

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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CASES REPORTED

DAVID JOHNSON and KAREN JOHNSON, Plaintiffs,
vs.
RICHARD GREGORY, Defendant.

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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

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Legal Journal of Susquehanna County

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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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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.

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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

DAVID JOHNSON and	:	
KAREN JOHNSON,	:	
Plaintiffs,	:	
	:	
vs.	:	
	:	No. 2016 - 790 C.P.
RICHARD GREGORY,	:	
Defendant.	:	

OPINION

I. Statement of Facts

On August 17, 2016, plaintiffs David and Karen Johnson (hereinafter referred to as plaintiffs) filed for the issuance of a writ of summons against defendant Richard Gregory (hereinafter referred to as Gregory) in connection with injuries allegedly sustained as a result of a motor vehicle accident on August 26, 2016. On September 8, 2016, counsel for plaintiffs filed a praecipe to reinstate the writ of summons. Plaintiffs' counsel then provided the reinstated writ of summons to the Susquehanna County Sheriff's Office for service upon Gregory. On September 20, 2016, Susquehanna County Sheriff Lance Benedict deputized the Sheriff of Broome County, New York, to service the reinstated writ of summons upon Gregory. The reinstated writ of summons had been sent to the Sheriff's Department in Broome County, New York. The Sheriff's return indicates that the Broome County Sheriff's Department attempted to serve Gregory on several occasions. On September 22, 2016, Deputy Sheriff Jesse Genter went to 43 Albert Street and was informed that Gregory no longer lived there but was informed by a woman in a nearby residence that she had a prior relationship with Gregory. As a result of learning of this relationship, Deputy Genter went to the former girlfriend's residence located at 48 Albert Street and left a note in the door to contact the Broome County Sheriff's Department. On that same day, Gregory contacted the Broome County Sheriff's Department and stated that he would call back at a later date in order to arrange service of the reinstated writ of summons. Gregory refused to provide a good address. Thereafter, on September 28, 2018, Gregory's counsel entered his appearance in this litigation on behalf of Gregory despite the fact that the writ of summons had not yet been served.¹ Gregory's counsel sent a copy

¹ In reviewing the file, Gregory's counsel's cover letter to the Susquehanna County Prothonotary is dated September 24, 2016 and this cover letter remains attached to the entry of appearance filed in this matter. The entry of appearance is dated by Gregory's counsel as of September 26, 2016.

of his entry of appearance to plaintiffs' counsel.

On October 6, 2016, after Gregory had not called or made any further efforts to provide the Broome County Sheriff with information to allow for service, the reinstated writ of summons was returned to Susquehanna County unserved. On October 14, 2016, Susquehanna County Sheriff Lance Benedict filed a return of service indicating that the reinstated writ of summons had not been served on Gregory.²

On October 20, 2016, plaintiffs' counsel again filed a praecipe to reinstate the writ of summons. On October 24, 2016, plaintiffs' counsel requested Gregory's counsel to accept service of the writ of summons. (Plf. Opp. Br., Ex. 2E.) There is no indication on this record that defense counsel ever responded to this request.

On January 13, 2017, February 21, 2017, and March 27, 2017, plaintiffs' counsel again filed for reinstatement of the writ of summons. During this period of time, plaintiffs' counsel hired a private process server in New York to search for Gregory and effectuate service upon him. On April 10, 2017, plaintiffs' counsel filed a return of service indicating that Gregory had been served on March 27, 2017 by personal service at 65 Hawley Street, Binghamton, New York.³ On May 25, 2017, Gregory filed a praecipe for a rule directing plaintiffs to file their complaint and plaintiffs were directed to file a complaint within twenty (20) days.

On June 26, 2017, plaintiffs filed their complaint in this matter. On July 10, 2017, Gregory filed an answer that contained new matter contending that the statute of limitations had expired prior to effectuation of service upon Gregory and that plaintiffs' counsel had failed to exercise good faith in attempting to serve the reinstated writ of summons. On July 17, 2017, plaintiffs filed a reply to Gregory's New Matter, generally denied the allegations, and alleged that the allegations were conclusions of law for which no response was required.

On September 10, 2018, Gregory filed a motion for summary judgment contending that the two-year statute of limitations had expired. In this regard, the motor vehicle accident between the parties occurred on August 26, 2016 and Gregory was not served with the writ of summons until March 27, 2017. Gregory contends that the record fails to demonstrate that plaintiffs' counsel undertook good faith efforts to serve the writ of summons.

II. 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 Pa.R.C.P. No. 1035.2(1)). In reviewing a motion for summary judgment,

2 The Sheriff's Return actually referred to a "reinstated complaint" but no complaint had been filed and the reference to the "reinstated complaint" was clearly intended to reflect the attempts to serve the reinstated writ of summons.

3 The return of service indicates that Gregory was served with a "subpoena" but there is no dispute that the reinstated writ of summons was served upon Gregory on March 27, 2017.

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 Constr. Management 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.*

There are no material facts in dispute as to the date that the writ of summons was filed (August 17, 2016), reissued on numerous dates (September 8, 2016, October 20, 2016, January 13, 2017, February 21, 2017, and March 27, 2017), and served (March 27, 2017).⁴ The only question that remains is whether the plaintiffs’ counsel engaged in good faith efforts to effectuate service of the writ or whether plaintiffs’ counsel engaged in conduct that was aimed at stalling the litigation.

The Court Opinion will continue in the next issue.

⁴ As such, there is a seven-month delay between the filing of the initial writ of summons and its service upon Gregory. Given that Gregory was not within the Commonwealth, the writ had to be served within 90 days of issuance or reissuance. Plaintiffs’ counsel never allowed the writ of summons to expire without being reissued.

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.

**LEGAL AD
EXECUTRIX'S NOTICE**

Letters Testamentary on the Estate of Gerald L. Fuller, who died on July 22, 2018, late of Auburn Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Luella Ruhf, Executrix
855 Marshall Road
Meshoppen, PA 18630

Date: October 25, 2018

Attorney Leslie Wizelman
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

11/2/2018 • 11/9/2018 • 11/16/2018

**LEGAL AD
EXECUTORS' NOTICE**

Letters Testamentary on the Estate of Dolores Arbosheski aka Delores Arbosheski, who died on October 18, 2017, late of Bridgewater Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Debra I. Bell, Co--Executor
234 Main Street
Laceyville, PA 18623

Edward D. Bell, Co--Executor
234 Main Street
Laceyville, PA 18623

Date: October 25, 2018

Attorney Leslie Wizelman
243 Second St., P.O. Box 114
Wyalusing, PA 18853
Telephone: 570-746-3844

11/2/2018 • 11/9/2018 • 11/16/2018

ESTATE NOTICE

In the Estate of Verla G. Wall a/k/a Verla G. Lewis Wall, late of the Township of Jessup, Susquehanna County, Pennsylvania.

Letters Testamentary in the above

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

Watson J. Dayton
259 Dayton Road
Montrose PA 18801

10/26/2018 • 11/2/2018 • 11/9/2018

NOTICE

IN THE ESTATE OF BARBARA A. STRILEY, late of the TOWNSHIP OF CHOCONUT, County of Susquehanna, 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 having claims against said Estate will present them without delay to:

Seth A. Striley, Administrator
3475 Westwoods Road
Brackney, PA 18812

OR

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

10/19/2018 • 10/26/2018 • 11/2/2018

EXECUTRIX NOTICE

Estate of Keith A. Ross AKA Keith Ross
Late of Jessup Township
EXECUTRIX
Josephine Newhart
14379 State Route 3001
Montrose, PA 18801
ATTORNEY
Erin E. Donnelly, Esq.
50 Public Avenue
Montrose, PA 18801

10/19/2018 • 10/26/2018 • 11/2/2018

ESTATE NOTICE

In the Estate of MARJORIE A. KINNER deceased, late of Dimock Township, Susquehanna County, Pennsylvania who died testate on August 2, 2018. Letters of Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment and those having claims against the same are requested to present them without delay to:

Karen A. Henry
1525 Meshoppen Creek Rd.,
Montrose PA 18801
Wayalusing, PA 18853
or

Laurence M. Kelly
Kelly Law Office
Attorney for the Estate
65 Public Avenue
Montrose, PA 18801
Telephone: 570-278-3861

10/19/2018 • 10/26/2018 • 11/2/2018

ESTATE NOTICE

Estate of RITA HILLIS a/k/a RITA M. HILLIS, DECEASED, late of 172 SKINNER HILL ROAD, SUSQUEHANNA, PA 18847, (Died SEPTEMBER 3, 2018) DIANE M. TERPSTRA and NANCY L. BOUGHTON, Co-Executrices. Dante A. Cancelli, 400 Spruce Street, Suite 401, Scranton, Pennsylvania 18503, Attorney. DANTE A. CANCELLI, ESQUIRE

10/19/2018 • 10/26/2018 • 11/2/2018

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 NOVEMBER 27, 2018

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

11-27-2018 at 9:30 AM

Writ of Execution No.:
2018-1132 CP

PROPERTY ADDRESS: 39 Grant Street, FKA 1136 Grant Street Great Bend, PA 18821
LOCATION: Township of Great Bend
Tax ID #: 031.11-1,031.00,000.
IMPROVEMENTS: ONE- One Story Brick Dwelling
ONE – 15 X 18 Wood Framed Car Port
DEFENDANTS: Michele Decker, known heir of Donna Ball, Deceased and Gregory Scheer, known heir of Donna Ball, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Donna Ball, Deceased and Bob Northrup, Known heir of Donna Ball, Deceased
ATTORNEY FOR PLAINTIFF: Daniel Lutz, Esq
(610) 278-6800

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office,

Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

11/2/2018 • 11/9/2018 • 11/16/2018



MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 18, 2018 TO OCTOBER 24, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$55,046.00
Mortgagor: ST HILAIRE, EDWARD JOSEPH JR (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ST HILAIRE, EDWARD J	2 - DITECH FINANCIAL LLC
3 - ST HILAIRE, CHRISTINE	
Locations: Parcel #	Municipality
1 - 268.07-1,011.00,000.	FOREST CITY 2W
Information:	Consideration: \$80,699.00
Mortgagor: FRISHKO, ZACHARY P	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 167.09-1,020.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$247,330.00
Mortgagor: BOLCAVAGE, CHRISTINA MARIE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - PS BANK
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: SECOR-CHOPLOSKY, AUDRA R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 109.10-1,003.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$101,850.00
Mortgagor: CULLEY, WILLIAM	Mortgagee: WELLS FARGO BANK
2 - CULLEY, DENISE SUZANNE	
Locations: Parcel #	Municipality
1 - 157.00-1,031.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$93,500.00
Mortgagor: DEROSE, PAMELA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 124.14-3,031.00,000.	MONTROSE
Information: OPEN-END MTG	Consideration: \$500,000.00
Mortgagor: MAPLE HIGHLANDS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 210.00-1,029.00,000.	HERRICK TOWNSHIP
Information: OPEN-END MTG	Consideration: \$500,000.00
Mortgagor: MAPLE HIGHLANDS LLC	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 228.00-2,009.00,000.	CLIFFORD TOWNSHIP
2 - 228.00-2,059.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$90,000.00
Mortgagor: CASSELBURY, JASON 2 - CASSELBURY, MEGHAN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 240.00-1,082.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$112,000.00
Mortgagor: ROBINSON, PETER J 2 - ROBINSON, MICHELE L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 143.05-2,006.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$47,000.00
Mortgagor: KINNEY, PAUL P	Mortgagee: PS BANK
Locations: Parcel # 1 - 221.00-1,044.00,000.	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$183,612.00
Mortgagor: BARTON, JULIE I 2 - BARTON, DAVID J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$103,500.00
Mortgagor: EARL, CHAD R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 111.14-1,037.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$248,000.00
Mortgagor: MONTEFORTE, ROBERT ALLEN 2 - MONTEFORTE, MARITA L	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 110.00-2,018.02,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$37,520.00
Mortgagor: NICHOLS, CHRITOPHER 2 - NICHOLS, KAYLYNN 3 - ADKINS, CAROL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-3,027.00,000.	Municipality MONTROSE
Information:	Consideration: \$10,000.00
Mortgagor: OPEN-END MTG Mortgagor: UCCI, EDWARD P 2 - UCCI, DEBORAH A	Mortgagee: NBT BANK
Locations: Parcel # 1 - 031.11-2,098.00,000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$2,490,000.00
Mortgagor: R&D LAND COMPANY OF MONTROSE LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 124.16-1,023.00,000. 2 - 124.16-1,025.00,000. 3 - 124.13-2,036.00,000.	Municipality BRIDGEWATER TOWNSHIP BRIDGEWATER TOWNSHIP MONTROSE
Information:	Consideration: \$50,000.00
Mortgagor: R&D LAND COMPANY OF MONTROSE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information:
Mortgagor: BLANK, TRESSA
2 - WITIAK, JOHN (BY ATTY)

Locations: Parcel #
1 - 224.00-1,001.02,000.

Information:
Mortgagor: BORNER, EDWARD

Locations: Parcel #
1 - 268.07-1,004.00,000.

Information:
Mortgagor: MARSHALL, DIRK M

2 - MARSHALL, SANDRA K

Locations: Parcel #
1 - 143.05-2,005.00,000.
2 - 143.05-2,004.00,000.

Information:
Mortgagor: TANZINI, MATTHEW S

2 - WHITE, JAMIE N
Locations: Parcel #
1 - 031.20-1,002.00,000.

Information:
Mortgagor: MCDONALD, JEFFREY ALAN

Locations: Parcel #
1 - 268.11-1,030.00,000.

Consideration: \$164,126.00
Mortgagee: AMRES CORPORATION
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC

Municipality
LENOX TOWNSHIP

Consideration: \$99,085.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - MORTGAGE RESEARCH CENTER LLC (DBA)
3 - VETERANS UNITED HOME LOANS

Municipality
FOREST CITY 2W

Consideration: \$104,500.00
Mortgagee: PEOPLES SECURITY BANK AND
TRUST COMPANY

Municipality
MONTROSE 2W
MONTROSE 2W

Consideration: \$135,470.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - RESIDENTIAL MORTGAGE SERVICES INC

Municipality
HALLSTEAD BOROUGH

Consideration: \$38,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Municipality
FOREST CITY

DEEDS

Information:
Grantor: PETTINATO, ANN M

Locations: Parcel #
1 - N/A

Information:
Grantor: ST HILAIRE, CHRISTINE

Locations: Parcel #
1 - 268.07-1,011.00,000.

Information:
Grantor: GIRL SCOUTS IN THE HEART OF PENNSYLVANIA

Locations: Parcel #
1 - 182.00-2,044.00,000.

Consideration: \$1.00
Grantee: PETTINATO, ANN M
2 - PETTINATO, LAURA KATHRYN

Municipality
CLIFFORD TOWNSHIP

Consideration: \$1.00
Grantee: ST HILAIRE, EDWARD JOSEPH JR
2 - ST HILAIRE, CHRISTINE

Municipality
FOREST CITY 2W

Consideration: \$152,000.00
Grantee: DESPIRITO, LOUIS E
2 - DESPIRITO, KAREN M

Municipality
BROOKLYN TOWNSHIP

Information:	Consideration: \$79,900.00
Grantor: BALDWIN, MELINDA 2 - BALDWIN, PAUL SCOTT	Grantee: FRISHKO, ZACHARY
Locations: Parcel # 1 - 167.09-1,020.00,000.	Municipality HARFORD TOWNSHIP
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: MOCKINGBIRD MINERALS LLC	Grantee: PERSIA, CHRISTY THORP
Locations: Parcel # 1 - 160.00-1,002.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$289,000.00
Grantor: SMITH, JAMES P 2 - SMITH, VALERIE K	Grantee: YONKE, ERIKA F
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROOKSTOOL, SUSAN M 2 - BLACK, DALE E 3 - BLACK, SANDRA R	Grantee: ROOKSTOOL, SUSAN M
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROOKSTOOL, SUSAN M 2 - BLACK, DALE E 3 - BLACK, SANDRA R	Grantee: BLACK, DALE E 2 - BLACK, SANDRA R
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FOSTER, THOMAS W 2 - FOSTER, EVELYN F	Grantee: FOSTER, THOMAS (TRUST) 2 - FOSTER, EVELYN (TRUST)
Locations: Parcel # 1 - 106.03-1,001.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ALLEN, RICHARD 2 - ALLEN, JANET	Grantee: ALLEN, RICHARD (TRUST) 2 - ALLEN, JANET (TRUST)
Locations: Parcel # 1 - 109.00-1,070.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: MORGAN, FRED L (ESTATE) 2 - MORGAN, JESSIE MARIE	Grantee: OWENS, ROBERT 2 - OWENS, KAREN LYNN
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$0.00
Grantor: VALENTINE, DENNIS J 2 - VALENTINE, ALICE L	Grantee: RIVENBURG, LEE 2 - RIVENBURG, DEBORAH
Locations: Parcel # 1 - 183.00-1,069.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$10.00
Grantor: KEITH, BERTRAM G 2 - KEITH, OLIVIA J (AKA) 3 - KEITH, OLIVE J	Grantee: KEITH, BERTRAM G (TRUST) 2 - KEITH, OLIVE J (TRUST)
Locations: Parcel # 1 - 168.00-1,007.02,000.	Municipality HARFORD TOWNSHIP

Information: QUIT CLAIM Grantor: HARVEY, APRIL	Consideration: \$1.00 Grantee: ORNER, C ROBERT 2 - ORNER, NORMA G
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: QUIT CLAIM Grantor: MCARTHUR, JAMES	Consideration: \$1.00 Grantee: ORNER, C ROBERT 2 - ORNER, NORMA G
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: Grantor: BROOKS, CLAYTON D (AKA) 2 - BROOKS, CLAYTON 3 - BROOKS, RACHEL N	Consideration: \$105,000.00 Grantee: CULLEY, WILLIAM 2 - CULLEY, DENISE SUZANNE
Locations: Parcel # 1 - 157.00-1,031.00,000.	Municipality RUSH TOWNSHIP
Information: Grantor: RIFLE, SHIRLEY A (BY GUARDIANS)	Consideration: \$84,000.00 Grantee: DEROSE, PAMELA
Locations: Parcel # 1 - 124.14-3,031.00,000.	Municipality MONTROSE
Information: Grantor: WRIGLEY, ALBERT B JR	Consideration: \$1.00 Grantee: WRIGLEY, ALBERT B JR 2 - WRIGLEY, JUDI K
Locations: Parcel # 1 - 111.14-1,050.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: WOSTBROCK, TERESA 2 - WOSTBROCK, JAMES A	Consideration: \$1.00 Grantee: KMJ REALTY SMAIN LLC
Locations: Parcel # 1 - 124.13-3,018.00,000.	Municipality MONTROSE 2W
Information: Grantor: WOSTBROCK, JAMES A 2 - WOSTBROCK, TERESA	Consideration: \$1.00 Grantee: JMK REALTY SMAIN LLC
Locations: Parcel # 1 - 124.10-2,015.00,000.	Municipality MONTROSE
Information: Grantor: SWANSON, TARYN M (EXECUTRIX) 2 - SWANSON, VICTORIA (ESTATE AKA) 3 - SWANSON, VICTORIA P (AKA) 4 - SWANSON, VICKI	Consideration: \$288,500.00 Grantee: MAPLE HIGHLANDS LLC
Locations: Parcel # 1 - 210.00-1,029.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: SWANSON, TARYN M (EXECUTRIX) 2 - SWANSON, VICTORIA (ESTATE AKA) 3 - SWANSON, VICTORIA P (AKA) 4 - SWANSON, VICKI	Consideration: \$136,500.00 Grantee: MAPLE HIGHLANDS LLC
Locations: Parcel # 1 - 210.00-1,029.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: ROCZKOWSKI, DAVID C 2 - ROCZKOWSKI, LAURIE	Consideration: \$30,500.00 Grantee: SLAMKA, DANIEL
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information:
 Grantor: ROCZKOWSKI, DAVID C
 2 - ROCZKOWSKI, LAURIE
 Locations: Parcel #
 1 - 191.09-2,038.00,000.

Consideration: \$1.00
 Grantee: ROCZKOWSKI, DAVID C
 2 - ROCZKOWSKI, LAURIE
 Municipality
 HERRICK TOWNSHIP

Information:
 Grantor: HARVEY, APRIL L
 Locations: Parcel #
 1 - 143.05-2,006.00,000.

Consideration: \$140,000.00
 Grantee: ROBINSON, PETER J
 2 - ROBINSON, MICHELE L
 Municipality
 MONTROSE 2W

Information:
 Grantor: HUMBERT, JOHN J III
 Locations: Parcel #
 1 - N/A

Consideration: \$1.00
 Grantee: HUMBERT, WILLIAM HOWARD
 2 - HUMBERT, JOHN JOSEPH IV
 Municipality
 NEW MILFORD TOWNSHIP

Information:
 Grantor: HUMBERT, JOHN J III
 Locations: Parcel #
 1 - N/A
 2 - N/A

Consideration: \$1.00
 Grantee: HUMBERT, JUDITH ANN
 Municipality
 NEW MILFORD BOROUGH
 NEW MILFORD TOWNSHIP

Information:
 Grantor: SAYRE, WILLIAM H JR
 2 - SAYRE, KIMBERLY A
 Locations: Parcel #
 1 - N/A

Consideration: \$55,000.00
 Grantee: LEE, ROBERT
 2 - POPE, SHANE
 Municipality
 CLIFFORD TOWNSHIP

Information:
 Grantor: MASKALY, JOY E (ESTATE)
 Locations: Parcel #
 1 - 109.06-2,035.00,000.

Consideration: \$1.00
 Grantee: MASKALY, STEPHEN N
 Municipality
 NEW MILFORD BOROUGH

Information:
 Grantor: MASKALY, STEPHEN N
 Locations: Parcel #
 1 - 109.06-2,035.00,000.

Consideration: \$1.00
 Grantee: MASKALY, JASON L
 2 - MASKALY, JULIE H
 Municipality
 NEW MILFORD BOROUGH

Information:
 Grantor: MASKALY, STEPHEN N
 Locations: Parcel #
 1 - 069.00-2,022.00,000.

Consideration: \$1.00
 Grantee: MASKALY, JASON L
 2 - MASKALY, JULIE H
 Municipality
 FRANKLIN TOWNSHIP

Information:
 Grantor: SUTTON, ELEANOR
 Locations: Parcel #
 1 - 194.03-1,009.00,000.

Consideration: \$1.00
 Grantee: SUTTON, ELEANOR
 2 - SUTTON, BRETT
 3 - SUTTON, GERALD
 Municipality
 AUBURN TOWNSHIP

Information:
 Grantor: STRZELECKI, STEPHEN
 Locations: Parcel #
 1 - N/A

Consideration: \$187,000.00
 Grantee: BARTON, DAVID J
 2 - BARTON, JULIE I
 Municipality
 NEW MILFORD TOWNSHIP

Information:
 Grantor: DECKER, RANDY D
 Locations: Parcel #
 1 - N/A

Consideration: \$1.00
 Grantee: DECKER, LOU ANN
 Municipality
 HARMONY TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DECKER, RANDY	Grantee: DECKER, LOU ANN
Locations: Parcel #	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$115,000.00
Grantor: WHITNEY, SALLY L	Grantee: EARL, CHAD
Locations: Parcel #	Municipality
1 - 111.14-1,037.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$310,000.00
Grantor: HIGGINS, DOUGLAS V	Grantee: MONTEFORTE, ROBERT ALLEN
2 - HIGGINS, LISA	2 - MONTEFORTE, MARITA LAHOOD
Locations: Parcel #	Municipality
1 - 110.00-2,018.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$46,900.00
Grantor: US BANK NATIONAL ASSOCIATION	Grantee: ADKINS, CAROL
	2 - NICHOLS, CHRISTOPHER
	3 - NICHOLS, KAYLYNN
Locations: Parcel #	Municipality
1 - 124.14-3,027.00,000.	MONTROSE
Information:	Consideration: \$21,500.00
Grantor: GALLOWAY, STEVEN J	Grantee: LINDQUIST, DAVID
Locations: Parcel #	Municipality
1 - 031.19-1,007.00,000.	HALLSTEAD BOROUGH
-	
Information:	Consideration: \$21,500.00
Grantor: LINDQUIST, DAVID	Grantee: EQUITY TRUST COMPANY (CUSTODIAN FBO)
	2 - GALLOWAY, CAROL G IRA
Locations: Parcel #	Municipality
1 - 031.19-1,007.00,000.	HALLSTEAD BOROUGH
Information: CORRECTIVE/CONFIRMATORY	Consideration: \$1.00
Grantor: WILLIAMS, BRIAN C	Grantee: WILLIAMS, BRIAN C
Locations: Parcel #	Municipality
1 - 220.00-2,005.00,000.	LATHROP TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY (AKA)	Grantee: R&D LAND COMPANY OF MONTROSE LLC
2 - R&D LAND ASSOCIATES	
Locations: Parcel #	Municipality
1 - 123.00-2,001.00,000.	MONTROSE
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel #	Municipality
1 - 124.16-1,023.00,000.	BRIDGEWATER TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel #	Municipality
1 - 124.16-1,025.00,000.	BRIDGEWATER TOWNSHIP
Information: CONFIRMATORY	Consideration: \$1.00
Grantor: R&D LAND COMPANY	Grantee: R&D LAND COMPANY OF MONTROSE LLC
Locations: Parcel #	Municipality
1 - 124.13-2,036.00,000.	MONTROSE
Information:	Consideration: \$28,500.00
Grantor: BANK OF NEW YORK MELLON (FKA)	Grantee: KING, JASON
2 - BANK OF NEW YORK	
Locations: Parcel #	Municipality
1 - 222.10-2,021.01,000.	HOP BOTTOM BOROUGH

Information:	Consideration: \$32,500.00
Grantor: HAGAN, NORA C	Grantee: OSBORNE, MARK T 2 - OSBORNE, TAMMY L
Locations: Parcel # 1 - 080.00-1,048.00,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$23,000.00
Grantor: DIME BANK 2 - DOLPH, KATLYN K	Grantee: PETERSON, NAKINE A
Locations: Parcel # 1 - 249.19-2,002.00,000.	Municipality FOREST CITY 2W
Information: OIL GAS & MINERAL	Consideration: \$10.00
Grantor: SZAKAL, STEVEN	Grantee: CONSULTING CONCEPTS LLC 2 - SZAKAL, JEANNETTE
Locations: Parcel # 1 - 240.00-1,021.00,000. 2 - 240.00-1,021.01,000.	Municipality LATHROP TOWNSHIP LATHROP TOWNSHIP
Information:	Consideration: \$97,000.00
Grantor: PAULIN, WILLIAM 2 - PAULIN, CARRIE	Grantee: BORNER, EDWARD
Locations: Parcel # 1 - 268.07-1,004.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$105,000.00
Grantor: MCARTHUR, JAMES	Grantee: MARSHALL, DIRK M 2 - MARSHALL, SANDRA K
Locations: Parcel # 1 - 143.05-2,005.00,000. 2 - 143.05-2,004.00,000.	Municipality MONTROSE 2W MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: COLLINS, FREDERICK E	Grantee: COLLINS, FREDERICK E 2 - COLLINS, CLARK E
Locations: Parcel # 1 - N/A	Municipality OAKLAND BOROUGH
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: BUXBAUM, NANCY (TRUST BY TRUSTEE)	Grantee: BUXBAUM, NANCY (TRUST)
Locations: Parcel # 1 - 086.00-1,009.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$121,000.00
Grantor: LESJACK, CAROL J	Grantee: TANZINI, MATTHEW 2 - WHITE, JAMIE N
Locations: Parcel # 1 - 031.20-1,002.00,000.	Municipality HALLSTEAD BOROUGH
Information: CORRECTIVE QUITCLAIM	Consideration: \$0.00
Grantor: OVED, PENINA	Grantee: OVED, ELAN
Locations: Parcel # 1 - 054.00-4,001.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$38,000.00
Grantor: KORTY, ROBERT F 2 - KORTY, TAMMY A	Grantee: MCDONALD, JEFFREY ALAN
Locations: Parcel # 1 - 268.11-1,030.00,000.	Municipality FOREST CITY

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