

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 2 ★ October 13, 2017 ★ Montrose, PA ★ No. 28



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CASES REPORTED

Hand Break Holdings, LLC, Appellant
v.
Zoning Hearing Board of the Borough of Tunkhannock, Appellee
Borough of Tunkhannock, Intervenor

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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.

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Legal Journal of Susquehanna County

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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

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Orphans Court; Accounting on Estates (2-time insertion)	\$45

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Kenneth W. Seamans, *Senior Judge*

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Michelle Estabrook

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Anthony J. Conarton

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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.

COURT OPINION

No. 2016-Civil-1195

HAND BREAK HOLDINGS, LLC, Appellant

v.

**ZONING HEARING BOARD OF THE BOROUGH OF TUNKHANNOCK,
Appellee**

BOROUGH OF TUNKHANNOCK, Intervenor

Opinion continued from the October 6, 2017 issue

C. Natural Expansion of Nonconforming Use

The doctrine of natural expansion protects the expansion of a legal nonconforming use of a property and permits a landowner operating under a legal nonconforming use to develop or expand a business “as required to maintain economic viability or to take advantage of increases in trade.” See Pietropaolo, 979 A.2d at 977 (citing Smalley v. Zoning Bd. of Middletown Twp., 834 A.2d 535, 543 (Pa. 2003)); Limley v. Zoning Hearing Bd. of Port Vue Borough, 625 A.2d 54, 56 (Pa. Commw. Ct. 1993). The doctrine of natural expansion supports the increased intensity of a property’s utilization, such as an increase of the number of users or an increase in frequency of use. See Itama Dev. Assocs., LP v. Zoning Hearing Bd. of Twp. of Rostraver, 132 A.3d 1040, 1051 (Pa. Commw. Ct. 2016); Harrisburg Gardens, Inc. v. Susquehanna Twp. Zoning Hearing Bd., 981 A.2d 405, 410 (Pa. Commw. Ct. 2009).

However, the right of natural expansion is limited. See Hunterstown Ruritan Club, 143 A.3d at 546 (citing Smalley, 834 A.2d at 543). The recognized policy is to closely restrict a nonconforming use. See Harrisburg Gardens, Inc., 981 A.2d at 410. The doctrine of natural expansion does not protect a new or an additional nonconforming use. See Pietropaolo, 979 A.2d at 977; see also Schadt v. City of Bethlehem Zoning Hearing Bd., 119 A.3d 439, 443 (Pa. Commw. Ct. 2015)(“Applicant is not entitled to make the property more nonconforming by virtue of the existing non-conformance.”); Domeisen v. Zoning Hearing Bd., O’Hara Twp., 814 A.2d 851 (Pa. Commw. Ct. 2003)(noting that the right to expand a nonconforming use is limited “where the proposed expansion is in actuality not an expansion of the old use, but the addition of a new use.”).

To be protected under the doctrine of natural expansion, the expanded use does not need be identical to the existing nonconforming use, but it must be sufficiently similar as to not constitute a new or different use. See Itama Development Associates, LP, 132 A.3d at

1051; Pietropaolo, 979 A.2d at 977.²¹ A zoning hearing board's interpretation of its own zoning ordinance is entitled to great deference and weight. See Hafner, 974 A.2d at 1210.

The use of the entirety of the Property as professional offices is not a natural expansion of Dr. Cashin's alleged nonconforming use, but rather a new or additional use that does not align with the Dr. Cashin's prior use of a small portion of this residence for a home-based professional office. In particular, the Board concluded that "...the use of the entire Subject Property as professional offices is substantially different than the home occupation of Dr. Cashin's practice that ended in December 1974." (The Board's Decision at 11.) The Board's conclusion that the doctrine of natural expansion does not apply to the proposed use of the entirety of this residential building for residential commercial offices is neither unreasonable nor an error of law.

The complete elimination of the residential aspect of the Property is far beyond the scope of this limited use of the Property for purposes of a small animal clinic. Dr. Cashin and each successive owner used the Property primarily as a residence, and completely abolishing the residential nature of the Property ignores its past residential character. Appellant again relies upon Brown for the proposition that a home based business may be naturally expanded. In Brown, an orthodontist office with a second floor residential apartment was allowed to convert to a financial office with the same second floor residential apartment. While the business occupying the first floor changed, the use of the property remained the same: a commercial business on the first floor and residential space on the second floor.

As such, Brown actually supports the Board's decision as it demonstrates the need to maintain the essential character of a property's nonconforming use. Appellant's attempt to transfer a residential property with a small professional office into an entirely commercial property is not a natural expansion of the prior use of the Property – it is a transformation of the very character of the Property from primarily residential to entirely commercial.

For these reasons, even if the Clinic was a legal nonconforming use of the Property that had not been abandoned, the doctrine of natural expansion would not permit the use being proposed by Appellant. The Board did not manifestly abuse its discretion or commit an error of law in denying Appellant's application.

D. Constitutional Argument

Appellant further argues that its 14th Amendment rights were violated as the Board has treated its application differently than the application submitted in Brown. Appellant

²¹ See also Limley v. Zoning Hearing Bd. of Port Vue Borough, 625 A.2d 54 (Pa. 1993)(finding a proposed public restaurant and bar similar to existing use as a private social club); Pappas v. Zoning Bd. of Adjustment of City of Philadelphia, 589 A.2d 675 (Pa. 1991)(holding that a pizza restaurant is sufficiently similar to a sandwich shop); Mutimer Co. v. Wagner, 103 A.2d 417 (Pa. 1954)(finding that a proposed machinery sales office was sufficiently similar to the existing use as a real estate sales office); Chartiers Twp v. Willaim H. Martin, Inc., 542 A.2d 985 (Pa. 1988)(allowing a landfill to expand its daily intake of trash) compare to Pietropaolo, 979 A.2d 969 (prohibiting a storage space to expand into a landscaping business); Daley v. Zoning Hearing Bd. of Haverford Twp., 461 A.2d 347 (Pa. Commw. Ct. 1983)(prohibiting a movie theater from converting to an arcade).

contends that his right to equal protection has been violated. Land use matters may raise equal protection concerns, even in situations where there are no protected classes involved. See Blanco v. Pennsylvania State Bd. of Private Licensed Sch., 718 A.2d 1283, 1287 (Pa. Commw. Ct. 1998); Knipple v. Geistown Borough Zoning Hearing Bd., 624 A.2d 766, 768 (Pa. Commw. Ct. 1993). However, the burden is on the party alleging discrimination to show that it has been consciously discriminated against in an arbitrary and irrational manner. See Blanco, 718 A.2d at 1283 (citing Korsunsky v. Hous. Code Bd. of Appeals, City of Harrisburg, 660 A.2d 180 (Pa. Commw. Ct. 1995)(The owner's burden is to establish conscious discrimination, unrelated to any legitimate objective.)).

Appellant has failed to show any evidence of discrimination – let alone conscious discrimination. Appellant continues to wrongly rely upon Brown to support the contention that the Board engaged in conscious discrimination. Without getting into an in-depth constitutional analysis, Appellant's argument is misplaced because Brown presented decidedly different circumstances than the case at hand.²² Indeed, Brown generally supports the Board's decision – not Appellant's claim that it is similarly situated with the property owner in Brown. There is simply nothing about the Brown decision that supports Appellant's arguments. See Korsunsky, 660 A.2d at 183 (Finding the failure of a city to enforce a zoning order against the former land owners did not preclude the city from enforcing the zoning order against the new landowner when there was no evidence of conscious discrimination against the new landowner.). As such, Appellant's reliance upon Brown to demonstrate an alleged constitutional violation based upon disparate treatment is meritless.

E. Conclusion

After careful review of the entire record, there is substantial evidence to support the Board's denial of Appellant's application. Appellant has failed to demonstrate that the Board manifestly abused its discretion or committed an error of law. For these reasons, the Board's decision is affirmed.



²² In Brown, a property that was a legal nonconforming use as an orthodontist office with a second floor apartment was converted into a financial office with a second floor apartment. In this instant case, Appellant wishes to convert a residence that at one time contained a small professional office into a fully professional commercial space. Thus, Brown is easily distinguishable: (1) there is a legal nonconforming use in this case; and (2) the proposed use changes the entire nature of the Property.

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.

EXECUTRIX NOTICE

Estate of Jean Rounds
Late of Harford Township
EXECUTRIX
Marile R. Marshall
203 Butler Drive
Newtown Square, PA 19073-3410

10/13/2017 • 10/20/2017 • 10/27/2017

EXECUTOR NOTICE

Estate of Jacqueline J. Warner
Late of Rush Township
EXECUTOR
Kenneth F. Warner
918 Warner Road
Lawton, PA 18828
ATTORNEY
Robert J. Hollister, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

10/13/2017 • 10/20/2017 • 10/27/2017

EXECUTOR'S NOTICE

Notice is hereby given that letters testamentary have been granted in the ESTATE OF **Susan DeGroot Petrow a/k/a Susan Petrow** late of the Township of Harford, Pennsylvania, (died July 22, 2017) to Anais Tomezsko and Kathleen Sjogren, Co-Executors. 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 Anais Tomezsko and Kathleen Sjogren or to Levene Gouldin & Thompson, LLP, attorneys for the estate, P.O. Box F-1706, Binghamton, NY 13902-0106.

10/6/2017 • 10/13/2017 • 10/20/2017

EXECUTOR NOTICE

Estate of Adelfina F. Summa AKA Adelfina Summa AKA Adelfina Fuentes Flores Summa
Late of Brooklyn Township
EXECUTOR
Frank A. Summa III
102 W. Main Street – PO Box 288
Dalton, PA 18414
ATTORNEY
David L. Haldeman, Esq.
1134 Lackawanna Trail
Clarks Summit, PA 18411

9/29/2017 • 10/6/2017 • 10/13/2017

EXECUTRIX NOTICE

Estate of Josephine J. Dillon
Late of Montrose Borough

EXECUTRIX

Joann Reimel
65 Crusier Street
Montrose, PA 18801
ATTORNEY

Robert J. Hollister, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

9/29/2017 • 10/6/2017 • 10/13/2017

EXECUTOR NOTICE

Estate of Thomas R. Gibson, Jr.
AKA Thomas R. Gibson
Late of New Milford Township

EXECUTOR

Ronald Gibson
178 Wellington Terrace
Lansdale, PA 19446
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

9/29/2017 • 10/6/2017 • 10/13/2017

OTHER NOTICES

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has

been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

Estate of LOUISE E. ZAPOLSKI,
deceased
Sharon Severs, Executrix

Estate of GERTRUDE M. GREEN,
deceased
Michael J. Giangrieco, Executor

Estate of WILLIAM P.
GIANGRIECO, deceased
John A. Giangrieco, Executor

First and Partial Accounting:

Estate of ELEANOR D.
MCKEAGE, deceased
Louis McKeage and
Suzanne Maxey, Co-Executors

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, October 17, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

10/6/2017 • 10/13/2017

**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
OCTOBER 24, 2017**

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

10-24-2017 9:00 AM

Writ of Execution No.:

2017-812 CP

PROPERTY ADDRESS: 366

Stalker Hill Road

Thompson, Pa 18465

LOCATION: Ararat Township

Tax ID #: 132.00-3,003.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE - 21 X 21 WOOD FRAMED

GARAGE

ONE - 6 X 12 WOOD FRAMED

SHED

DEFENDANTS: Bruce T. Winn

ATTORNEY FOR PLAINTIFF:

DAVID K. BROWN, Esq

(570) 346-3715

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

Lance M. Benedict,
Susquehanna County Sheriff

9/29/2017 • 10/6/2017 • 10/13/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 2017**

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

10-24-2017 9:30 AM

Writ of Execution No.:

2017-806 CP

PROPERTY ADDRESS: 86

Ashwood Lane F/K/A 174 East

Williams Pond Road

New Milford, Pa 18834

LOCATION: Bridgewater

Township

Tax ID #: 107.03-1,003.03,000 –

107.03-1,003.05,000

IMPROVEMENTS: ONE -ONE

STORY WOOD FRAMED

DWELLING

ONE - 12 X 30 INGROUND

POOL

ONE - 12 X 18 WOOD FRAMED

BUILDING

ONE - 46 X 50 WOOD FRAMED

GARAGE

DEFENDANTS: Jeffrey Dean aka

Jeffrey M. Dean and Diane Dean

aka Diane R. Dean

ATTORNEY FOR PLAINTIFF:

Elizabeth M. Bennett, Esq

(215) 563-7000

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:

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Lance M. Benedict,

Susquehanna County Sheriff

9/29/2017 • 10/6/2017 • 10/13/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 2017**

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

10-24-2017 10:00 AM

Writ of Execution No.:

2017-882 CP

PROPERTY ADDRESS: 37 West

Shore Drive a/k/a 418 West Shore
Drive

New Milford, Pa 18834

LOCATION: New Milford

Township

Tax ID #: 111.14-1,065.00,000.

IMPROVEMENTS: One – Two

Story Wood Frame Dwelling

DEFENDANTS: Norman Paul

Abess

ATTORNEY FOR PLAINTIFF:

Jennie C. Tsai, Esq

(215) 563-7000

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

Lance M. Benedict,
Susquehanna County Sheriff

9/29/2017 • 10/6/2017 • 10/13/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE OCTOBER 24, 2017

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

10-24-2017 10:30 AM

Writ of Execution No.:

2017-871 CP

PROPERTY ADDRESS: 5766

State Route 11 aka RR 1 Box 248

Hop Bottom, Pa 18824

LOCATION: Lathrop Township

Tax ID #: 203.00-4,003.00,000

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAME

DWELLING

ONE - 24 X 26 WOOD FRAME

SHED

ONE - 10 X 16 WOOD FRAME

SHED

DEFENDANTS: Michelle A.

Hitchcock

ATTORNEY FOR PLAINTIFF:

Jessica Manis, Esq

(215) 572-8111

NOTICE

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www.susquehannasheriff.com/

sheriffsales.html

Lance M. Benedict,
Susquehanna County Sheriff

9/29/2017 • 10/6/2017 • 10/13/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
OCTOBER 24, 2017**

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

10-24-2017 11:00 AM

Writ of Execution No.:

2017-874 CP

PROPERTY ADDRESS: RR 1 Box

1447 aka 288 State Route 407

Nicholson, Pa 18446

LOCATION: Lenox Township

Tax ID #: 262.00-1,052.00,000

IMPROVEMENTS: ONE -ONE

HALF WOOD FRAMED

DWELLING

ONE - 10 X 18 WOOD FRAMED

SHED

DEFENDANTS: Jason Perez aka
Jason J. Perez and Lee Ann Perez
ATTORNEY FOR PLAINTIFF:
Peter Wapner, Esq
(215) 563-7000

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

9/29/2017 • 10/6/2017 • 10/13/2017

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 28, 2017 TO OCTOBER 4, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$150,000.00
Mortgagor: KIPAR, MICHAEL E	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 196.00-2,049.00,000.	AUBURN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$30,000.00
Mortgagor: HUNTLEY, GREG MARION	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HUNTLEY, SUZANNE SECHRIST	
Locations: Parcel #	Municipality
1 - 082.00-1,067.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: DAVIS, GERALD C	Mortgagee: ELEMENTS FINANCIAL FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 111.14-1,078.00,000.	NEW MILFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$40,000.00
Mortgagor: FULLER, RANDY V	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FULLER, MICHELLE	
Locations: Parcel #	Municipality
1 - 050.00-2,010.00,000.	GREAT BEND TOWNSHIP
Information: OPEN-END MTG	Consideration: \$15,000.00
Mortgagor: CAINES, TRAVIS H	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - CAINES, MARGARET R	
Locations: Parcel #	Municipality
1 - 217.00-2,032.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$5,000.00
Mortgagor: BROWN, JAY A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 106.03-1,005.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: COHEN, THERESA (TRUST)	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 209.09-1,019.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$10.00
Mortgagor: EXCALIBUR ROYALTY LLC	Mortgagee: COMMUNITY NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
2 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$10.00
Mortgagor: EXCALIBUR ROYALTY LLC	Mortgagee: COMMUNITY NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
2 - N/A	BROOKLYN TOWNSHIP

Information:	Consideration: \$53,174.00
Mortgagor: OAKLEY, CHRISTINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CITIBANK NA	
Locations: Parcel #	Municipality
1 - 244.00-2,027.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: DAVIS, RAYMOND C	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DAVIS, ALICE M	
Locations: Parcel #	Municipality
1 - 180.00-2,032.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$9,600.00
Mortgagor: CHAMPANG, STEVEN	Mortgagee: CITIZENS & NORTHERN BANK
2 - CHAMPANG, TIFFANIE	
Locations: Parcel #	Municipality
1 - 110.00-2,036.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$63,392.00
Mortgagor: HURLBURT, MICHAEL P	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 054.10-1,059.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$300,000.00
Mortgagor: DUICK, STEPHEN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 170.00-1,005.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$134,453.00
Mortgagor: JONES, GEORGE G	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - JONES, CAROL A	
Locations: Parcel #	Municipality
1 - 240.00-1,073.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$118,500.00
Mortgagor: HALDEMAN, TRAVIS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - QUICKEN LOANS INC	
Locations: Parcel #	Municipality
1 - 218.03-1,040.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$66,800.00
Mortgagor: REDDON, LAUREN M (AKA)	Mortgagee: HONESDALE NATIONAL BANK
2 - REDDON, LAUREN	
Locations: Parcel #	Municipality
1 - 054.10-1,043.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$68,681.00
Mortgagor: TWARDY, LAWRENCE G W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - NEW PENN FINANCIAL LLC	
Locations: Parcel #	Municipality
1 - 211.00-2,041.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$50,000.00
Mortgagor: LEE, RONALD A	Mortgagee: COMMUNITY BANK
2 - LEE, BEVERLY A	
Locations: Parcel #	Municipality
1 - 234.00-1,009.00,000.	AUBURN TOWNSHIP

Information:	Consideration: \$137,000.00
Mortgagor: STROPE, KIRK A	Mortgagee: COMMUNITY BANK
2 - STROPE, MELISSA L	
Locations: Parcel #	Municipality
1 - 233.00-1,069.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$142,373.00
Mortgagor: YANCHUCK, AUDRA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - ARK-LA-TAX FINANCIAL SERVICES LLC (DBA)
	3 - BENCHMARK MORTGAGE
Locations: Parcel #	Municipality
1 - 248.00-1,020.04,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$113,400.00
Mortgagor: WERNER, ROBERT F	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GORDON, LISA	2 - MERIDIAN BANK
Locations: Parcel #	Municipality
1 - 079.01-1,010.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$524,000.00
Mortgagor: DECOTIIS, MICHAEL R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DECOTIIS, AMY	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$240,000.00
Mortgagor: DEAN, BRUCE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DEAN, CHERYL	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 165.00-2,016.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: JOHNSON, RANDY W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - LOANDEPOT.COM LLC
Locations: Parcel #	Municipality
1 - 047.00-1,060.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$73,000.00
Mortgagor: SHAVE, ROBERT W	Mortgagee: CITIZENS & NOTHERN BANK
Locations: Parcel #	Municipality
1 - 124.18-2,052.00,000.	MONTROSE 2W
Information:	Consideration: \$158,730.00
Mortgagor: AMATO, SALVATORE	Mortgagee: NBT BANK
2 - AMATO, TONI D	
Locations: Parcel #	Municipality
1 - 123.04-1,008.00,000.	BRIDGEWATER TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: KNIGHT, JERRY	Grantee: KNIGHT, JERRY
2 - JOHNSON, BOBBY JO (AKA)	
3 - KNIGHT, BOBBY JO (AKA)	
4 - KNIGHT, BOBBI JO	
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: CHAMBERLAIN, MARTHA (BY ATTN'Y IN FACT)	Grantee: DAVIS, ALICE M
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: WILMINGTON TRUST	Grantee: COLANGELO, MARIA
	2 - TAYLOR, MARY
Locations: Parcel #	Municipality
1 - 209.00-1.073.00.000.	HERRICK TOWNSHIP
Information:	Consideration: \$79,000.00
Grantor: RICHARDS, NEIL A	Grantee: MACNEILL, CRYSTAL
2 - RICHARDS, LUCILLE C	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$62,765.00
Grantor: RYDER, MICHAEL	Grantee: HURLBURT, MICHAEL P
2 - RYDER, MARY JANE	
Locations: Parcel #	Municipality
1 - 054.10-1.059.00.000.	OAKLAND BOROUGH
Information:	Consideration: \$118,500.00
Grantor: GOODMAN, GARTH V (BY ATTY)	Grantee: HALDEMAN, TRAVIS
2 - GOODMAN, ERICA L (BY ATTY)	
Locations: Parcel #	Municipality
1 - 218.03-1.040.00.000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$83,500.00
Grantor: DOCS HOME SERVICES INC	Grantee: REDDON, LAUREN M
Locations: Parcel #	Municipality
1 - 054.10-1.043.00.000.	OAKLAND BOROUGH
Information:	Consideration: \$309,000.00
Grantor: ZACK, EDMUND M	Grantee: DUICK, STEPHEN
2 - ZACK, KATHLEEN	
3 - COAKLEY, STEVEN H	
4 - BAKER, PATRICIA A	
5 - MCGONAGLE, ROBERT (ESTATE)	
Locations: Parcel #	Municipality
1 - 191.13-1.030.00.000.	HERRICK TOWNSHIP
2 - 191.13-1.033.00.000.	HERRICK TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: CITIFINANCIAL SERVICING LLC (BY ATTY)	Grantee: VANLOON, JAMES
	2 - VANLOON, MINDI
	3 - WELSCH, MICHAEL
Locations: Parcel #	Municipality
1 - 192.00-1.019.00.000.	HERRICK TOWNSHIP

Information:	Consideration: \$50,000.00
Grantor: ARNOLD, ULYSSES S II	Grantee: LUCAS, NADINE
2 - ARNOLD, JENNIFER M	
Locations: Parcel #	Municipality
1 - N/A	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAFFREY, MARY IRENE (ESTATE)	Grantee: CHAPMAN, NADINE A
Locations: Parcel #	Municipality
1 - 036.14-1.012.00.000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: DAVIS, THOMAS W (ESTATE AKA)	Grantee: DAVIS, CHARLOTTE M
2 - DAVIS, THOMAS WILLARD (ESTATE)	
Locations: Parcel #	Municipality
1 - 183.00-1.030.00.000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, THOMAS W (ESTATE AKA)	Grantee: DAVIS, CHARLOTTE M
2 - DAVIS, THOMAS WILLARD (ESTATE)	
Locations: Parcel #	Municipality
1 - 183.00-1.023.01.000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, THOMAS W (ESTATE AKA)	Grantee: DAVIS, CHARLOTTE M
2 - DAVIS, THOMAS WILLARD (ESTATE)	
Locations: Parcel #	Municipality
1 - 183.00-1.029.00.000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DAVIS, THOMAS W (ESTATE AKA)	Grantee: DAVIS, CHARLOTTE M
2 - DAVIS, THOMAS WILLARD (ESTATE)	
Locations: Parcel #	Municipality
1 - 183.00-1.086.00.000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$45,000.00
Grantor: WILLIAMS FIELD SERVICES COMPANY LLC	Grantee: HAIGH, THOMAS J
	2 - HAIGH, SALLY E M
Locations: Parcel #	Municipality
1 - 162.00-1.014.05.000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: DUKE, CAROL A	Grantee: MCCA, GARY J
2 - DUKE, MICHAEL A	2 - MCCA, BEVERLY J
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MANLEY, STEVEN S	Grantee: MANLEY FAMILY REVOCABLE TRUST
2 - MANLEY, MARSHA J	
Locations: Parcel #	Municipality
1 - 180.00-1.061.00.000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SNYDER, JOAN	Grantee: MURRAY, EDWARD
	2 - MURRAY, JOELINE
Locations: Parcel #	Municipality
1 - 124.13-1.063.00.000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: STURCHIO, JOSEPH	Grantee: MURRAY, EDWARD
	2 - MURRAY, JOELINE
Locations: Parcel #	Municipality
1 - N/A	MONTROSE

Information:	Consideration: \$1.00
Grantor: STRICKLAND, CHARLES	Grantee: STRICKLAND, SARA LEE (TRUST)
2 - STRICKLAND, SARA LEE	
Locations: Parcel #	Municipality
1 - 180.00-2.047.00.000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HERNDON, BARBARA	Grantee: FRANKS, RICHARD I
2 - KOBBE, NANCY	
3 - NALEPA, LORIE	
Locations: Parcel #	Municipality
1 - 091.15-1.003.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LUCARELLI, ANGELO	Grantee: DAILEY, RONALD ROY
2 - LUCARELLI, MARGARET	2 - DAILEY, SUSAN MAE
Locations: Parcel #	Municipality
1 - 115.09-1.033.00.000.	THOMPSON BOROUGH
Information:	Consideration: \$145,000.00
Grantor: FLOOD, MARY	Grantee: YANCHUCK, AUDRA
Locations: Parcel #	Municipality
1 - 248.00-1.020.04.000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$126,000.00
Grantor: NESHAMINY VALLEY SPORTSMANS ASSOCIATION	Grantee: WERNER, ROBERT F
	2 - GORDON, LISA
Locations: Parcel #	Municipality
1 - 079.01-1.010.00.000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$800,000.00
Grantor: SHARKEY, JOHN F	Grantee: DECOTIIS, MICHAEL R
2 - WRENN, CAROL A	2 - DECOTIIS, AMY
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: CARLTON FARMS LIMITED PARTNERSHIP
Locations: Parcel #	Municipality
1 - 124.13-1.009.00.000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: HEPLER, BRIAN C	Grantee: HEPLER, CURTIS G
2 - HEPLER, TRUDIE E	2 - HEPLER, SHIRLEY A
Locations: Parcel #	Municipality
1 - 089.00-2.008.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: NO BUCK CLUB	Grantee: PADILLA, GILBERTO
	2 - APONTE, ARACELIS
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: TRACY, JAMES M (AKA ESTATE)	Grantee: CARRIAGE BARN APARTMENTS LLC
2 - TRACY, JAMES MARK (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: POULSEN, RAYMOND W	Grantee: POULSEN, CARL P
2 - POULSEN, CHRISTINE	
3 - POULSEN, CARL P	
4 - PFARR, BLANCHE C	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POULSEN, RAYMOND W	Grantee: POULSON, RAYMOND W
2 - POULSEN, CHRISTINE	2 - POULSON, CHRISTINE
3 - POULSEN, CARL P	
4 - PFARR, BLANCHE C	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POULSEN, RAYMOND W	Grantee: PFARR, BLANCHE C
2 - POULSEN, CHRISTINE	
3 - POULSEN, CARL P	
4 - PFARR, BLANCHE C	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: OIL GAS & MINERAL	Consideration: \$1.00
Grantor: CHAMBERLIN, GEORGE W (AKA)	Grantee: CHAMBERLIN, GEORGE (TRUST)
2 - CHAMBERLIN, GEORGE WHITNEY JR	
3 - CHAMBERLIN, JACQUELINE (BY ATTY)	
Locations: Parcel #	Municipality
1 - 186.00-1.020.00.000.	HARFORD TOWNSHIP
Information:	Consideration: \$500.00
Grantor: QUAKER LAKE COTTAGERS ASSOCIATION	Grantee: WILSON, DAVID M
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$500.00
Grantor: WILSON, DAVID M	Grantee: QUAKER LAKE COTTAGERS ASSOCIATION
2 - LABONTE, MARY JANE	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP



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