

**OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 3 ★ February 15, 2019 ★ Montrose, PA ★ No. 46



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CASES REPORTED

Ian Schenck and Kristen Schenck, his wife, Plaintiffs,
vs.

Ken Finch, Jr., individually and d/b/a K-F Roughstock and Rodeo, Harford
Fair, Harford Agricultural Society of Harford Pennsylvania, Defendants.

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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

One time Insertions

Incorporation Notices	\$45
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Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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Kenneth W. Seamans, *Senior Judge*

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COURT OPINION

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

IAN SCHENCK and KRISTEN SCHENCK, his wife,	:	
Plaintiffs,	:	
 vs.	:	
	:	No. 2013-1034 C.P.
 KEN FINCH, JR., individually and d/b/a K-F ROUGHSTOCK AND RODEO, HARFORD FAIR, HARFORD AGRICULTURAL SOCIETY OF HARFORD PENNSYLVANIA, Defendants.	:	

ORDER

NOW, this 7th day of December, 2018, upon consideration of defendant's motion for remittitur, plaintiff's motion for delay damages, the briefs submitted by the parties, and oral argument, **IT IS HEREBY ORDERED THAT:**

1. Defendant's motion for remittitur is **DENIED**.¹

¹ Defendant Harford Fair seeks remittitur as to the jury award of \$40,000 for past medical expenses for plaintiff Kristen Schenck based upon plaintiff's alleged failure to provide sufficient evidence to support the jury award. In considering whether to reduce a jury's damage award, the following standard applies:

Judicial reduction of a jury award is appropriate only when the award is plainly excessive or exorbitant. The question is whether the award of damages falls within the uncertain limits of fair and reasonable compensation or whether the verdict so shocks the sense of justice as to suggest that the jury was influenced by partiality, prejudice, mistake or corruption.

Haines v. Raven Arms, 640 A.2d 367, 369 (Pa. 1994) (affirming grant of remittitur which reduced award from \$8 million to \$5 million); *see also Baille v. Pennsylvania Turnpike Commission*, 181 A.3d 324, 336 (Pa. 2018) ("The assessment of damages is peculiarly within the province of the factfinder and an award will not be upset on appeal unless it is so excessive as to shock the conscience of the court or it is clearly based on partiality, prejudice or passion."); *Department of Public Welfare v. Schultz*, 606 A.2d 425, 426 (Pa. 2004) (finding that in order to grant remittitur "[t]he amount must not only be greater than that which the court would have awarded, but so excessive as to offend the conscience and judgment of the Court."); *Renna v. Schadt*, 64 A.3d 658, 671-72 (Pa. Super. 2013) (affirming trial court's refusal to grant remittitur on \$400,000 jury award for non-economic damages); *Bennyhoff v. Pappert*, 790 A.2d 313 (Pa. Super. 2001) (refusing to grant remittitur on \$2 million verdict given "plaintiff's age, expected work life, and medical testimony of her condition"). Defendant Harford Fair does not argue that the jury award resulted from any improper partiality, prejudice or corruption; rather, defendant Harford Fair argues that the

2. Plaintiff's motion for delay damages is **GRANTED**. Plaintiff Kristen Schenck's verdict is molded to include delay damages of \$23,363.92 for a total molded verdict of \$144,363.92. Plaintiff Ian Schenck's verdict is molded to include delay damages in the amount of \$1,928.44 for a total molded verdict of \$11,928.44.

Jason J. Legg
President Judge



jury mistakenly awarded \$40,000 in past medical expenses where there was no billing records to support an award of that amount.

“Pennsylvania law allows a plaintiff to recover the reasonable value of medical services.” Moorhead v. Crozer Chester Medical Center, 765 A.2d 786, 789 (Pa. 2001), abrogated on other grounds, Northbrook Life Ins. Co. v. Commonwealth, 949 A.2d 333, 336-337 (Pa. 2008). Plaintiff Kristen Schenck provided extensive testimony as to the medical and dental treatment that she received from August 2012 up until the date of the trial itself. In this regard, plaintiff Kristen Schenck only provided a specific value for a small portion of the past medical expenses incurred, i.e., \$4,086 related to dental work performed by Dr. Lafoca. The record, however, demonstrates that plaintiff Kristen Schenck had substantial medical expenses in excess of that dental work: (1) emergency room treatment; (2) emergency dental work immediately after the accident to provide temporary crowns and a root canal; (3) ten different appointments with a pain management specialist; (4) continued treatment with her primary physician; (5) chiropractic visits; and (6) a significant amount of prescriptive medicines utilized to treat her pain, anxiety and depression associated with being injured by the charging rodeo bull.

When the specific costs of past medical services are unknown, the jury must determine “the reasonable value of those medical services.” Kashner v. Geisinger Clinic, 638 A.2d 980, 983 (Pa. Super. 1994) (“It is well-settled that a plaintiff in a personal injury action seeking damages for the cost of medical services provided to him as a result of a tortfeasor’s wrongdoing is entitled to recover the reasonable value of those medical services.”). There is no requirement that “damages . . . be proved with mathematical certainty, but only with reasonable certainty, and *evidence may consist of probabilities and inferences.*” Bailets, 181 A.3d at 336 (emphasis added). Admittedly, plaintiff Kristen Schenck provided no billing records relative to her past medical expenses aside from the testimony provided by Dr. Lafoca related to the dental work that he performed. Even where the record fails to contain evidence of the exact cost of past medical expenses, a jury award for past medical expenses will not be disturbed if it represents a reasonable estimate of the value of those past medical services. See Bailets, 181 A.3d at 336 (“Where the amount of damages can be fairly estimated from the evidence, the recovery will be sustained even though such an amount cannot be determined with entire accuracy.”); cf. Stiles v. K-Mart Corp., 597 So.2d 1012 (La. 1992) (“When the record establishes that future medical expenses are necessary and inevitable, the court should not reject an award of future medical expenses on the basis that the record does not provide the exact value of the necessary expenses, if the court can examine the record and determine from the evidence of past medical expenses and other evidence a minimum amount that reasonable minds could not disagree will be required.”).

In this case, there was sufficient evidence from which the jury could reasonably infer the value of the past medical services provided to plaintiff Kristen Schenck. The record established an actual figure for a portion of those services so as to provide a reasonable probability or inference as to the remaining amounts due and owing for the past medical services. The amount awarded by the jury does not shock this court’s sense of justice; rather, it is a fair and reasonable estimate of past medical expenses incurred by plaintiff as a result of the being trampled by an enormous, charging rodeo bull. The determination of the amount of past medical expenses was properly within the province of the jury and the award was not plainly excessive or exorbitant. For these reasons, defendant’s motion for remittitur is denied.

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

Estate of Jane T. Chandler
Late of Montrose Borough
EXECUTOR
Kendal Chandler
64 Wilson Street
Montrose, PA 18801
ATTORNEY
Robert J. Hollister, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTOR NOTICE

Estate of Michael R. Cutri, Sr.
AKA Michael R. Cutri
Late of Forest Lake Township
EXECUTOR
Michael R. Cutri, Jr.
11300 Forest Lake Rd.
Montrose, PA 18801
ATTORNEY
Jason G. Beardsley, Esq.

37 Public Avenue
Montrose PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTRIX NOTICE

Estate of Theresa A. Diehl
Late of Springville Township
EXECUTRIX
Christina Hall
4765 SR 706
Montrose, PA 18801
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTOR NOTICE

Estate of Jean Marie Grassman
Late of Forest Lake Township
EXECUTOR
James Grassman
224 Kane Road
Montrose, PA 18801
ATTORNEY
Briechle Law Offices, P.C.
4 Chestnut Street
Montrose, PA 18801

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTRIX NOTICE

Estate of Mary Roberta Robinson
AKA Roberta M. Robinson AKA
Mary R. Robinson
Late of Borough of Susquehanna

EXECUTRIX

Ann E. Kemmerer n/b/m Ann E.
Stewart
147 Laurel Street
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, PO Box 244
Susquehanna, PA 18847

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTRIX NOTICE

Estate of Ellen G. Bixby AKA
Ellen Grace Bixby
Late of Borough of Lanesboro
EXECUTRIX
Mary Ellen Norris
23927 SR 92
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
1220 Main Street PO Box 244
Susquehanna, PA 18847

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTRIX NOTICE

Estate of Stephen H. Mowry
Late of Bridgewater Township
EXECUTRIX
Donna Lee Schwartz
16 Stever Drive
Binghamton, NY 13901
ATTORNEY
Paul M. Price, Esq.
25 Main St. P.O. Box 1632
Binghamton, NY 13902-1632

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTRIX NOTICE

Estate of Joseph J. Kapcsandi, Jr.
AKA Joseph Kapcsandi
Late of Thompson Township
EXECUTRIX
Martha Kapcsandi
5377 Little Ireland Rd.
Starrucca, PA 18462

2/8/2019 • 2/15/2019 • 2/22/2019

NOTICE

In the Estate of Virginia Benson
a/k/a Virginia Ruth Benson,
deceased, late of the Borough of
Susquehanna, Susquehanna
County, Pennsylvania.

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

Jodi L. Benson
486 Jackson Avenue
Susquehanna, PA 18847

OR

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

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTOR NOTICE

Estate of John N. Gardner
Late of Auburn Township
EXECUTOR
John C. Gardner, M.D.

651 Stony Mountain Road
Tunkhannock, PA 18657
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126 – 60 Public Avenue
Montrose, PA 18801

2/8/2019 • 2/15/2019 • 2/22/2019

ESTATE NOTICE

Estate of Lloyd A. Conrad a/k/a
Lloyd Conrad late of Dimock
Township, Susquehanna County, PA,
Letters Testamentary having been
granted to the undersigned, all
persons indebted to said Estate are
requested to prompt payment and
all those having claims against said
Estate will present them without
delay to:

BARBARA CONRAD, Executrix
1965 Meshoppen Creek Rd
Montrose PA 18801

OR

Attorney for the Estate
BEARDSLEY LAW PLLC
Jason G. Beardsley, Esq.
37 Public Avenue
Montrose PA 18801

2/1/2019 • 2/8/2019 • 2/15/2019



ESTATE NOTICE

ESTATE OF KAREN JURCO,
late of Hop Bottom, Pennsylvania
(died December 4, 2018). Letters
Administration have been issued to
Michael Venn, Administrator of the
Estate. All those having claims or
demands against the Estate or
indebtedness owed to the Estate
shall present claims or remit
payment without delay to Patrick
Walsh, Esquire, Attorney for the
Estate at 715 N. State Street,
Clarks Summit, PA 18411

2/1/2019 • 2/8/2019 • 2/15/2019

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted in
the **ESTATE OF William C.**

**Robinson A/K/A William Calvin
Robinson**, late of the Township of
Bridgewater, Pennsylvania, (died
August 10, 2018) to Mary Ann W.
Robinson, executrix. All persons
indebted to the said estate are
required to make payment, and
those having claims or demands
are required to present the same
without delay to Mary Ann W.
Robinson or to Levene Gouldin &
Thompson, LLP, attorneys for the
estate, 450 Plaza Drive, Vestal,
New York 13850.

2/1/2019 • 2/8/2019 • 2/15/2019

OTHER NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF
SUSQUEHANNA COUNTY,
PENNSYLVANIA

IN RE:
P. L. D. V.
(Minor)

Adoption
NO. OC 076-2018

.....
ORDER FOR HEARING

AND NOW, this **23rd day of January, 2019**, it is ORDERED AND DECREED that the within petition be heard on the **23rd day of April, 2019**, at 10:30 a.m. in room 1, Susquehanna County, Pennsylvania

BY THE COURT,

Jason J. Legg, P.J.

IN THE COURT OF COMMON
PLEAS OF
SUSQUEHANNA COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION

NO. OC 076-2018

IN RE: P. L. D. V.
(A Minor)

.....

AMENDED PETITION FOR INVOLUNTARY TERMINATION

TO THE HONORABLE, JASON J. LEGG, JUDGE OF SAID COURT:

The Petition of Jack S. Overbaugh, II and Corrie A. Overbaugh respectfully represents:

1. The Petitioners are Jack S. Overbaugh, II having been born on December 4, 1976 in Syracuse, New York and Corrie A. Overbaugh having been born on January 4, 1990 in Johnson City, New York.
2. The Petitioner resides at 163 Riverview Drive North, Susquehanna, PA 18847.
3. The Petitioners' relationship to the adoptee is that of Natural Mother and Stepfather.
4. The Petitioners were married on August 19, 2017.
5. The proposed adoptee, P. L. D. V., is a minor having been born on December 17, 2006, in Johnson City, New York.
6. The Petitioner, Corrie A. Overbaugh, has had custody of the adoptee since birth.
7. The Petitioner and her husband have had custody of the adoptee since December, 2014.
8. The natural Father of the adoptee is Raymond Russion.

9. The natural Father was born on December 18, 1986 was believed to be born in New Jersey.

10. The natural Father's last known address is 532 Wheeler Avenue, Scranton, PA 18501.

11. The natural Father has never contacted P.L.D.V.

12. The natural Father has never contributed towards the support of the adoptee.

13. The natural Father, by his conduct, has for a period in excess of six (6) months, clearly indicated a settled purpose of relinquishing parental claim to the adoptee. He has refused and failed to perform any parental duties whatsoever. He has had no contact with the minor child in excess of six months.

WHEREFORE, Petitioner prays your Honorable Court to terminate all rights and duties of Raymond Russion as parent to P. L. D. V. and that custody of the said adoptee shall remain with Petitioner.

Michael J. Gathany, Esquire
Attorney for Petitioners
671 Main Street
PO Box 953
Hallstead, PA 18822
(570) 879-4822

2/15/2019

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 APRIL 9, 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

April 9, 2019 at 9:00 AM

Writ of Execution No.: 2019-23 CP

PROPERTY ADDRESS: 398 Transue Road, Laceyville, PA 18623

LOCATION: Auburn Township Tax ID #: 232.00-1,044.00,000.

IMPROVEMENTS: ONE - ONE STORY WOOD FRAMED DWELLING

ONE 24x32 WOOD FRAMED SHED

DEFENDANTS: Shane A. Conrad and Tammy S. Townsend, N/K/A Tammy S. Conrad

ATTORNEY FOR PLAINTIFF:
David K. Brown, Esq
(570) 346-7922

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

2/15/2019 • 2/22/2019 • 3/1/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 9, 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
April 9, 2019 at 9:30 AM**
Writ of Execution No.: 2019-13 CP

PROPERTY ADDRESS: 1853 Lamb Road f/k/a RR2 Box 14, Thompson, PA 18465
LOCATION: Thompson Township
Tax ID #: 115.00-2,012.00,000.
IMPROVEMENTS: ONE - TWO STORY WOOD FRAMED DWELLING
ONE - 16x20 WOOD FRAMED SHED
DEFENDANTS: Raymond F. Cordner and Flordaliz Cordner
ATTORNEY FOR PLAINTIFF:
M. Troy Freedman, Esq
(215) 572-8111

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

2/15/2019 • 2/22/2019 • 3/1/2019

MORTGAGES AND DEEDS

RECORDED FROM JANUARY 31, 2019 TO FEBRUARY 6, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$108,498.00
Mortgagor: ANGERMEIER, MARK T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - JENKINS, JAMIE	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 268.07-1,013.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$142,000.00
Mortgagor: PALMER, JAMIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - QUICKEN LOANS INC	
Locations: Parcel # 1 - 032.00-1,034.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$140,000.00
Mortgagor: HUGHES, DENNIS R	Mortgagee: NAVY FEDERAL CREDIT UNION
2 - HUGHES, ZUZANNA M	
Information:	Consideration: \$332,690.00
Mortgagor: PATTI, RONALD A JR	Mortgagee: LANDMARK COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$24,100.00
Mortgagor: JOSH & JUSTINA HOLBROOK PARTNERS LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 126.00-2,014.03,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$116,568.00
Mortgagor: THURMAN, DANIEL S	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
2 - THURMAN, NICOLE J	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 236.00-1,033.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$66,200.00
Mortgagor: HARDER, DALE H	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HARDER, EMILY L	2 - NATIONSTAR MORTGAGE LLC (DBA) 3 - MR COOPER
Locations: Parcel # 1 - 124.14-1,034.00,000.	Municipality MONTROSE
Information:	Consideration: \$136,000.00
Mortgagor: ZAPOLSKI, SCOTT S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 141.00-1,049.00,000.	Municipality JESSUP TOWNSHIP
Information: OPEN-END MTG	Consideration: \$15,000.00
Mortgagor: TEWES, MARK S	Mortgagee: HONESDALE NATIONAL BANK
2 - TEWES, DONNA D	
Locations: Parcel # 1 - 012.00-1,017.00,000.	Municipality GREAT BEND TOWNSHIP

Information:	Consideration: \$65,000.00
Mortgagor: ZROWKA, ANNETTE L	Mortgagee: FNCB
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$88,369.00
Mortgagor: ROSENKRANS, KATY B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 026.00-2,064.00,000.	SILVER LAKE TOWNSHIP

DEEDS

Information: QUITCLAIM	Consideration: \$10.00
Grantor: GARDNER, JOHN N	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information: QUITCLAIM	Consideration: \$10.00
Grantor: GARDNER, JOHN N	Grantee: PALKO, JOHN M 2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: FILIPOWICZ, BONNIE JOHNSON	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: BELL, DAWN	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: BELL, DAWN	Grantee: PALKO, JOHN M 2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: FILIPOWICZ, BONNIE JOHNSON	Grantee: PALKO, JOHN M 2 - PALKO, JOSEPH D
Locations: Parcel #	Municipality
1 - 220.00-2,003.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$12,000.00
Grantor: RAFFERTY, CAROL ELIZABETH (ESTATE AKA) 2 - RAFFERTY, CAROL E (ESTATE)	Grantee: RAFFERTY, KAREN
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KERR, JAMES B 2 - KERR, WILLIAM F JR	Grantee: KERR, JAMES B
Locations: Parcel #	Municipality
1 - 247.00-1,008.00,000.	CLIFFORD TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$110,500.00
Grantor: PANEK, ROBERT H 2 - PANEK, JULIE M (NKA) 3 - BOUSE, JULIE M	Grantee: ANGERMEIER, MARK T 2 - JENKINS, JAMIE
Locations: Parcel # 1 - 268.07-1,013.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$172,000.00
Grantor: SNITZER, HOLLY A	Grantee: PALMER, JAMIE
Locations: Parcel # 1 - 032.00-1,034.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1,000
Grantor: CURRAN, THOMAS J 2 - CURRAN, VIRGINIA M	Grantee: CURRAN, MATTHEW R 2 - CURRAN, PATRICK J SR
Locations: Parcel # 1 - 083.20-2,020.00,000. 2 - 083.20-2,019.01,000.	Municipality FOREST LAKE TOWNSHIP FOREST LAKE TOWNSHIP
Information: WEEK 42 UNIT 41	Consideration: \$100.00
Grantor: AXTELL, JOAN	Grantee: WHITE, TIMOTHY 2 - WHITE, WENDY
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$140,000.00
Grantor: GEMMER, CONRAD J	Grantee: HUGHES, DENNIS R 2 - HUGHES, ZUZANNA M
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1,000
Grantor: ROZELLE, DORA L	Grantee: ROZELLE, DORA L 2 - DODGE, EDWARD I
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$43,000.00
Grantor: BAYVIEW LOAN SERVICING LLC	Grantee: CEBULAR, RAYMOND E
Locations: Parcel # 1 - 024.02-1,031.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$350,200.00
Grantor: WARFLE, GARY 2 - WARFLE, ROBIN	Grantee: PATTI, RONALD JR
Locations: Parcel # 1 - 026.16-1,016.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1,000
Grantor: WILLIAMS, MARK H 2 - WILLIAMS, MARY	Grantee: WILLIAMS, MARK H 2 - WILLIAMS, MARY
Locations: Parcel # 1 - 183.00-1,004.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: MACDONALD, KEVIN H 2 - MACDONALD, LINDA	Grantee: BUCKWALTER, MICHAEL S 2 - BUCKWALTER, CATHERINE D
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1,000
Grantor: HILLIS, NORMAN O	Grantee: NELSON, EILEEN 2 - NELSON, KAHL
Locations: Parcel # 1 - 022.00-1,025.00,000. 2 - 022.00-1,036.00,000.	Municipality APOLACON TOWNSHIP APOLACON TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$118,720.00
Grantor: WOOD, FLOYD M 2 - MOERS, JUDY L (NBM) 3 - WOOD, JUDY L	Grantee: THURMAN, DANIEL S 2 - THURMAN, NICOLE J
Locations: Parcel # 1 - 236.00-1,033.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$28,000.00
Grantor: DOLINAK, PATRICK J	Grantee: LADUCA, SALVATORE 2 - LADUCA, KAREN S
Locations: Parcel # 1 - 249.19-1,036.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: KILMER, JEFFREY	Grantee: KILMER, JEFFREY 2 - KILMER, DIANE
Locations: Parcel # 1 - N/A 2 - N/A	Municipality LANESBORO BOROUGH HARMONY TOWNSHIP
Information:	Consideration: \$186,000.00
Grantor: YONKIN, WANDA R (NBM) 2 - TRAVIS, WANDA R 3 - TRAVIS, JEFF A	Grantee: ZAPOLSKI, SCOTT S
Locations: Parcel # 1 - 141.00-1,049.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: LEONARD, JAMES R 2 - LEONARD, MARY M	Grantee: MARTIN, JODI M
Locations: Parcel # 1 - 065.11-1,007.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: WAYMAN, JASON SETH 2 - WAYMAN, JENNIFER LYNN (AKA) 3 - WAYMAN, LYNN	Grantee: WAYMAN, JASON SETH 2 - WAYMAN, JENNIFER LYNN
Locations: Parcel # 1 - 062.01-1,003.00,000. 2 - N/A	Municipality APOLACON TOWNSHIP CHOCONUT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RIDGE, KATHLEEN 2 - PRITT, JONATHAN 3 - PRITT, BENJAMIN	Grantee: PRITT, JONATHAN 2 - PRITT, BENJAMIN 3 - PRITT, JOSEPH
Locations: Parcel # 1 - 052.00-1,001.00,000. 2 - 052.00-1,002.00,000.	Municipality GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP
Information: MINERAL	Consideration: \$1.00
Grantor: HARRINGTON, ALVERNON A	Grantee: HARRINGTON, ALVERNON A (TRUST)
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MYERS, NANCY J	Grantee: MYERS, NANCY J 2 - MYERS, ROGER A
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: ROBINSON, CHARLES 2 - ROBINSON, MARLENE L	Grantee: ERIKSEN FAMILY TRUST
Locations: Parcel # 1 - 236.00-1,003.03,000.	Municipality SPRINGVILLE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: WRIGHT, ROBERT F (ESTATE)	Grantee: WRIGHT, WINSTON
Locations: Parcel #	Municipality
1 - 106.03-1,014.00,000.	BRIDGEWATER TOWNSHIP
2 - 106.00-1,016.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: OVED, ELAN	Grantee: LONE STAR EQUITIES INC
Locations: Parcel #	Municipality
1 - 054.11-4,001.00,000.	SUSQUEHANNA
Information:	Consideration: \$90,000.00
Grantor: VANTASSEL, ALLEN A	Grantee: ROSENKRANS, KATY B
2 - VANTASSEL, DEBORAH E	
Locations: Parcel #	Municipality
1 - 026.00-2,064.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$10,310.30
Grantor: MARVIN, KATHLEEN S (BY SHERIFF)	Grantee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 050.07-2,026.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$16,359.28
Grantor: LIDDICK, JEFFREY	Grantee: LOTTEN, SARAH
2 - LIDDICK, CATHY	2 - LIEBER, JON
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 126.09-1,002.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$5,024.04
Grantor: MACKENZIE, CLIFF R	Grantee: STROKA, DANIEL
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	2 - STROKA, REBECCA
Locations: Parcel #	Municipality
1 - 031.11-2,028.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$1,342.59
Grantor: ROMER, ALBERT J	Grantee: TIGHE, THOMAS
2 - ROMER, GERALDINE E	
3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 191.09-1,032.00,000.	HERRICK TOWNSHIP

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