

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ June 21, 2019 ★ Montrose, PA ★ No. 12



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## CASES REPORTED

IN RE: Estate of Kenneth R. Ely

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**Court of Common Pleas  
34th Judicial District:**

The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.



PA LEGAL ADS

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

*The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

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

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

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

#### **Subscription Rates**

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

### SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

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Cathy Hawley

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Lance Benedict

#### **District Attorney**

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

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#### **Chief Public Defender**

Linda LaBarbara, Esq.

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Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

Jason D. Miller

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

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

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

George Starzec

Susan Jennings

Richard Suraci

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, PENNSYLVANIAIN RE: ESTATE OF  
KENNETH R. ELY,:  
: No. 2009 - 68 O.C.  
:

## ORDER

**NOW**, this 30th day of May, 2019, upon consideration of petitioner Emmagene Samoy Ely's petition to determine effect of Emmagene Samoy Ely's election against will of Kenneth R. Ely and for enforcement of election,<sup>1</sup> **IT IS HEREBY ORDERED THAT:**

1. Pursuant to 20 Pa. C.S. § 2211(a), the natural gas royalties payable under the lease agreement with Cabot Oil & Gas Company are "property" under 20 Pa.

<sup>1</sup> At the time of his death, decedent was receiving royalty payments under a natural gas lease with Cabot Oil & Gas Company in connection with natural gas production that was occurring on decedent's real property. Petitioner contends that she is entitled to receive one-third of the present value of the natural gas lease while decedent's estate contends that petitioner is only entitled to receive one-third of any royalty income for the remainder of her natural life.

There is no dispute that decedent entered into the oil and gas lease prior to marrying petitioner. There is no dispute that there was no natural gas production on the real property at the time decedent and petitioner were married. There is no dispute that the natural gas production commenced after the marriage but before decedent's death. As such, the natural gas became severed from the real property during the marriage, became the property of Cabot Oil & Gas Company, and decedent thereafter had a right to receive compensation (royalties) for the natural gas extracted from the real property as set forth in the natural gas lease agreement. The parties do not dispute that the right to receive royalty payments from Cabot Oil & Gas Company was personal property that was specifically devised under decedent's will to his children in equal shares.

Decedent's Estate contends that the royalty payments under the natural gas lease are income under 20 Pa. C.S. § 22013(a)(2), which provides that a surviving spouse has the right to the one-third elective share in the following property: "Income or use for the remaining life of the spouse of property conveyed by the decedent during the marriage to the extent that the decedent at the time of his death had use of the property or an interest in or power to withdraw the income thereof." The parties do not dispute that decedent had an "interest in" the natural gas rights to the extent that decedent was receiving royalty payments prior to his death in connection with the natural gas extracted from the real property. Decedent's Estate argues that petitioner is only entitled to one-third of the royalty payments for the remainder of her life. Conversely, petitioner contends that the royalty payments under the natural gas lease are personal property under 20 Pa. C.S. § 2203(a)(1) which was specifically devised under decedent's will. Thus, petitioner contends that she is entitled to one-third of the present-day value of the royalty payments without regard to petitioner's life expectancy.

C.S. § 2203(a)(1) and the valuation of the “property” is not limited in any manner by petitioner’s life expectancy.<sup>2</sup>

2. As the parties have indicated that settlement negotiations are ongoing and that the parties sought clarification only as to this issue prior to continued settlement negotiations, the court will hold in abeyance the remainder of the petition relating to a specific amount of petitioner’s elective share of the Estate of Kenneth R. Ely, as well as all other pending petitions, motions and/or objections, pending the conclusion, successful or otherwise, of the settlement negotiations between the parties.
3. The parties shall provide the court with a written status report within thirty (30) days of today’s date as to the status of the settlement negotiations.

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**Jason J. Legg**  
**President Judge**



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<sup>2</sup> Petitioner properly argued that the right to receive royalty under the lease agreements do not fall under 20 Pa. C.S. § 2203(a)(2) because: (1) the natural gas lease was executed prior to the marriage; and (2) decedent made no “conveyance” during the marriage related to the natural gas rights. 20 Pa. C.S. § 2201 (defining “conveyance”, in pertinent part, as “an act by which it is intended to create an interest in real or personal property”). There is no dispute that any “conveyance” under § 2203(a)(2) relating to the natural gas rights occurred prior to the marriage. Decedent thereafter specifically devised the natural gas royalties to his children in his will. Thus, the royalty payments constituted personal property which passed “by will or intestacy” and such personal property is statutorily subject to the surviving spouse’s elective share. 20 Pa. C.S. § 2203(a)(1).

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTRIX NOTICE**

Estate of Thomas E. Golden AKA  
Thomas E. Golden, Jr.  
Late of Friendsville Borough  
EXECUTRIX  
Elizabeth M. Brocious  
5402 Pennsylvania Ave.  
Apalachin, NY 13732  
ATTORNEY  
John R. Dean  
Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

**6/21/2019 • 6/28/2019 • 7/5/2019**

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**ADMINISTRATOR NOTICE**

Estate of Marianne Petrikonas  
AKA Marianne M. Petrikonas  
Late of Larksville Borough  
ADMINISTRATOR  
Joseph J. Petrikonis  
118 Howard St.  
Larksville, PA 18704  
ATTORNEY  
John R. Dean

Attorney at Law  
72 Public Avenue  
Montrose, PA 18801

**6/21/2019 • 6/28/2019 • 7/5/2019**

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**EXECUTRIX NOTICE**

Estate of Robert G. Whitney AKA  
Robert Gerald Whitney  
Late of Thompson Township  
EXECUTRIX  
Marjorie A. Whitney  
4172 Ararat Road  
Thompson, PA 18465  
ATTORNEY  
Marissa McAndrew, Esquire  
707 Main Street, P.O. Box 157  
Forest City, PA 18421

**6/21/2019 • 6/28/2019 • 7/5/2019**

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**EXECUTOR NOTICE**

Estate of Russell F. May  
Late of Ararat Township  
EXECUTOR  
Russell F. May, Jr.  
183 South Washington Street  
Binghamton, NY 13903  
ATTORNEY  
Marissa McAndrew, Esquire  
707 Main Street, P.O. Box 157  
Forest City, PA 18421

**6/7/2019 • 6/14/2019 • 6/21/2019**

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### ESTATE NOTICE

Estate of Nathan B. Miller, a/k/a Nathan B. Miller Jr., deceased, of 255 Pine Street, Hallstead, Susquehanna County, Pennsylvania, who died April 30, 2019.

Letters Testamentary have been granted to Kevin Miller Executor, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Kevin Miller  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
570.879.2534

6/7/2019 • 6/14/2019 • 6/21/2019

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### ESTATE NOTICE

In the Estate of Clifton H. Birchard, Jr., late of the Township of Forest Lake, Susquehanna County, Pennsylvania,

Letters of Administration 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:

Marsha S. Birchard  
22 Creamery Lane  
Montrose, PA 18801

or

Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

6/7/2019 • 6/14/2019 • 6/21/2019

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### ESTATE NOTICE

Estate of Rita M. Lacey, deceased, of 490 Franklin Street, Great Bend, Susquehanna County, Pennsylvania, who died May 22, 2019.

Letters Testamentary have been granted to Barbara Ingraham and Mary Davies, Co-Executrixes, who request all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Barbara Ingraham and  
Mary Davies  
c/o Francis X. O'Connor, Esquire  
PO Box 591, 236 Main Street  
Great Bend, PA 18821  
570.879.2534

6/7/2019 • 6/14/2019 • 6/21/2019

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**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.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
AUGUST 13, 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 13, 2019 at 9:00 AM**

Writ of Execution No.:

2019-526 CP

PROPERTY ADDRESS: 477 Pine Street FKA RR 2 Box 2651 C Hallstead, Pa 18822

LOCATION: Great Bend Township

Tax ID # 050.00-2,019.00,000

IMPROVEMENTS: ONE - 2

STORY WOOD FRAME

DWELLING

ONE - 12 X 20 WOOD FRAME MACHINE SHED

ONE - 10 X 12 WOOD FRAME MACHINE SHED

ONE - 12 X 38 WOOD FRAME OPEN POLE SHED

DEFENDANTS: Belinda Rudder

ATTORNEY FOR PLAINTIFF:

Patrick Wesner, Esq

(856) 810-5815

**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

**6/21/2019 • 6/28/2019 • 7/5/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
AUGUST 13, 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 13, 2019 at 9:30 AM**



Writ of Execution No.:  
2019-501 CP  
PROPERTY ADDRESS: 505  
South Main Street, Montrose, PA  
18801  
LOCATION: Montrose Borough  
Tax ID # 124.13-3,021.00,000  
IMPROVEMENTS: ONE – 1,430  
Square Foot Commercial Building  
with 3 Apartments  
DEFENDANTS: Nancy G. Wood  
ATTORNEY FOR PLAINTIFF:  
James Shoemaker, Esq  
(570) 287-3000

**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

**6/21/2019 • 6/28/2019 • 7/5/2019**

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**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 4, 2019 TO JUNE 12, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$50,000.00
Mortgagor: KAVETSKI, KAYLEY	Mortgagee: KAVETSKI, TERENCE F 2 - KAVETSKI, MELANIE S
Locations: Parcel # 1 - 168.00-2,028.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$101,250.00
Mortgagor: DIAZ HOLDINGS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.14-1,005.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$63,000.00
Mortgagor: STEVENS, KENNETH R (AKA) 2 - STEVENS, KENNETH	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 237.00-1,089.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$104,080.00
Mortgagor: JONES, WILLIAM J  2 - JONES, MELANIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 183.00-1,069.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$78,000.00
Mortgagor: MCCAIN, JEFFREY S 2 - JONES, JOANNE M (NKA) 3 - MCCAIN, JOANNE M	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 048.00-1,023.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$103,785.00
Mortgagor: CATALANO, ANGELA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 167.00-2,040.06,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$307,000.00
Mortgagor: SPEICHER, CARL J  2 - SPEICHER, JACQUELINE L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 027.09-1,001.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$435,000.00
Mortgagor: JAGEL, LOUIS J 2 - JAGEL, MAUREEN M	Mortgagee: AMERICAN ADVISORS GROUP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 048.00-1,027.00,000.	Municipality LIBERTY TOWNSHIP

Information:	Consideration: \$435,000.00
Mortgagor: JAGEL, LOUIS J	Mortgagee: COMMISSIONER OF HOUSING & URBAN DEVELOPMENT
2 - JAGEL, MAUREEN M	2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - 048.00-1,027.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$163,400.00
Mortgagor: KIMMEL, ALYCIA K	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 031.19-1,053.00,000.	HALLSTEAD BOROUGH
Information: OPEN-END MTG	Consideration: \$30,000.00
Mortgagor: SALANSKY, MICHAEL J	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 169.00-1,034.00,000.	GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$280,000.00
Mortgagor: WH SERVICES INC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 054.00-2,014.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: FURNESS, STEVEN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DOONER, SUSAN C	
Locations: Parcel #	Municipality
1 - 035.00-1,081.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$95,000.00
Mortgagor: FURNESS, STEVEN W	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DOONER, SUSAN C	
Locations: Parcel #	Municipality
1 - 054.11-1,040.00,000.	OAKLAND BOROUGH 2 - 054.11-1,032.00,000.
BOROUGH 3 - 054.11-1,029.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$141,426.00
Mortgagor: SMITH, LORRAINE	Mortgagee: RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 268.07-1,065.00,000.	FOREST CITY 2W
Information:	Consideration: \$35,000.00
Mortgagor: MANNINA, CHRISTOPHER V	Mortgagee: HONESDALE NATIONAL BANK
2 - MANNINA, ROBERT A	
Locations: Parcel #	Municipality
1 - 031.19-2,014.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$228,000.00
Mortgagor: CRAWFORD, BRIAN M	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - CRAWFORD, NICOLE	
Locations: Parcel #	Municipality
1 - 207.00-1,025.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$235,554.00
Mortgagor: STROHL, TIFFANY E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STROHL, PAUL A	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 124.17-1,083.00,000.	MONTROSE 2W

Information:	Consideration: \$195,000.00
Mortgagor: SAILOR, JEFFREY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SAILOR, PATRICIA	2 - FEDERATED LENDING CORPORATION
Locations: Parcel #	Municipality
1 - 209.00-1,035.15,000.	HERRICK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: BLOW, RONALD J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BLOW, SANDRA S	
Locations: Parcel #	Municipality
1 - 049.00-1,022.01,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$111,550.00
Mortgagor: KRISHAK, ALLISON M	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 218.03-1,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	
Locations: Parcel #	Municipality
1 - 160.00-1,042.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$96,000.00
Mortgagor: WHITE, JOSEPH	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITE, DEBRA	
Locations: Parcel #	Municipality
1 - 054.11-1,004.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$208,050.00
Mortgagor: DYE, AMANDA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - DYE, TRAVIS C	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 105.00-1,009.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$146,952.00
Mortgagor: SYPHER, ROBERT D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SYPHER, MARY B	2 - M&T BANK
Locations: Parcel #	Municipality
1 - 111.13-1,015.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$104,500.00
Mortgagor: WILLIAMSON, SCOTT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - QUICKEN LOANS INC	
Locations: Parcel #	Municipality
1 - 249.00-1,015.00,000.	CLIFFORD TOWNSHIP

**DEEDS**

Information:	Consideration: \$1.00
Grantor: BARTON, MARIE (ESTATE)	Grantee: FEUERHERD, REBECCA 2 - BARTON, BENSON 3 - BARTON, BRIAN
Locations: Parcel # 1 - 125.04-1,004.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PECKINS, MATTHEW 2 - PECKINS, NADINE KRISA	Grantee: BECAUSE HE TOLD ME NO LLC
Locations: Parcel # 1 - 170.00-1,037.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ATON, RONALD R JR	Grantee: ATON, RONALD R JR 2 - ATON, F MICHELE
Locations: Parcel # 1 - 102.08-1,010.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: KAVETSKI, TERENCE F 2 - KAVETSKI, MELANIE S	Grantee: KAVETSKI, KAYLEY
Locations: Parcel # 1 - 168.00-2,028.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ATON, RONALD R JR 2 - ATON, FRANCES MICHELE	Grantee: ATON, JOSEPH R 2 - ATON, KRISTY L
Locations: Parcel # 1 - 102.08-1,023.00,000.	Municipality FOREST LAKE TOWNSHIP 2 - 102.08-1,012.00,000.
FOREST LAKE TOWNSHIP	
Information:	Consideration: \$1.00
Grantor: ATON, RONALD R JR 2 - ATON, FRANCES MICHELE	Grantee: NABYWANIEC, JOSEPH M 2 - NABYWANIEC, KATIE A
Locations: Parcel # 1 - 102.08-1,013.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$50,500.00
Grantor: SOMERSET REGIONAL WATER RESOURCES LLC (BY TRUSTEE)	Grantee: SHIBLEY, NATASHA ANN
Locations: Parcel # 1 - 142.04-1,026.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: CORRECTIVE	Consideration: \$1.00
Grantor: HAVRILIAK, JACQUELINE M	Grantee: ROGERS, JAMES 2 - ROGERS, MARGARET L
Locations: Parcel # 1 - 161.08-2,004.05,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FORTUNATO, RONALD J 2 - FORTUNATO, DIANE	Grantee: FORTUNATO, RONALD J 2 - FORTUNATO, DIANE
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$35,000.00
Grantor: COLE, ROBERT L 2 - COLE, JOAN SNYDER	Grantee: BECAUSE HE TOLD ME NO LLC
Locations: Parcel # 1 - 167.13-1,012.00,000.	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$132,500.00
Grantor: MARSHMAN, DONALD D 2 - MARSHMAN, SHARON A	Grantee: DIAZ HOLDINGS LLC
Locations: Parcel # 1 - 031.14-1,005.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIRACUSE, MICHAEL	Grantee: SIRACUSE, MICHAEL
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$79,000.00
Grantor: MANLEY, MYRL RAY STEPHEN	Grantee: DELLAVALLE, JAMES 2 - DELLAVALLE, KATHLEEN
Locations: Parcel # 1 - 037.00-1,014.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SALANSKY, MARK 2 - SALANSKY, THERESA	Grantee: SALANSKY, THERESA
Locations: Parcel # 1 - 244.00-1,029.04,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$106,000.00
Grantor: RIVENBURG, LEE 2 - RIVENBURG, DEBORAH	Grantee: JONES, WILLIAM J 2 - JONES, MELANIE
Locations: Parcel # 1 - 183.00-1,069.00,000.	Municipality BROOKLYN TOWNSHIP
Information: OIL GAS MINERAL AND SHALE GAS	Consideration: \$1.00
Grantor: AMBROSE, STEPHEN A SR (ESTATE AKA) 2 - AMBROSE, STEPHEN A (ESTATE)	Grantee: AMBROSE, DEBRA ANN
Locations: Parcel # 1 - 021.00-1,003.01,000.	Municipality APOLACON TOWNSHIP
Information: OIL GAS MINERAL AND SHALE GAS	Consideration: \$1.00
Grantor: AMBROSE, STEPHEN A SR (ESTATE AKA) 2 - AMBROSE, STEPHEN A (ESTATE)	Grantee: AMBROSE, STEPHEN JR
Locations: Parcel # 1 - 021.00-1,003.01,000.	Municipality APOLACON TOWNSHIP
Information: OIL GAS MINERAL AND SHALE GAS	Consideration: \$1.00
Grantor: AMBROSE, STEPHEN A SR (ESTATE AKA) 2 - AMBROSE, STEPHEN A (ESTATE)	Grantee: FIZZANO, DONNA M
Locations: Parcel # 1 - 021.00-1,003.01,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1,850,000.00
Grantor: LATIMER, GARY (TRUST BY TRUSTEE) 2 - LATIMER, GARY	Grantee: ROUND HILL FARM LLC
Locations: Parcel # 1 - 227.00-1,040.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FARLEY, RAYMOND 2 - FARLEY, CATHERINE	Grantee: LPR ENERGY LLC
Locations: Parcel # 1 - 236.00-1,003.04,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$178,000.00
Grantor: MOWRY, STEPHEN H (ESTATE AKA) 2 - MOWRY, STEVE (ESTATE)	Grantee: MIDNITE MINE LP
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00
Grantor: BROWN, ROY E	Grantee: BROWN, ROY E
2 - BROWN, KATHLEEN P	2 - BROWN, KATHLEEN P
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BROWN, ROY E	Grantee: BROWN, CHRIS
2 - BROWN, KATHLEEN P	2 - BROWN, SHAWN
	3 - BROWN, JENNIFER
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$10.00
Grantor: TENNESSEE GAS PIPELINE COMPANY LLC	Grantee: PRITCHARD, BRETT
	2 - PRITCHARD, MICHELE
Locations: Parcel #	Municipality
1 - 226.08-1,020.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VANCOTT, W COOPER	Grantee: MCHENRY, MARK L
Locations: Parcel #	Municipality
1 - 090.18-2,054.00,000.	NEW MILFORD BOROUGH
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: SOKALSKY, KATHY M (ESTATE)	Grantee: SOKALSKY, KATHY M
Locations: Parcel #	Municipality
1 - 151.00-1,076.00,000.	GIBSON TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: SOKALSKY, KATHY M (ESTATE)	Grantee: SOKALSKY, KATHY M
Locations: Parcel #	Municipality
1 - 151.00-1,077.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROOD, CHARLES L	Grantee: HALL, LESTER CHARLES JR
2 - ROOD, NANCY G	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$23,130.00
Grantor: PLACES PROPERTIES LLC	Grantee: MOWRY, RODNEY L
	2 - MOWRY, DIANNA G
Locations: Parcel #	Municipality
1 - 232.00-1,012.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$172,000.00
Grantor: BRIZZOLARA, DANIEL J	Grantee: KIMMEL, ALYCIA K
2 - BRIZZOLARA, SUSAN D	
Locations: Parcel #	Municipality
1 - 031.19-1,053.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: OVERFIELD, DONALD JR	Grantee: HOLLISTER, ASHLEY C
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$32,100.00
Grantor: SPEAKER, DONALD L	Grantee: BLUE RIDGE PROPERTY MANAGERS LLC
2 - ONEILL, BRIANNA C	
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP

Information:	Consideration: \$40,000.00
Grantor: DELISA, ALBERT F	Grantee: SALANSKY, MICHAEL J
Locations: Parcel #	Municipality
1 - 169.00-1,034.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DELISA, ALBERT F	Grantee: DELISA, ALBERT F
Locations: Parcel #	Municipality
1 - 169.00-1,034.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$212,625.00
Grantor: FANNIE MAE (AKA)	Grantee: KEATING, SARAH STEINDEL
2 - FEDERAL NATIONAL MORTGAGE ASSOCIATION	2 - KEATING, ROBERT JOSEPH
Locations: Parcel #	Municipality
1 - 227.00-1,031.02,000.	CLIFFORD TOWNSHIP
Information: QUIT CLAIM	Consideration: \$47,100.00
Grantor: UNITED STATES DEPARTMENT OF AGRICULTURE	Grantee: LOSHBOUGH, BRIAN
	2 - LOSHBOUGH, LANI
Locations: Parcel #	Municipality
1 - 162.00-1,047.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POURATTARIAN, BEHYAR	Grantee: PENNSYLVANIA COMMONWEALTH OF -
	DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 048.00-1,031.02,000.	LIBERTY TOWNSHIP
Information: QUIT CLAIM DEED	Consideration: \$1.00
Grantor: BRUNO, JAMES E	Grantee: BRUNO, JAMES E
2 - BRUNO, KATHERINE J	
Locations: Parcel #	Municipality
1 - 106.03-1,009.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$145,800.00
Grantor: SEBRING, MARK A	Grantee: SMITH, LORRAINE
2 - SEBRING, DENA J	
Locations: Parcel #	Municipality
1 - 268.07-1,065.00,000.	FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: DUFFY, AMY B	Grantee: MEAD, JEFFREY C
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: MOUNTAINVIEW TRUST (BY TRUSTEE)	Grantee: BROOKLYN TOWNSHIP
Locations: Parcel #	Municipality
1 - 183.00-1,012.01,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAPLES, MARY FRANCES	Grantee: CAPLES, MARY FRANCES
2 - PLOETTNER, MARY	2 - PLOETTNER, MARY
Locations: Parcel #	Municipality
1 - 083.00-2,026.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$80,441.00
Grantor: ARNEIL, JUNE LEE (ESTATE)	Grantee: ARNEIL, RONALD S
Locations: Parcel #	Municipality
1 - 154.00-1,016.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$285,000.00
Grantor: TRIESTE, DEBORAH E	Grantee: CRAWFORD, BRIAN M
2 - TRIESTE, NICOLE L	2 - CRAWFORD, NICOLE
Locations: Parcel #	Municipality
1 - 207.00-1,025.00,000.	GIBSON TOWNSHIP



Information:	Consideration: \$1.00
Grantor: SHEA, JULIA	Grantee: SHEA, CASSIDY
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: INT 29 UNIT 42	Consideration: \$100.00
Grantor: DITANO, BERNARD	Grantee: USSELMAN, STEPHEN W
	2 - USSELMAN, CORALEA M
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: RITTER, NATHAN	Grantee: KRITCH, CHARLES
	2 - KRITCH, NANCY L
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$239,900.00
Grantor: ASTON, TINA M	Grantee: STROHL, PAUL A
2 - ASTON, MYRON	2 - STROHL, TIFFANY E
Locations: Parcel #	Municipality
1 - 124.17-1,083.00,000.	MONTROSE 2W
Information:	Consideration: \$390,000.00
Grantor: CANONICO, LINDA R	Grantee: SAILOR, JEFFREY
	2 - SAILOR, PATRICIA
Locations: Parcel #	Municipality
1 - 209.00-1,035.15,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1,400.00
Grantor: CIZIKE, REBECCA R (ESTATE AKA)	Grantee: FREITAG, JOHN
2 - CIZIKE, REBECCA JEANNETTE (ESTATE AKA)	
3 - RANDALL-CIZIKE, REBECCA J (ESTATE AKA)	
4 - CIZIKE, REBECCA J RANDALL (ESTATE)	
Locations: Parcel #	Municipality
1 - 054.12-2,067.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: BOROWICZ, ANDREW JOSEPH JR (ESTATE)	Grantee: BOROWICZ, RYAN A
Locations: Parcel #	Municipality
1 - 074.00-1,031.00,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLIN MILLER FAMILY LIMITED PARTNERSHIP	Grantee: MILLER, DAVID F
	2 - MILLER, KELLY A
Locations: Parcel #	Municipality
1 - 166.00-1,001.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PRICE, ORDIE E	Grantee: PRICE, ORDIE E
	2 - PRICE, ARLINE J
Locations: Parcel #	Municipality
1 - 206.00-2,033.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: CAMERON, ELNORA L	Grantee: KRISHAK, ALLISON M
Locations: Parcel #	Municipality
1 - 218.03-1,055.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$219,000.00
Grantor: STROHL, PAUL A III	Grantee: DYE, AMANDA M
2 - STROHL, TIFFANY	2 - DYE, TRAVIS C
Locations: Parcel #	Municipality
1 - 105.00-1,009.00,000.	FRANKLIN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: AHLBRANDT, MAY	Grantee: AHLBRANDT, MAY 2 - AHLBRANDT, DAVID EUGENE
Locations: Parcel # 1 - 180.00-2,033.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: TENERALLI, GEORGE 2 - TENERALLI, CATHERINE 3 - TENERALLI, THOMAS (ESTATE) 4 - TENERALLI, FRANK 5 - TENERALLI, ANNE	Grantee: TENERALLI, FRANK 2 - TENERALLI, ANNE
Locations: Parcel # 1 - 084.00-3,003.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$139,500.00
Grantor: COSKLO, KEVIN 2 - COSKLO, TIFFANY	Grantee: WILLIAMSON, SCOTT
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP

# Susquehanna County LEGAL JOURNAL

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