

**OFFICIAL
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OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 1 ★ August 19, 2016 ★ Montrose, PA ★ No. 20



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CASES REPORTED

Joseph Bowen, Plaintiff,

v.

Louise Noble, Glenn F. Keifer, Jr., Mary Ann Davies, Celiia Wozniak,
Walter Keeney and Ann Keeney, 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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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.

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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.

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

COURT OPINION

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

JOSEPH BOWEN,	:	
Plaintiff,	:	
	:	
v.	:	
	:	
LOUISE NOBLE, GLENN F.	:	No. 2011 - 375 C.P.
KEIFER, JR., MARY ANN	:	
DAVIES, CELIA WOZNIAK,	:	
WALTER KEENEY and	:	
ANN KEENEY,	:	
Defendants.	:	

OPINION

I. Statement of Fact and Procedural History

On May 24, 1961, Karolina Bowen, who was also known as Caroline Bowen, conveyed approximately 232 acres of real property in Rush Township to her three sons, John T. Bowen, Stanley Bowen and plaintiff Joseph Bowen. (Def. S.J. Mot. Ex. A.) At the time of the conveyance, Karolina Bowen was a widow. (*Id.*) The consideration for the deed was listed as \$1.00. (*Id.*) The deed indicated that the grantees would hold title to the real property as “tenants in common with right of survivorship.” (*Id.*) The three Bowen brothers owned the property until their respective deaths.

Karolina Bowen was not fluent in English and spoke primarily Polish. (Def. Res. Plf. S.J. Mot, Affidavit of Louise Noble, ¶ 8.) She lived on the farm for the remainder of her life and died in 1974. (*Id.* ¶ 7.) Karolina Bowen had seven children: John, Joseph, Stanley, Cecelia, Ann, Mary and Jeanetta. (*Id.*) As noted, the real property was deeded to Karolina Bowen’s sons - not her daughters - through the 1961 deed. As to the daughters, Mary died in 1995, Jeannette died in 1997, Cecelia died in 2014, and the remaining daughter, Ann, is currently in a nursing home suffering from Alzheimer’s Disease. (*Id.* ¶¶ 3-6.)

In October 2007, the three Bowen brothers entered into an oil and gas lease with Epsilon Energy USA, Inc., which had a handwritten notation that the brothers held title “as T.I.C.” (Def. S.J. Mot., Ex. B.) This handwritten notation appeared at four separate locations on the lease. (*Id.* at 1, 3 & Ex. A-B.) The record fails to disclose who made the handwritten notations on the gas lease. Defendants have not provided any affidavit from

the person who drafted the lease nor from the notary who notarized the signatures.

Shortly thereafter, in December 2007, Stanley Bowen died intestate and no estate was opened. (Def. S.J. Mot., Ex. C ¶ 10.) Stanley Bowen never married or fathered any children. (*Id.* ¶ 12.) In November 2010, John Bowen died intestate and no estate was opened. (*Id.* ¶ 11.) John Bowen never married or fathered any children. (*Id.* ¶ 12.) In 2015, Joseph Bowen died testate. (*Id.* ¶ 9; Susquehanna County Instrument No. 201508322.) After Joseph Bowen's death, his widow, Ann Marie Bowen conveyed the subject real property to herself pursuant to the terms of the Last Will and Testament of Joseph Bowen. (Susquehanna County Instrument No. 20150823.)

Prior to his death, plaintiff Joseph Bowen filed this quiet title action contending that he was sole surviving joint tenant pursuant to the 1961 deed and that the defendants, who are intestate heirs of John and Stanley Bowen, had no interest in the real property. Thereafter, the parties engaged in a series of preliminary objections and amended complaints. This Court eventually dismissed the plaintiff's final amended complaint on defendants' final set of preliminary objections, and made the following finding:

The Deed relied upon by Plaintiff in his Third Amended Complaint establishes a tenancy in common, not a joint tenancy with the right of survivorship, creating ownership interests in other individuals beside the Plaintiff Therefore, Plaintiff's Third Amended Complaint to Quiet Title is **DISMISSED** in its entirety with prejudice. See *Margarite v. Ewald*, 381 A.2d 480, 483 (Pa. Super. 1977) (holding that the intent to engraft the right of survivorship on a co-tenancy must be expressed with sufficient clarity to overcome the statutory presumption that survivorship is not intended).

Bowen v. Noble, No. 2011-375 C.P., slip op. (Comm. Pl., June 8, 2011 Order) (emphasis in original). Plaintiff appealed this Court's dismissal to the Superior Court.

On March 6, 2012, the Superior Court reversed the trial court's determination. Bowen v. Noble, 1179 MDA 2011, slip op (Pa. Super. Ct. Mar. 6, 2012). In reversing this Court, the Superior Court provided the following analysis:

A review of the deed's language indicates that Ms. Bowen did not intend for her daughters and their heirs to share ownership of the family farm. Ms. Bowen could have included her daughters in the 1961 deed, since they were all alive at the time. Ms. Bowen only conveyed the property to her sons. Significantly, the deeds grantee clause did not include, or reference, any heirs of the Bowen sons, but did include the phrase "right of survivorship," suggesting that Ms. Bowen intended the farm's ownership to be determined by survivorship between her sons.

Moreover, admitting as true [plaintiff's] contentions that [defendants] have made no financial contributions to the farm, its operation or its taxes for over 21 years, [defendants'] lack of involvement undermines [defendants']

contention that they were granted co-ownership of the Bowen farm.

[Plaintiff's] contentions are further bolstered by the grant of deeds to [Plaintiff] by [his sister Mary Koromlan's] offspring and the Keeneys.

In sum, the deed's language, [plaintiff's] averments, the parties' conduct, and all inferences deducible therefrom, could reasonably support [plaintiff's] position that Ms. Bowen intended to create a joint tenancy with right of survivorship, to the exclusion of any other heirs at law.

Id. at 7-8. As a result, the matter was remanded to the trial court for further proceedings.

The pleadings are now closed. The record does not disclose that any discovery has been conducted by either party. The parties have submitted cross-motions for summary judgment, coupled with affidavits and exhibits, as well as submitted briefs supporting their respective positions and opposing the other party's position. On June 28, 2016, the Court heard oral arguments from the parties and the matter is now ripe for disposition.¹

II. Discussion

a. Standard of Review

Summary judgment is appropriate "where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law." *Summers v. Certainteed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010) (citing Pennsylvania Rule of Civil Procedure 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a "light most favorable to the non-moving party." *Id.* Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is "clear and free from all doubt." *Id.* This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still "adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor."

Burlington Coat Factory of Pennsylvania, LLC v. Grace Const. Mgmt. Co., LLC, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

The Court Opinion will be continued in the next issue.

¹ As noted, the three brothers jointly entered into an oil and gas lease in 2007, but the parties conceded at oral argument that if a joint tenancy existed, the oil and gas lease would not have severed it. See In re Estate of Quick, 905 A.2d 471, 476-77 (Pa. 2006). The parties stipulated that defendants were entitled to summary judgment as to any claim relating to the mineral rights to the party as those rights were severed and held in common after the execution of the 2007 oil and gas lease. The parties represented to the Court that they would submit a proposed order relative to the ownership of the gas rights. This was never done and the Court will adopt the stipulation made at the time of the oral argument. Defendants' motion for summary judgment as to the natural gas rights will be granted in that the three brothers owned those gas rights as tenants in common.

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 William P. Giangrieco
Late of Hallstead Borough

EXECUTOR

John A. Giangrieco
38 Macon Street
Binghamton, NY 13903

EXECUTOR

James J. Giangrieco
154 Montrose Street
New Milford, PA 18834

ATTORNEY

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

8/19/2016 • 8/26/2016 • 9/2/2016

ADMINISTRATRIX NOTICE

Estate of Robert Ruggeri AKA
Robert William Ruggeri, deceased
Late of City of San Diego,
California

ADMINISTRATRIX
Janet Colwell Birchard

116 High St.
Montrose, PA 18801
ATTORNEY
John R. Dean, Esq.
72 Public Ave.
Montrose, PA 18801

8/19/2016 • 8/26/2016 • 9/2/2016

ESTATE NOTICE

Estate of Joseph S. Ranieri, late of Starrucca, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Rita Ranieri, Executor, P.O. Box 11, Starucca, Pennsylvania 18462; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

8/19/2016 • 8/26/2016 • 9/2/2016

NOTICE

IN THE ESTATE OF JANE L. DIEFFENBACH, late of the Borough of Montrose, County of Susquehanna, 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 having claims against said Estate will present them without delay to:

**ELIZABETH HAWLEY,
Executrix**

2219 Beebe Hollow Road
Montrose, PA 18801

OR

Davis Law, P.C.
Raymond C. Davis, Esquire
Attorney for the Estate
181 Maple Street
Montrose, PA 18801

8/12/2016 • 8/19/2016 • 8/26/2016

EXECUTRIX NOTICE

Estate of Sharon D. Haynes
Late of New Milford Township
EXECUTRIX
Karen M. Grubb
514 Foote Road
New Milford, PA 18834
ATTORNEY
Sam W. Lewis
212 Church Street
Montrose, PA 18801

8/5/2016 • 8/12/2016 • 8/19/2016

EXECUTRIX NOTICE

Estate of Robert W. Rowe AKA
Robert Rowe
Late of Great Bend Township
EXECUTRIX
Deborah Rowe
3865 Highlands Road
New Milford, PA 18834
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

8/5/2016 • 8/12/2016 • 8/19/2016

ADMINISTRATRIX NOTICE

Estate of Julian A. Nanton
Late of Susquehanna Borough
ADMINISTRATRIX
Denise Nanton
419 W. Drinker St.
Dunmore, PA 18509
ATTORNEY
Patrick Coleman
310 East Drinker St.
Dunmore, PA 18512

8/5/2016 • 8/12/2016 • 8/19/2016

EXECUTRIX NOTICE

Estate of Sarah R. Rosemergy
Late of Montrose Borough
EXECUTRIX
Ann R. Troutman
3645 Mossy Oak Circle
Land O' Lakes, FL 34639
ATTORNEY
Jason G. Beardsley, Esq.
192 Maple St.
Montrose, PA 18801

8/5/2016 • 8/12/2016 • 8/19/2016

ESTATE NOTICE

RE: ESTATE OF DONALD F. GUMPERT, Deceased, (died June 8, 2016) late of Clifford Township, Pennsylvania, Susquehanna County. Letters Testamentary having been granted, creditors shall make demand and debtors shall make payment to J. Frederick Rohrbeck, Esquire, Kreder Brooks Hailstone LLP, 220 Penn Avenue, Suite 200, Scranton, Pennsylvania, 18503.

8/5/2016 • 8/12/2016 • 8/19/2016

ADMINISTRATOR NOTICE

Estate of William B. Lloyd, Sr.
Late of Clifford Township
ADMINISTRATOR
William B. Lloyd, Jr.
1990 Wolfensberger Court
Castle Rock, CO 80109

8/5/2016 • 8/12/2016 • 8/19/2016

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 SEPTEMBER 13, 2016

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

9-13-2016 9:30 AM

Writ of Execution No.:

2016-615 CP

PROPERTY ADDRESS: 215

Laurel Street

Susquehanna, PA 18847

LOCATION: Borough of
Susquehanna Depot

Tax ID #: 054.12-3,019.00,000.
IMPROVEMENTS: ONE - TWO
STORY WOOD FRAME
DWELLING
DEFENDANTS: Jeffery L.
Zepkowski and Patricia L.
Zepkowski
ATTORNEY FOR PLAINTIFF:
Sarah McCaffery, Esq
(610) 278-6000

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

8/19/2016 • 8/26/2016 • 9/2/2016

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
SEPTEMBER 13, 2016**

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

9-13-2016 10:30 AM

Writ of Execution No.:

2016-559 CP

PROPERTY ADDRESS: 159

Orphan School Rd a/k/a 343

Orphan School Rd

Kingsley, PA 18826

LOCATION: Harford Township

Tax ID #: 186.00-1,046.01,000.

IMPROVEMENTS: ONE - ONE
AND ONE HALF STORY WOOD
FRAMED DWELLING

ONE- 20 X 20 WOOD FRAMED
GARAGE

ONE - 55 X 60 WOOD FRAMED
DAIRY BARN

ONE - 40 X 92 POLE BANK
BARN

ONE - 20 X 40 MACHINE SHED
WOOD FRAME

DEFENDANTS: Chris Heide and
Deborah Gould
ATTORNEY FOR PLAINTIFF:
Adam Davis, Esq
(215) 563-7000

NOTICE

The Sheriff shall not be liable for
loss or damage to the premises sold
resulting from any cause
whatsoever and makes no
representation or warranty
regarding the condition of the
premises. Notice is hereby given
and directed to all parties in
interest and claimants that a
Schedule of Distribution will be
filed by the Sheriff no later than 30
days after the sale and that
distribution will be made in
accordance with that Schedule
unless exceptions are filed thereto
within ten (10) days thereafter. Full
amount of bid plus poundage must
be paid on the date of the sale by
4:30 p.m. or deed will not be
acknowledged. For details on
individual Sheriff Sales please go
to:

[www.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

8/19/2016 • 8/26/2016 • 9/2/2016

MORTGAGES AND DEEDS

RECORDED FROM AUGUST 4, 2016 TO AUGUST 10, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$120,800.00
Mortgagor: CONKLIN, MICHAEL L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PROSPECT MORTGAGE LLC
Locations: Parcel # 1 - 183.03-1,026.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: HSIAO, LUN 2 - LIN, SAIQIN	Mortgagee: NBT BANK
Locations: Parcel # 1 - 161.08-1,036.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$48,000.00
Mortgagor: ZONA, DAVID 2 - KRAUSE-ZONA, LORI	Mortgagee: CARLSON, JOAN J
Locations: Parcel # 1 - 142.01-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: MTG	Consideration: \$76,234.00
Mortgagor: VANTEGER, BRENT W 2 - VANTEGER, LISA 3 - VANTEGER TOWING LLC	Mortgagee: TONY DOMIANO AUTO DEALERSHIPS INC
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: NELSON, KEEFE	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$68,000.00
Mortgagor: MRAK, RICHARD W 2 - MRAK, RACHEL L	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: PARVIN, CURTIS WAYNE 2 - PARVIN, SUSAN MARIE (FKA) 3 - FERENCIK, SUSAN MARIE	Mortgagee: SEFCU
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: LANGDON GROUP LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.14-2,003.00,000.	Municipality SUSQUEHANNA

For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.

★ 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: \$97,000.00
Mortgagor: DOVIN, MICHAEL E 2 - DOVIN, BARBARA J	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 026.00-2,072.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$115,000.00
Mortgagor: LEE, LISA A 2 - LEE, DANIEL S	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$94,400.00
Mortgagor: BUSH, THOMAS G 2 - BUSH, DEBORAH L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$357,000.00
Mortgagor: PAVELSKI, MATTHEW R 2 - PAVELSKI, GLENDA M	Mortgagee: PS BANK
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$99,000.00
Mortgagor: JORDAN, ERIC	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 226.00-1,022.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: DUDOCK, EDWARD 2 - DUDOCK, PATTI	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 080.00-1,027.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$53,032.39
Mortgagor: REUSS, KEVIN 2 - REUSS, DIANE M	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 167.00-2,046.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: WILDENSTEIN, PAUL G 2 - WILDENSTEIN, MARLENE D	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 215.00-1,082.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: AHLBRANDT, BRUCE W	Mortgagee: NBT BANK
Locations: Parcel # 1 - 180.04-1,014.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$116,000.00
Mortgagor: HOLBROOK, LAWRENCE R 2 - HOLBROOK, DONNA M	Mortgagee: NOBLE, MARTHA A (TRUST)
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: OPEN-END MTG	Consideration: \$93,600.00
Mortgagor: PEREZ, NICHOLAS J JR 2 - PEREZ, REBECCA L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 255.07-1,001.12,000.	Municipality SPRINGVILLE 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: \$166,870.00
Mortgagor: WILSON, SAMUEL D	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WILSON, KRISTIN A	2 - NEW PENN FINANCIAL LLC
Locations: Parcel #	Municipality
1 - 062.04-2,033.00,000.	FRIENDSVILLE BOROUGH
Information: OPEN-END MTG	Consideration: \$25,000.00
Mortgagor: EVANGELICAL FREE CHURCH OF MONTROSE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$408,750.00
Mortgagor: BENKOVIC, BRENT T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - QUICKEN LOANS INC	
Locations: Parcel #	Municipality
1 - 026.12-1,014.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$188,100.00
Mortgagor: ZUKOSKY, JEFFREY B	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ZUKOSKY, AMY	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$45,000.00
Mortgagor: TECK PRECISION LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 031.19-3,057.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$110,000.00
Mortgagor: RHOUSE 516 LLC	Mortgagee: CCM CAPITAL MANAGEMENT LP
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: STANLEY, JODY L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - STANLEY, SUZANNE (AKA)	
3 - STANLEY, SUZANNE M	
Locations: Parcel #	Municipality
1 - 012.00-1,017.02,000.	GREAT BEND TOWNSHIP
Information: OPEN-END MTG	Consideration: \$120,000.00
Mortgagor: HOAL, JEFFREY D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HOAL, LESLIE ANN	
Locations: Parcel #	Municipality
1 - 124.00-1,022.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$62,300.00
Mortgagor: NIKULA, MARK	Mortgagee: NBT BANK
2 - NIKULA, THERESA	
Locations: Parcel #	Municipality
1 - 064.01-1,012.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: UCCI, EDWARD P	Mortgagee: NBT BANK
2 - UCCI, DEBORAH A	
Locations: Parcel #	Municipality
1 - 031.11-2,098.00,000.	GREAT BEND BOROUGH

Information:	Consideration: \$71,000.00
Mortgagor: THEOBALD, JAMES R	Mortgagee: NBT BANK
2 - THEOBALD, DONNA L	
Locations: Parcel #	Municipality
1 - 031.16-1,051.00,000.	GREAT BEND BOROUGH
Information:	Consideration: \$72,328.00
Mortgagor: MATUSAVIGE, GARY E	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MATUSAVIGE, REBECCA	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 254.00-1,044.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$160,000.00
Mortgagor: JORDAN GST EXEMPT RESIDUARY TRUST	Mortgagee: FNCB BANK
Locations: Parcel #	Municipality
1 - 244.00-2,005.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$147,165.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	
Locations: Parcel #	Municipality
1 - 178.00-2,009.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$147,165.00
Mortgagor: WARNER, DANIEL S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WARNER, GRETCHEN M	
Locations: Parcel #	Municipality
1 - 160.00-1,041.00,000.	JESSUP TOWNSHIP

DEEDS

Information: OIL & GAS	Consideration: \$1.00
Grantor: BOBROWSKI, JOSEPH A	Grantee: HARMONY POINT LLC
2 - BOBROWSKI, DOROTHEA C	
3 - BOBROWSKI, JOSEPH A JR	
4 - BOBROWSKI, ROBERT F	
5 - SPILLER, PATRICIA M	
Locations: Parcel #	Municipality
1 - 052.00-1,011.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOBROWSKI, JOSEPH A	Grantee: HARMONY PINES LLC
2 - BOBROWSKI, DOROTHEA C	
3 - BOBROWSKI, JOSEPH A JR	
4 - BOBROWSKI, ROBERT F	
5 - SPILLER, PATRICIA M	
Locations: Parcel #	Municipality
1 - 052.00-1,011.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$151,000.00
Grantor: GRIFFIS, ERNEST WILLIAM	Grantee: CONKLIN, MICHAEL L
2 - GRIFFIS, REBECCA L	
Locations: Parcel #	Municipality
1 - 183.03-1,026.00,000.	BROOKLYN 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: \$180,000.00
Grantor: CANFIELD, LEE D 2 - CANFIELD, ERIKA K	Grantee: HSIAO, LUN 2 - LIN, SAIQIN
Locations: Parcel # 1 - 161.08-1.036.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information: INT 23 WK NO 37	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: MCADAMS, FORREST J 2 - MCADAMS, LINDA J
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 42 WK NO 47	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: BAGLEY, GEORGE JR 2 - BAGLEY, JANE R
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 38 WK NO 41	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: ORZA, DANIEL V 2 - ORZA, ROBERTA D
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 41 WK NO 25	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: WILLIAMS, CLAY 2 - WILLIAMS, LAVADA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 38 WK NO 39	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: HAYNES, RICHARD E 2 - HAYNES, JOY L
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 30 WK NO 40	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: SCOTT, DONALD 2 - SCOTT, AIMEE M
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 38 WK NO 25	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: NEIDHART, JOHN E 2 - NEIDHART, MARSELL C
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 45 WK NO 42	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: STANMAN, ROGER
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 39 WK NO 24	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: GORDON, KENNETH B
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: INT 24 WK NO 26	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: GORDON, KENNETH B
Locations: Parcel # 1 - N/A	Municipality HERRICK 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: INT 47 WK NO 43	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: POTTS, EDWARD 2 - POTTS, YVONNE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: CARLSON, JOAN J	Grantee: ZONA, DAVID 2 - KRAUSE-ZONA, LORI
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$600,000.00
Grantor: STARNER, STEVEN (TRUSTEE) 2 - STARNER, TERRI (TRUSTEE)	Grantee: FIONDI INC
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HILLIS, NORMAN 0	Grantee: NELSON, KEEFE
2 - HILLIS, MAVIS J	
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$550,000.00
Grantor: FALLON, PAUL N 2 - FALLON, PAULINE J 3 - FALLON, RAYMOND L	Grantee: PRICE, ORDIE E
Locations: Parcel # 1 - 206.00-2,033.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: TANZOS, MARK 2 - TANZOS, PATTI JEANNE	Grantee: VOLK, WILLIAM S JR
Locations: Parcel # 1 - 195.00-2,059.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: BURT, DAVID MICHAEL (TRUST) 2 - BURT, PAMELA LYNN (TRUST)	Grantee: MRAK, RICHARD W 2 - MRAK, RACHEL L
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARSHALL, KENNETH HAROLD 2 - MARSHALL, LETITIA 3 - BIEHL, PENNY ANN (AKA) 4 - MARSHALL, PENNY ANN 5 - BIEHL, RICHARD A	Grantee: MARSHALL, KENNETH HAROLD 2 - MARSHALL, PENNY ANN
Locations: Parcel # 1 - 037.00-1,004.02,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARSHALL, KENNETH HAROLD 2 - MARSHALL, LETITIA 3 - BIEHL, PENNY ANN (AKA) 4 - MARSHALL, PENNY ANN 5 - BIEHL, RICHARD A	Grantee: MARSHALL, KENNETH HAROLD 2 - MARSHALL, PENNY ANN
Locations: Parcel # 1 - N/A	Municipality HARMONY 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: \$1.00
Grantor: ALOIA, JAMES T JR 2 - ALOIA, KAREN J	Grantee: ALOIA, JAMES T JR 2 - ALOIA, KAREN J
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOUSEL, GARY C	Grantee: HOUSEL, ROBERT A
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROWE, ROBERT W (ESTATE AKA) 2 - ROWE, ROBERT (ESTATE)	Grantee: ROWE, DEBORAH L
Locations: Parcel # 1 - 072.00-1,012.00,000.	Municipality GREAT BEND TOWNSHIP
Information: CORRECTION & CONFIRMATION	Consideration: \$1.00
Grantor: FLYING BUCK LLC	Grantee: PINE HOLLOW HUNTING CLUB
Locations: Parcel # 1 - 175.00-1,004.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$100.00
Grantor: KELLOGG, HUSTON 2 - KELLOGG, ELEANOR	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$42,000.00
Grantor: LA INVESTMENTS LLC	Grantee: VAN GORDER, ERIC
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$10.00
Grantor: SWARTWOOD, ELIZABETH J	Grantee: REVERSE MORTGAGE SOLUTIONS INC
Locations: Parcel # 1 - 032.00-1,029.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$10.00
Grantor: WELLS FARGO BANK	Grantee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 124.13-1,045.00,000.	Municipality MONTROSE
Information:	Consideration: \$1.00
Grantor: MANZIONE, BOGUMILA K	Grantee: NIESSEN, BEATA 2 - NIESSEN, DORATA
Locations: Parcel # 1 - 031.00-2,083.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$145,000.00
Grantor: FAIGLE, KELLIE J	Grantee: AHLBRANDT, BRUCE W
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DECKER, ELWIN S 2 - DECKER, SHARON E	Grantee: DECKER, ELWIN S (TRUST) 2 - DECKER, SHARON E (TRUST)
Locations: Parcel # 1 - 167.00-1,009.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DECKER, ELWIN S 2 - DECKER, SHARON E	Grantee: DECKER, ELWIN S (TRUST) 2 - DECKER, SHARON E (TRUST)
Locations: Parcel # 1 - 167.00-1,042.00,000.	Municipality HARFORD 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: \$1.00
Grantor: DECKER, ELWIN S 2 - DECKER, SHARON E	Grantee: DECKER, ELWIN S (TRUST) 2 - DECKER, SHARON E (TRUST)
Locations: Parcel # 1 - 167.00-1,010.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$209,000.00
Grantor: OHEARN, JACQUELYN COLLINS 2 - STRATFORD, WILLIAM M	Grantee: ZUKOSKY, JEFFREY B 2 - ZUKOSKY, AMY
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$60,000.00
Grantor: SQUIER, ROBERT M 2 - SQUIER, MARYJANE	Grantee: TECK PRECISION LLC
Locations: Parcel # 1 - 031.19-3,057.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$1.00
Grantor: SMITH, MATTHEW P II 2 - SMITH, MELANIE A	Grantee: SMITH, MELANIE A
Locations: Parcel # 1 - 266.01-1,075.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MINDAS, ALAN A SR (AKA) 2 - MINDAS, ALAN SR 3 - MINDAS, MARY K	Grantee: MINDAS, ALAN A JR
Locations: Parcel # 1 - 249.19-1,038.00,000. 2 - 249.19-1,039.00,000.	Municipality FOREST CITY 2W FOREST CITY 2W
Information:	Consideration: \$1.00
Grantor: JUDGE, MARLENE M	Grantee: FINKEL, LYNNE M 2 - BUCCINO, DONNA J 3 - JUDGE, WILLIAM B JR
Locations: Parcel # 1 - 136.00-2,017.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HALL, DAVID W 2 - HALL, GERALDINE B	Grantee: WALKER, JULIE L 2 - HALL, JEFFREY A
Locations: Parcel # 1 - 093.00-1,070.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$151,000.00
Grantor: ROZELL, BESSIE	Grantee: WARNER, DANIEL S 2 - WARNER, GRETCHEN M
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP

Susquehanna County LEGAL JOURNAL

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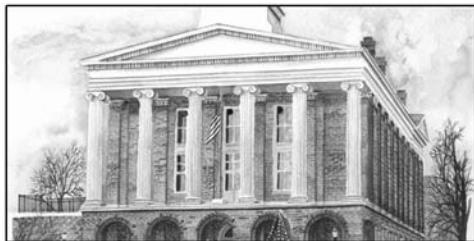
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