

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ July 12, 2019 ★ Montrose, PA ★ No. 15



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CASES REPORTED

Cody Blanton, Plaintiff,
vs.
Natasha Blanton, Defendant.

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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.

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.

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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

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIA

CODY BLANTON,	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
NATASHA BLANTON,	:	No. 2016 - 473 C.P.
Defendant.	:	

ORDER

NOW, this 17th day of June, 2019, upon consideration of defendant Natasha Blanton's petition to open and/or strike praecipe to transmit record and divorce decree, and respondent Cody Blanton's answer thereto, as well as oral argument from the parties, **IT IS HEREBY ORDERED THAT:**

1. Defendant's petition to open and/or strike praecipe to transmit record and divorce decree is **GRANTED**.¹

¹ A trial court has the authority to strike or open a divorce decree where such a decree was "procured by intrinsic fraud" or where "there is new evidence." 23 Pa. C.S. § 3332. A trial court may strike a divorce decree where it is "alleged to be void because of extrinsic fraud, lack of jurisdiction over the subject matter or a fatal defect apparent upon the face of the record." *Id.*

In this case, plaintiff initially filed a divorce complaint alleging (1) a count for divorce under § 3301(c) based upon irretrievable breakdown; and (2) a count for equitable distribution. Plaintiff never filed a specific count for divorce under § 3301(d) but did alleged in the complaint that the marriage was irretrievably broken. After the expiration of more than two years without resolution of the litigation, plaintiff served defendant with an affidavit under § 3301(d) and defendant never responded. Thereafter, a notice of intent to seek entry of divorce decree under § 3301(d) was served on defendant on December 3, 2018. The notice was filed on December 6, 2018.

In response, defendant attempted to file a counter-affidavit together with an answer and counterclaim which included counts for alimony pendente lite, counsel fees and alimony. Defendant's counsel alleges that the answer and counterclaim were not accepted by the Prothonotary and that the documents were returned to defendant's counsel based upon the failure to include a filing fee. It is undisputed that the counter-affidavit was not filed until December 29, 2018. The court entered the divorce decree under § 3301(d) on December 26, 2018. Defendant contends that there are significant economic issues that have not been resolved and that the divorce decree should not have been entered. Defendant also argues that plaintiff was not entitled to a § 3301(d) divorce where it was not specifically pled in the complaint. Conversely, plaintiff argues that the divorce complaint alleged that the marriage was irretrievably broken and that § 3301(d) is thereby implicitly pled even though the divorce complaint itself sought a divorce under § 3301(c). As to the economic claims, plaintiff contends that those claims are now waived as a result of the entry of the divorce decree.

There is no dispute that the parties have been separated for more than one year as required under § 3301(d). In her answer, defendant concedes that the marriage is irretrievably broken. There

2. The praecipe to transmit the record filed on December 26, 2018 is **STRICKEN** as it failed to properly identify the outstanding equitable distribution claim that remained unresolved.

3. The divorce decree entered on December 26, 2018 is **STRICKEN** as it was obtained without providing notice to the court that the parties' economic claims had not been resolved.

4. A status conference on the pending equitable distribution claim will be conducted on **July 2, 2019 at 11:45 a.m.**

Jason J. Legg
President Judge



is likewise no dispute that plaintiff specifically pled that the marriage was irretrievably broken in the initial divorce complaint that was filed in May 2016 – more than three years ago. Defendant did not file an answer or counterclaim for more than 2 1/2 years after the filing of the divorce complaint. Plaintiff provided defendant with the appropriate notice of the intent to seek the entry of a divorce decree under § 3301(d). Defendant's counsel concedes that he received the notice. Any error that occurred resulted from defendant's failure to properly file her counter-affidavit – not as a result of any fraud, jurisdictional issue, or fatal defects.

In entry of the divorce decree, however, this court failed to bifurcate and retain jurisdiction over plaintiff's pending equitable distribution count. Plaintiff never sought to withdraw the equitable distribution count. In particular, Pennsylvania Rule of Civil Procedure 1920.17 sets forth a detailed process whereby an equitable distribution count may be withdrawn by a party as well as the written notice that must be provided to the other party prior to any withdrawal of such an equitable distribution claim. The record reflects that this procedure was not followed. Thus, there is no dispute that the equitable distribution claim was still pending when plaintiff filed the praecipe for the entry of a divorce decree.

In this regard, plaintiff's praecipe to transmit the record failed to identify that there were economic claims still pending in this divorce litigation. Instead, the praecipe specifically stated that there were "[n]o related claims pending." If plaintiff had notified the court that the equitable distribution claim was still pending, then the divorce decree could have been entered through bifurcation with jurisdiction retained to consider the equitable distribution count. See Jackson v. Jackson, 166 A.3d 329, 334 (Pa. Super. Ct. 2017) (holding that wife's claim for equitable distribution was still pending even where husband filed the original equitable distribution claim and husband later obtained a divorce decree under § 3301(d) over a decade earlier). After reviewing the record, it is clear that a fatal defect occurred, i.e., plaintiff's failure to properly identify the outstanding claim for equitable distribution at the time the praecipe to transmit the record was filed. For this reason, the praecipe to transmit the record and the divorce decree will be stricken.

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.

ADMINISTRATRIX NOTICE

Estate of John R. Camp, Jr.
Late of Hallstead, PA,
Susquehanna County
ADMINISTRATRIX
Christine McCarthy
24 Esther Ave.
Binghamton, NY 13903

7/5/2019 • 7/12/2019 • 7/19/2019

EXECUTOR NOTICE

Estate of Morgan J. Turner
Late of Brooklyn Township
EXECUTOR
Michael W. Turner
2073 Hawleyton Tpke
Brackney, PA 18812
ATTORNEY
Judd B. Fitze
7 Marion Street
Tunkhannock, PA 18657

7/5/2019 • 7/12/2019 • 7/19/2019

EXECUTOR NOTICE

Estate of Dawn Star Thurston AKA
Dawn Star Kavetski AKA Dawn S.
Kavetski AKA Dawn S. Kavetski
Thurston
Late of Gibson Township
EXECUTOR
William Eric Thurston
95 Berg Hill Road
Kingsley, PA 18826
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

7/5/2019 • 7/12/2019 • 7/19/2019

ESTATE NOTICE

In the Estate of Edward James
Warner, a/k/a Edward James
Warner, Jr., late of the Township of
Franklin, Susquehanna County,
Pennsylvania,

Letters Testamentary in the above
estate having been granted to the
undersigned, all persons indebted
to said estate are requested to make
prompt payment and all those
having claims against said estate
will present them without delay to:

Linda Ruth Warner
17276 State Route 29
Montrose, PA 18801

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of Dawn E. Banker
Late of Great Bend Township
EXECUTRIX
Mary Lee Dayton
1824 Hausbrook Heights
Susquehanna, PA 18847
ATTORNEY
Zachary D. Morahan
21-23 Public Avenue
Montrose, PA 18801

6/28/2019 • 7/5/2019 • 7/12/2019

ESTATE NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Sandra Jean Seamans, late of Clifford Township, Susquehanna County, Pennsylvania, who died on 05/23/2019. All persons indebted to said decedent are required to make payment, and those having claims or demands, to present the same without delay to Paul E. Smith, Esquire, Attorney for the Estate, 1015 N. Main Street, Forest City, Pa 18421, or to the Executor, Clyde Seamans c/o the same address.

6/28/2019 • 7/5/2019 • 7/12/2019



OTHER NOTICES

NOTICE

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 CORNELIA FLOWER,
deceased
Suzanne Flower Ruggiero and
Vaughn Flower, Executors

Estate of ELEANOR M LYNCH,
deceased
Richard F Lynch, Executor

GLENN D THOMPSON SR,
deceased
April Dawn Thompson, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, July 16, 2019, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

7/5/2019 • 7/12/2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN to Julianne Elizabeth Skeen (roman) that on March 15th, 2019, the Petitions of Alfred Thomas Evans and Kathryn Mary Evans were filed to Adopt-003-2019 and Adopt-004-2019 for the termination of your parental rights to your minor children WEP, III and ACP. The Court has fixed the 25th day of July, 2019, at 9:00 am in the Susquehanna Court of Common Pleas, 31 Lake Avenue, Po Box 218, Montrose, Pennsylvania, as the time and place for hearing on said petition, to Terminate Your Parental Rights to Your Children WEP, III and ACP. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Prothonotary of Susquehanna County
P.O. Box 218
Courthouse
Montrose Pa 18801
(570) 278-4600

Pa. Lawyer Referral Services
Pennsylvania Bar Association
P.O. Box 186
100 South Street
Harrisburg, PA 17108
Residents Call 1-800-692-7375

Northern Pa. Legal Services
701 Main Street

Towanda, PA 18848
(877) 515-7732

Anne Marie Howells, Esquire,
(Attorney for the Petitioner),
307 West Market Street, Suite #1
Scranton, PA 18508-2783
(570) 344-1088

7/12/2019

LEGAL NOTICE

NOTICE IS HEREBY GIVEN to William Edward Plunkett, II that on March 15th, 2019, the Petitions of Alfred Thomas Evans and Kathryn Mary Evans were filed to Adopt-003-2019 and Adopt-004-2019 for the termination of your parental rights to your minor children WEP, III and ACP. The Court has fixed the 25th day of July, 2019, at 9:00 am in the Susquehanna Court of Common Pleas, 31 Lake Avenue, Po Box 218, Montrose, Pennsylvania, as the time and place for hearing on said petition, to Terminate Your Parental Rights to Your Children WEP, III and ACP. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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 Towanda, PA 18848
 (877) 515-7732

Anne Marie Howells, Esquire,
 (Attorney for the Petitioner),
 307 West Market Street, Suite #1
 Scranton, PA 18508-2783
 (570) 344-1088

7/12/2019

NOTICE

PETITION TO CHANGE NAME

Notice is hereby given that Kyle Landon Laubach has filed a petition to change his name to Kyle Landon Weaver. Anyone who objects must contact the Susquehanna County Prothonotary prior to the hearing to be held on September 27, 2019 at 10:00 a.m. at the Susquehanna County Courthouse, Courtroom #1.

Giangrieco Law, P.C.
 Robert J. Hollister, Esquire
 PO Box 126, Montrose,
 Pennsylvania 18801-0126
 (570) 278-4026

7/12/2019

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 AUGUST 27 2019

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

August 27, 2019 at 9:00 AM

Writ of Execution No.:

2019-567 CP

PROPERTY ADDRESS: 10606

State Route FKA RR 1 Box 194 B
 Springville, PA 18844

LOCATION: Springville Township

Tax ID # 217.00-2,051.00,000

IMPROVEMENTS: ONE - ONE
 STORY MANUFACTURED
 DWELLING

ONE - 24 X 24 ATTACHED
 GARAGE

DEFENDANTS: Christine E.

Raines; Edmund Raines a/k/a

Edmund E.E. Raines

ATTORNEY FOR PLAINTIFF:

Robert Crawley, Esq

(855) 225-6906

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

7/5/2019 • 7/12/2019 • 7/19/2019

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 25, 2019 TO JULY 2, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$204,232.00
Mortgagor: BANFIELD, CRYSTAL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 172.00-1,006.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$152,000.00
Mortgagor: BROOKS, JOHN W III	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BROOKS, CASANDRA E	
Locations: Parcel #	Municipality
1 - 219.00-1,010.03,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: GEIST, TARA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
2 - GEIST, BRIAN	
Locations: Parcel #	Municipality
1 - 209.10-1,003.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: BEIDEMAN, ROBERT J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BEIDEMAN, AMY	
Locations: Parcel #	Municipality
1 - 116.00-1,015.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$159,525.00
Mortgagor: BREESE, CARL D	Mortgagee: NBT BANK
2 - BREESE, MICHELE S	
Locations: Parcel #	Municipality
1 - 187.00-1,010.00,000.	HARFORD TOWNSHIP
Information: OPEN-END MTG	Consideration: \$50,000.00
Mortgagor: GOLDATE, DAVID A	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel #	Municipality
1 - 191.13-2,049.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$136,000.00
Mortgagor: HUBAL, JOEL A JR	Mortgagee: NBT BANK
2 - SLOCUM, KYLIE J	
Locations: Parcel #	Municipality
1 - 054.16-2,022.00,000.	SUSQUEHANNA
Information:	Consideration: \$20,000.00
Mortgagor: SURACI, RICHARD A	Mortgagee: BILOTTA FAMILY TRUST
Locations: Parcel #	Municipality
1 - 246.00-1,009.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$156,710.00
Mortgagor: OLVER, KAY LA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
2 - IVES, CHRISTOPHER	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$63,333.00
Mortgagor: MCLEAN, JACOB DANIEL	Mortgagee: FINANCE OF AMERICA MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 244.00-1,012.00,000.	LENEX TOWNSHIP
Information:	Consideration: \$215,700.00
Mortgagor: SPEDDING, BETH L	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 264.00-2,054.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$259,475.00
Mortgagor: KUBESH, TODD	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - KUBESH, LESLIE	
Locations: Parcel #	Municipality
1 - 063.02-1,009.05,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$135,000.00
Mortgagor: KLEIN, F DAVID (AKA)	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - KLEIN, DAVID	
Locations: Parcel #	Municipality
1 - 025.00-2,082.00,000.	SILVER LAKE TOWNSHIP
Information: OPEN-END MTG	Consideration: \$51,000.00
Mortgagor: IVES, DOUGLAS JAMES	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - IVES, DIANE MARIE	
Locations: Parcel #	Municipality
1 - 215.00-1,083.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$117,826.00
Mortgagor: MOSIER, WESTON JR	Mortgagee: LEADERONE FINANCIAL CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 233.00-1,045.00,000.	AUBURN TOWNSHIP
Information: OPEN-END MTG	Consideration: \$1,000,000.00
Mortgagor: DOUDS HOLLOW VENTURES LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations:	Parcel # Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information: OPEN - END MTG	Consideration: \$1,000,000.00
Mortgagor: WEIDA, RICHARD	Mortgagee: HONESDALE NATIONAL BANK
2 - WEIDA, JILL	
Locations: Parcel #	Municipality
1 - N/A	LENEX TOWNSHIP
Information:	Consideration: \$180,699.00
Mortgagor: ZAWISKI, JOHN W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ZAWISKI, LORI L	2 - FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 031.11-2,021.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$17,700.00
Mortgagor: PENAMBERE, BONNIE J (NBM)	Mortgagee: HONESDALE NATIONAL BANK
2 - BYRNES, BONNIE J	
3 - BYRNES, MICHAEL	
Locations: Parcel #	Municipality
1 - 210.04-1,060.00,000.	UNIONDALE BOROUGH

Information:
Mortgagor: MCQUADE, BRIAN
2 - MCQUADE, KATHLEEN

Locations: Parcel #
1 - 031.00-2,027.01,000.

Information:
Mortgagor: RIOS, BONNIE MARIE

Locations: Parcel #
1 - 124.17-4,008.00,000.

Information:
Mortgagor: FAIR, JEFFREY S

Locations: Parcel #
1 - 161.08-2,013.00,000.

Information: OPEN - END MTG
Mortgagor: BRIDGEWATER HOLDINGS LLC
Locations: Parcel #
1 - 143.05-1,013.00,000.

Information:
Mortgagor: COLES, PATRICK S
2 - COLES, KIMBERLY A

Locations: Parcel #
1 - 268.11-1,007.00,000.

Information:
Mortgagor: PLESKA, JOSEPH M
2 - PLESKA, KIMBERLY A

Locations: Parcel #
1 - 249.19-2,029.00,000.

Information:
Mortgagor: ROUTE 12 PROPERTIES LLC

Locations: Parcel #
1 - 143.05-1,012.00,000.

Information:
Mortgagor: DUNN, LINDA B (NBM)
2 - SMITH, LINDA B
3 - SMITH, CLIFFORD

Locations: Parcel #
1 - 091.00-2,013.00,000.

Information:
Mortgagor: GOW, SHERRY

Locations: Parcel #
1 - 143.06-1,008.00,000.

Information:
Mortgagor: MONTEFORTE, IRENO
2 - MONTEFORTE, MARY

Locations: Parcel #
1 - 110.00-2,061.00,000.

Consideration: \$123,750.00
Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC

Municipality
GREAT BEND TOWNSHIP

Consideration: \$93,672.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - STEARNS LENDING LLC

Municipality
MONTROSE 2W

Consideration: \$191,369.00
Mortgagee: QUICKEN LOANS INC
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC

Municipality
BRIDGEWATER TOWNSHIP

Consideration: \$208,000.00
Mortgagee: FIRST CITIZENS COMMUNITY BANK
Municipality
BRIDGEWATER TOWNSHIP

Consideration: \$25,000.00
Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA

Municipality
FOREST CITY

Consideration: \$115,000.00
Mortgagee: HONESDALE NATIONAL BANK

Municipality
FOREST CITY 2W

Consideration: \$53,000.00
Mortgagee: TILLEY, ALVIN S JR
2 - TILLEY, PAMELA R

Municipality
BRIDGEWATER TOWNSHIP

Consideration: \$60,000.00
Mortgagee: NBT BANK

Municipality
NEW MILFORD TOWNSHIP

Consideration: \$95,000.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
MONTROSE 2W

Consideration: \$599,200.00
Mortgagee: HONESDALE NATIONAL BANK

Municipality
NEW MILFORD TOWNSHIP

DEEDS

Information:	Consideration: \$208,000.00
Grantor: MUNRO, DOUGLAS S	Grantee: BANFIELD, CRYSTAL
2 - MUNRO, PATRYCIA	
Locations: Parcel #	Municipality
1 - 172.00-1,006.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CHANDLER, JANE T (ESTATE)	Grantee: CHANDLER, KENDAL
	2 - CHANDLER, DAVID
Locations: Parcel #	Municipality
1 - 124.17-1,053.00,000.	MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: SCHLICK, LINDA J (ESTATE AKA)	Grantee: SCHLICK, LINDA J (TRUST)
2 - SCHLICK, LINDA JANE (ESTATE)	
Locations: Parcel #	Municipality
1 - 175.00-1,016.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHLICK, LINDA J (ESTATE AKA)	Grantee: SCHLICK, LINDA J (TRUST)
2 - SCHLICK, LINDA JANE (ESTATE)	
Locations: Parcel #	Municipality
1 - 175.00-1,013.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$290,000.00
Grantor: MILLER, LISA ANN (TRUSTEE)	Grantee: GEIST, BRIAN
	2 - GEIST, TARA
Locations: Parcel #	Municipality
1 - 209.10-1,003.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRAUNGARD, LAWRENCE C (ESTATE)	Grantee: BRAUNGARD, TINA
Locations: Parcel #	Municipality
1 - 031.15-1,010.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$177,250.00
Grantor: NIESS, DANE (ESTATE)	Grantee: BREESE, CARL D
	2 - BREESE, MICHELE S
Locations: Parcel #	Municipality
1 - 187.00-1,010.00,000.	HARFORD TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: POTTS, DONALD J	Grantee: POTTS, DONALD J
2 - POTTS, PEARL MARY	2 - POTTS, PEARL MARY
Locations: Parcel #	Municipality
1 - 102.00-1,034.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POTTS, DONALD J	Grantee: JAYNE, KATHRYN LEE
2 - POTTS, PEARL MARY	2 - JAYNE, ALEX MICHAEL
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: PAUSWINSKI, MARY ANN	Grantee: ZUKOSKY, JEFFREY B
	2 - ZUKOSKY, AMY
Locations: Parcel #	Municipality
1 - 268.06-2,075.00,000.	FOREST CITY

Information:	Consideration: \$1.00
Grantor: KNAPPENBERGER, JAMES L (ESTATE)	Grantee: ORTH, REBECCA A 2 - KNAPPENBERGER, JOSHUA
Locations: Parcel # 1 - 041.00-1,019.02,000.	Municipality APOLACON TOWNSHIP
Information: SUBSURFACE MINERAL RIGHTS	Consideration: \$1.00
Grantor: KNAPPENBERGER, JAMES L (ESTATE)	Grantee: ORTH, REBECCA A 2 - KNAPPENBERGER, JOSHUA
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHLICK, LINDA J (TRUST BY TRUSTEE)	Grantee: SCHLICK, AMANDA
Locations: Parcel # 1 - 175.00-1,016.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SCHLICK, LINDA J (TRUST BY TRUSTEE)	Grantee: SCHLICK, AMANDA
Locations: Parcel # 1 - 175.00-1,013.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GREENE, TODD	Grantee: PENNSYLVANIA COMMONWEALTH OF - DEPT OF TRANSPORTATION
2 - GREENE, KORI	
Locations: Parcel # 1 - 164.00-1,018.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$375,000.00
Grantor: ALSPAUGH, ROBERT D	Grantee: LOMBARDO, ROBERT J 2 - MCQUADE, CHARLES P
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$170,000.00
Grantor: CRAWFORD, BRIAN M	Grantee: HUBAL, JOEL A JR 2 - HUBAL, KYLIE J
Locations: Parcel # 1 - 054.16-2,022.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$250,000.00
Grantor: BRITTINGHAM, JESSICA MAY (AKA)	Grantee: TALL PINES PLAYERS CLUB LLC
2 - BRITTINGHAM, JESSICA	
3 - BRITTINGHAM, JOSEPH L	
Locations: Parcel # 1 - 063.00-2,002.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAYNES, WILLIAM F JR	Grantee: HAYNES, WILLIAM F JR (TRUST)
Locations: Parcel # 1 - 186.00-1,026.00,000. 2 - 186.00-1,032.00,000. 3 - 186.00-1,014.00,000.	Municipality HARFORD TOWNSHIP HARFORD TOWNSHIP HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BILOTTA FAMILY TRUST	Grantee: SURACI, RICHARD A
Locations: Parcel # 1 - 246.00-1,009.00,000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$160,000.00
Grantor: GARDNER, JOHN C	Grantee: IVES, CHRISTOPHER
2 - GARDNER, ELIZABETH	2 - OLVER, KAY LA
3 - POLAGE, SUSAN L	
4 - GARDNER, JEFFREY P	
5 - GARDNER, BRENDA	
6 - DARLING, LORI A	
7 - DARLING, TERENCE ALAN	
8 - HEGEDTY, STACY L	
9 - HEGEDTY, ROBERT D JR	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$62,700.00
Grantor: RUDOLFI, DUSTIN	Grantee: MCLEAN, JACOB DANIEL
Locations: Parcel #	Municipality
1 - 244.00-1,012.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$132,000.00
Grantor: RAUGHT, BARBARA J (ESTATE AKA)	Grantee: WILLIAMS, MARK H
2 - RAUGHT, BARBARA JOAN (ESTATE AKA)	2 - WILLIAMS, MARY
3 - RAUGHT, BARBARA (ESTATE AKA)	
4 - RAUGHT, BOBBIE (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	BROOKLYN TOWNSHIP
Information:	Consideration: \$345,000.00
Grantor: BARLOW, JOHN F	Grantee: WARD, GARY J
2 - BARLOW, MARY JANE	2 - WARD, CATHY I
Locations: Parcel #	Municipality
1 - 111.13-1,020.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1,783.59
Grantor: REPCHECK, MICHAEL (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: Parcel #	Municipality
1 - 157.15-1,014.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1,229.55
Grantor: CONRAD, BENJAMIN (BY SHERIFF)	Grantee: FANNIE MAE
2 - CONRAD, ERIN (BY SHERIFF AKA)	
3 - MCFADDEN-CONRAD, ERIN (BY SHERIFF AKA)	
4 - CONRAD, ERIN MCFADDEN (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 209.00-1,053.06,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCKINNEY, MELVIN G	Grantee: CUNDEY, AMANDA ANN
2 - MCKINNEY, ANACLETA S	2 - CUNDEY, TODD N
Locations:	Parcel # Municipality
1 - N/A	GREAT BEND TOWNSHIP
2 - N/A	HARMONY TOWNSHIP
3 - N/A	OAKLAND TOWNSHIP
Information:	Consideration: \$35,500.00
Grantor: BARNES, SARA (NBM)	Grantee: STAFURSKY, WILLIAM
2 - FISHER, SARA	2 - STAFURSKY, JENNIFER
3 - FISHER, DALE S	
4 - VANCOTT, NANCY	
Locations: Parcel #	Municipality
1 - 205.01-1,027.00,000.	LENOX TOWNSHIP

Information:	Consideration: \$267,500.00
Grantor: ZALESKI, DONALD	Grantee: KUBESH, LESLIE
2 - ZALESKI, PATRICIA P	2 - KUBESH, TODD
Locations: Parcel #	Municipality
1 - 063.02-1,009.05,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KLEIN, F DAVID	Grantee: KLEIN, F DAVID
2 - KLEIN, JULIANNA M	
Locations: Parcel #	Municipality
1 - 025.00-2,082.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: JERAULD, KASSI L	Grantee: MOSIER, WESTON JR
Locations: Parcel #	Municipality
1 - 233.00-1,045.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$99,000.00
Grantor: SQUIRE, S COLLIER	Grantee: DOUDS HOLLOW VENTURES LLC
2 - SQUIRE, JUDITH	
3 - SQUIRE, DOUGLAS	
4 - SQUIRE, LINDA B	
5 - HARKINS, ANN	
6 - HARKINS, THOMAS F	
7 - COLLIER, WILLIAM A	
8 - COLLIER, CATHERINE A	
Locations: Parcel #	Municipality
1 - 245.00-2,082.00,000.	CLIFFORD TOWNSHIP
Information: MINERAL OIL & GAS	Consideration: \$1.00
Grantor: LIPSCHUTZ, MARK STEVEN	Grantee: LIPSCHUTZ, FRANCES
	2 - LIPSCHUTZ, MARK STEVEN
Locations: Parcel #	Municipality
1 - 130.00-1,044.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: HETTINGER, FRANCIS R JR	Grantee: MCQUADE, BRIAN
2 - HETTINGER, KAREN L	2 - MCQUADE, KATHLEEN
Locations: Parcel #	Municipality
1 - 031.00-2,027.01,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$44,500.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: 2019 CASTLE LLC
Locations: Parcel #	Municipality
1 - 031.11-1,031.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$95,400.00
Grantor: CATLIN, REXFORD O	Grantee: RIOS, BONNIE MARIE
2 - CATLIN, PAULA R	
Locations: Parcel #	Municipality
1 - 124.17-4,008.00,000.	MONTROSE 2W
Information:	Consideration: \$179,750.00
Grantor: MAHON, BERNARD	Grantee: NUCOMPASS MOBILITY SERVICES INC
2 - MAHON, NICOLE	
Locations: Parcel #	Municipality
1 - 161.08-2,013.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$194,900.00
Grantor: NUCOMPASS MOBILITY SERVICES INC	Grantee: FAIR, JEFFREY S
Locations: Parcel #	Municipality
1 - 161.08-2,013.00,000.	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$260,000.00
Grantor: TILLEY, ALVIN JR 2 - TILLEY, PAMELA R	Grantee: BRIDGEWATER HOLDINGS LLC
Locations: Parcel # 1 - 143.05-1,013.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: GREEN, PAMELA	Grantee: PLESKA, JOSEPH M 2 - PLESKA, KIMBERLY A
Locations: Parcel # 1 - 249.19-2,029.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$58,000.00
Grantor: TILLEY, ALVIN S JR 2 - TILLEY, PAMELA R	Grantee: ROUTE 12 PROPERTIES LLC
Locations: Parcel # 1 - 143.05-1,012.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DUNN, LINDA B (NBM) 2 - SMITH, LINDA B	Grantee: SMITH, LINDA B
Locations: Parcel # 1 - 091.00-2,013.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: MONTROSE UNITED METHODIST CHURCH	Grantee: GOW, SHERRY
Locations: Parcel # 1 - 143.06-1,008.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$50,000.00
Grantor: BLOM, JOHN S 2 - BLOM, JEAN	Grantee: KISLY, KEVIN 2 - KISLY, JENNIFER
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$749,000.00
Grantor: MONTEFORTE, JOSEPH 2 - MONTEFORTE, LINDA	Grantee: MONTEFORTE, IRENO 2 - MONTEFORTE, MARY
Locations: Parcel # 1 - 110.00-2,061.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$368.08
Grantor: MASON, EDWARD W 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: OLIVER J GAGE TRUCKING INC
Locations: Parcel # 1 - 155.00-1,015.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OBRIEN, GLADYS M	Grantee: G M OBRIEN REALTY TRUST
Locations: Parcel # 1 - 261.00-1,002.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OBRIEN, GLADYS M	Grantee: G M OBRIEN REALTY TRUST
Locations: Parcel # 1 - 260.00-1,013.02,000.	Municipality LENOX TOWNSHIP



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