-1,026.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$292,000.00
Mortgagor: TRAVER, THOMAS	Mortgagee: JPMORGAN CHASE BANK
2 - CODINGTON, MELISSA M	
Locations: Parcel #	Municipality
1 - 198.00-1,010.04,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$92,000.00
Mortgagor: LAMBERT, ROBERT W	Mortgagee: PNC BANK
2 - LAMBERT, ALFONSIA B	
Locations: Parcel #	Municipality
1 - 187.00-2,049.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: WILLIAMS, TODD J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FIRSTTRUST BANK
Locations: Parcel #	Municipality
1 - 157.00-1,015.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$164,000.00
Mortgagor: GRAZIANO, WILLIAM	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
2 - GRAZIANO, MICHELLE	
Locations: Parcel #	Municipality
1 - 209.00-1,052.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$194,750.00
Mortgagor: SUMMIT MORTGAGE CORPORATION	Mortgagee: YANKEY, JEROD W
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
Locations: Parcel #	Municipality
1 - 148.00-1,026.00,000.	NEW MILFORD TOWNSHIP

**DEEDS**

Information:	Consideration: \$60,000.00
Grantor: BARNEY, DANIEL	Grantee: KOMAR, JOHN 2 - KOMAR, BETH
Locations: Parcel # 1 - 245.00-3,028.00,000.	Municipality CLIFFORD TOWNSHIP
Information: INT 34 UNIT NO 38	Consideration: \$100.00
Grantor: PITARRA, PATRICIA J 2 - PITARRA, LAWRENCE L 3 - PITARRA, NICKOLAS E	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 23 UNIT NO 24	Consideration: \$100.00
Grantor: PITARRA, PATRICIA J 2 - PITARRA, LAWRENCE L 3 - PITARRA, NICKOLAS E	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT NO 33000 UNIT NO 37	Consideration: \$100.00
Grantor: PITARRA, PATRICIA J 2 - PITARRA, LAWRENCE L 3 - PITARRA, NICKOLAS E	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: OIL GAS MINERAL AND HYDROCARBON DEED	Consideration: \$10.00
Grantor: CP ROYALTIES LLC	Grantee: ENDEAVOR ACQUISITIONS LLC
Locations: Parcel # 1 - 194.03-1,006.00,000. 2 - 213.00-1,007.00,000.	Municipality AUBURN TOWNSHIP AUBURN TOWNSHIP
Information:	Consideration: \$425,000.00
Grantor: BARLOW, MARYLYN G	Grantee: AHEARN, ROBERT J 2 - AHEARN, MARILYN P
Locations: Parcel # 1 - 027.13-1,002.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$190,000.00
Grantor: DAUGHERTY, DANA L 2 - DAUGHERTY, JENNIFER H	Grantee: PINA, ARISTIDES JUAN
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: KELLY, JOHN M	Grantee: HINDS, STEVEN T 2 - HINDS, MICHELE L
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$395,000.00
Grantor: CHOCONUT BUSINESS ASSOCIATES INC	Grantee: BALWINDER, SINGH
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NAYLOR, CLEMENT W SR	Grantee: NAYLOR, RICHARD F SR 2 - NAYLOR, GLORIA F
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH

Information:	Consideration: \$1.00
Grantor: KEPIC, STEVEN	Grantee: KEPIC, STEVEN 2 - WATTS, MELINDA G
Locations: Parcel # 1 - 066.00-1,025.01,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DEMAREE, NICHOLAS B	Grantee: DEMAREE, JOHN R
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: LAIRD, BONNIE M (TRUST BY TRUSTEES)	Grantee: RETTA CEMETERY ASSN
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$9,000.00
Grantor: FENESCEY, KEVIN 2 - FENESCEY, ANNE M 3 - FENESCEY, JOAN M	Grantee: PHILLIPS, BRIAN T
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MINER, JOHN O 2 - MINER, MARGARET A	Grantee: DALY, LINDA L
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AMR SOUTH MONTROSE PROPERTIES LLC	Grantee: AMATO, MASSIMILIANO 2 - AMATO, MARISA
Locations: Parcel # 1 - 161.08-1,053.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AMATO, MASSIMILIANO 2 - AMATO, MARISA	Grantee: AMR SOUTH MONTROSE PROPERTIES LLC
Locations: Parcel # 1 - 161.08-1,052.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: AMR SOUTH MONTROSE PROPERTIES LLC	Grantee: AMR SOUTH MONTROSE PROPERTIES LLC
Locations: Parcel # 1 - 161.08-1,053.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: BOOTH, TERENCE 2 - BOOTH, MARCIA	Grantee: FOREST CITY RENTALS LLC
Locations: Parcel # 1 - 248.00-1,020.13,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$13,500.00
Grantor: RUSSELL, ROBERT	Grantee: MINERAL ADVANCE LLC
Locations: Parcel # 1 - 021.05-1,053.00,000.	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$245,000.00
Grantor: HUGHES, JACOB P 2 - HUGHES, MEGHAN E	Grantee: STOCKSLAGER, WILLIAM E 2 - STOCKSLAGER, REBECCA
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information:	Consideration: \$155,000.00
Grantor: DEMPSEY, WILLIAM	Grantee: EDNOCK, MICHELE
2 - DEMPSEY, CONSTANCE	
3 - DEMPSEY, ROBERT	
4 - DEMPSEY, MARY JANE	
5 - DEMPSEY, JEAN MARIE	
6 - CAROLAN, VINCE	
Locations: Parcel #	Municipality
1 - 268.06-2,077.00,000.	FOREST CITY
2 - 268.10-1,001.00,000.	FOREST CITY
Information:	Consideration: \$230,000.00
Grantor: BENSCOTER, EMERY	Grantee: BENSCOTER, ROBERT
2 - BENSCOTER, JULIE	2 - BENSCOTER, MELAINA
Locations: Parcel #	Municipality
1 - 218.00-2,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$142,000.00
Grantor: WILLIAMS, MARK	Grantee: BEARDSLEY, ALICIA M
2 - WILLIAMS, MARY	
3 - MERRILL, JACOB S	
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$50,000.00
Grantor: BECAUSE HE TOLD ME NO LLC	Grantee: WHITE HORSE CONSTRUCTION INC
Locations: Parcel #	Municipality
1 - 147.00-2,038.15,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PENNMARC RESOURCES LP	Grantee: AMP IV LP
	2 - LPR ENERGY LLC
Locations: Parcel #	Municipality
1 - 178.00-1,046.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCGAVIN, MARTIN J	Grantee: MCGAVIN, JONATHAN P
Locations: Parcel #	Municipality
1 - 253.00-1,016.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCGAVIN, MARTIN J	Grantee: MCGAVIN, JONATHAN P
Locations: Parcel #	Municipality
1 - 253.00-1,017.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCGAVIN, MARTIN J	Grantee: MCGAVIN, DARIAN J
Locations: Parcel #	Municipality
1 - 253.00-1,016.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCGAVIN, MARTIN J	Grantee: MCGAVIN, DARIAN J
Locations: Parcel #	Municipality
1 - 253.00-1,017.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$90,000.00
Grantor: BEAUTZ, EDMUND S	Grantee: URSICH, STEPHEN
2 - BEAUTZ, CAROL L	2 - URSICH, MARGARET
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH



Information:	Consideration: \$279,000.00
Grantor: HAYES, LINDA J	Grantee: LOPEZ-BRAUS, DANIEL G (AKA) 2 - BRAUS, DANIEL G LOPEZ 3 - SEIFERT, SOPHIA R
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$492,900.00
Grantor: DIAZ FAMILY TRUST (BY TRUSTEE) 2 - DIAZ, MARIA F (ESTATE)	Grantee: DIAZ, BENEDICT F SR
Locations: Parcel #	Municipality
1 - 258.00-2,001.00,000.	LATHROP TOWNSHIP
2 - 257.00-1,009.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$210,000.00
Grantor: ONECTIVIT INC	Grantee: ALBERT, WILLIAM G JR 2 - ALBERT, CATHLEEN M
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$160,000.00
Grantor: VERMEERSCH, DEAN	Grantee: PERETORE REALTY LLC
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$340,000.00
Grantor: SKIDMORE, JOHN H 2 - SKIDMORE, TAYLOR	Grantee: DODGE, N P JR (TRUST)
Locations: Parcel #	Municipality
1 - 198.00-1,010.04,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$324,500.00
Grantor: DODGE, N P JR (TRUST)	Grantee: TRAVER, THOMAS 2 - CODINGTON, MELISSA M
Locations: Parcel #	Municipality
1 - 198.00-1,010.04,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$41,000.00
Grantor: BECKONING ACRES LLC	Grantee: WALDO, DONALD A 2 - WALDO, JEWEL M
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: DEMMER, ROBERT	Grantee: MEAD, WILLIAM S 2 - MEAD, JODI L
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FESSENDEN, ROBERT F (ESTATE)	Grantee: MURPHY, RUTH 2 - ZIOMEK, ANNA
Locations: Parcel #	Municipality
1 - 120.00-1,001.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MURPHY, RUTH (BY POA)	Grantee: ZIOMEK, ANNA
Locations: Parcel #	Municipality
1 - 120.00-1,001.00,000.	FOREST LAKE TOWNSHIP
Information: OIL GAS MINERAL	Consideration: \$1.00
Grantor: SKOCZYLAS, JOHN E (ESTATE)	Grantee: SKOCZYLAS, ADAM G
Locations: Parcel #	Municipality
1 - 060.00-1,013.00,000.	APOLACON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KRIEG, ROBERTA	Grantee: KRIEG, JAMES A 2 - MAUSER, CHRISTINE M KRIEG
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$22,000.00
Grantor: HERBERT, MARJORIE A 2 - CAMPBELL, SUSAN GOLIS 3 - GOLIS, DIANA LYNNE 4 - FRANSSEN, ROSEMARY	Grantee: CONBOY, PATRICK JAMES URCIULI
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: SELIGE, NANCIE L 2 - SELIGE, RICHARD	Grantee: SELIGE, CHRISTOPHER 2 - SELIGE, JESSICA L
Locations: Parcel # 1 - 206.20-2,001.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$205,000.00
Grantor: TRAYER, THOMAS	Grantee: YANKEY, JEROD W
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SPANARKEL, JOHN 2 - SPANARKEL, MAUREEN	Grantee: SPANARKEL, JOHN (TRUST) 2 - SPANARKEL, MAUREEN (TRUST)
Locations: Parcel # 1 - 204.02-1,002.00,000.	Municipality LENOX TOWNSHIP



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