

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ October 1, 2021 ★ Montrose, PA ★ No. 27



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© 2021 Legal Journal of Susquehanna County



Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

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

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

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

Individual copies available for \$5 each

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Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

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Treasurer

Jason D. Miller

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Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

Robert DeLuca

Richard Suraci

Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

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

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.

ESTATE NOTICE

In the Estate of Robert F. Mood,
late of the Township of Bridgewater,
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:

Cynthia Barros
2528 Lakevale Drive
Vienna, VA 22181

or

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

10/1/2021 • 10/8/2021 • 10/15/2021

EXECUTOR NOTICE

Estate of Thomas G. Canouse AKA
Tom G. Canouse
Late of Montrose Borough
EXECUTOR
Kelly W. Howard
420 McDonald Ave., Apt. 1R
Brooklyn, NY 11218
ATTORNEY
Michael Briechele, Esq.
4 Chestnut Street
Montrose, PA 18801

10/1/2021 • 10/8/2021 • 10/15/2021

ADMINISTRATRIX NOTICE

Estate of Eric Frederick Ultzen
Late of Jackson Township,
Susquehanna County
ADMINISTRATRIX
Linda A. Kenney
672 Tyson Rd.
Virginia Beach, VA 23462

9/24/2021 • 10/1/2021 • 10/8/2021

EXECUTOR NOTICE

Estate of Richard Lyon Arnold Sr.
AKA Richard L. Arnold
Late of Springville Township
EXECUTOR
David Arnold
883 McCann Road
Springville, PA 18844
ATTORNEY
Travis Eckersley
1212 S. Abington Road

Clarks Summit, PA 18411

9/24/2021 • 10/1/2021 • 10/8/2021

EXECUTOR NOTICE

Estate of Irving Pinchuk
Late of Susquehanna
EXECUTOR
Bartt Pinchuk
445 West Street
Uxbridge, MA 01569

9/17/2021 • 9/24/2021 • 10/1/2021

ESTATE NOTICE

In the Estate of Graydon L. Frazier,
late of the Forest Lake Township,
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:

Jon Frazier
1095 Jefferson Court
Newburgh, IN 47630

James Frazier
4727 N. Clark St., #4S
Chicago, IL 60640

or

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

9/17/2021 • 9/24/2021 • 10/1/2021

ESTATE NOTICE

NOTICE is hereby given that Letters
of Administration have been given in
the Estate of Richard McGranham,
Jr., of Forest City, Susquehanna
County, Pennsylvania, who died
March 29, 2021. All persons indebted
to said Estate are required to make
payment, and those having claims or
demands, to present the same without
delay to the Administratrix, Judy
Alexander, and her attorneys,
Hourigan, Kluger & Quinn, P.C., 600
Third Avenue, Kingston, PA 18704.

Hourigan, Kluger & Quinn, P.C.
600 Third Avenue Kingston, P A
18704

9/17/2021 • 9/24/2021 • 10/1/2021

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN that
a Petition has been filed in the Court
of Common Pleas of Susquehanna
County, Pennsylvania, seeking to
change the name of Dinah Louise
Torrisi to Dinah Louise Ribbe. A
hearing on the Petition will be held
on November 16, 2021 at 2 o'clock
p.m. in Courtroom No. 1 at the
Susquehanna County Courthouse,
Montrose, Pennsylvania, at which
time any persons interested may
attend and show cause, if any, why
the Petition should not be granted.

10/1/2021

NOTICE

On September 23, 2021, the Susquehanna County Tax Claim Bureau did present to the Court of Common Pleas of Susquehanna County the return of Susquehanna County Tax Claim Bureau's sale of land for delinquent taxes held on September 21, 2021 and said Court on September 23, 2021 did confirm "Nisi" said return filed to No. 2021-962 C.P., and notice is given that exceptions may be filed within thirty (30) days after the date of the return, otherwise said return will be confirmed absolutely.

Jason D. Miller, Director
Susquehanna County Tax Claim
Bureau

10/1/2021

**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 9, 2021**

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

11/09/2021 09:30 AM

Writ of Execution No.:

2020-412 CP

PROPERTY ADDRESS: 1942

Little Ireland Road AKA 5377

Little Ireland Road, Starrucca, PA 18462

LOCATION: Thompson Township

Tax ID #: 096.00-1,012.00,000

IMPROVEMENTS: ONE – 1 story manufactured dwelling

ONE – 18 x 20 metal car port

ONE – 12 X 19 wood framed shed

DEFENDANTS: Ashley Kapcsandi

Solely in Her Capacity as Heir of

Martha Stiller Kapcsandi,

Deceased Anthony Lopez Solely in

His Capacity as Heir of Martha

Stiller Kapcsandi, Deceased Brian

Lopez Solely in His Capacity as

Heir of Martha Stiller Kapcsandi,

Deceased

ATTORNEY FOR PLAINTIFF:

Stephanie A. Walczak, Esq.

(215) 627-1322

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

9/17/2021 • 9/24/2021 • 10/1/2021

SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 9, 2021

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

11/9/21 10:00 AM

Writ of Execution No.:

2021-179 CP

PROPERTY ADDRESS: 6006

Kingsley Road, Kingsley, PA 18826

LOCATION: Brooklyn Township

Tax ID #: 183.00-1,047.00,000.

IMPROVEMENTS: ONE – 1 and

2/3 story wood framed dwelling

ONE – 20 X 24 wood framed

garage

DEFENDANTS: Amanda Edner

and Jeremiah J. Lannon

ATTORNEY FOR PLAINTIFF:

Stephanie A. Walczak, Esq.

(215) 627-1322

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

9/17/2021 • 9/24/2021 • 10/1/2021

SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 9, 2021

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

11/9/21 10:30 AM

Writ of Execution No.:

2021-309 CP

PROPERTY ADDRESS: 376 Lake Avenue, Montrose, PA 18801

LOCATION: Montrose Borough

Tax ID #: 124.14-2,026.00,000.

IMPROVEMENTS: ONE – 2 story wood framed dwelling

ONE – 16 X 22 X 1 wood framed garage

DEFENDANTS: Nadine Lucas

ATTORNEY FOR PLAINTIFF:

M. Troy Freedman, Esq.

(215) 886-8790

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

9/17/2021 • 9/24/2021 • 10/1/2021



SUSQUEHANNA COUNTY BAR ASSOCIATION

NOTICE

JUDICIAL SALE OF REAL ESTATE IN SUSQUEHANNA COUNTY PREVIOUSLY EXPOSED TO PUBLIC SALE BY THE SUSQUEHANNA COUNTY TAX CLAIM BUREAU AND NOT SOLD BECAUSE THE UPSET PRICE WAS NOT BID.

NOTICE is hereby given that the Susquehanna County Tax Claim bureau will expose to public sale the following described real estate on which the upset price was not bid at a previous sale. By Court Order No. 2021-733 C.P. dated September 7, 2021, the sale of the said property will be held **Tuesday, November 16, 2021**, at the hour of 10:00 A.M., at the Susquehanna County Courthouse, Montrose, Pennsylvania.

The United States asserts all rights reserved under United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of the property to be sold within 120 days of the sale.

The purchaser shall also be required to provide the Bureau with an affidavit no later than 10 BUSINESS DAYS prior to the sale, or November 1, 2021 that, within the municipal jurisdiction, the person and/or affiliated companies, are NOT delinquent in paying any real estate taxes, and that no municipal utility bills are outstanding within the Commonwealth of Pennsylvania. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same to be executed before a Notary Public. The purchaser shall also be required to provide the Bureau with an affidavit to be executed no later than 10 BUSINESS DAYS prior to the sale, or November 1, 2021, stating he or she is not a Susquehanna County elected official or appointed officer, nor the owner of the property purchased, nor a partner or shareholder of the owner, nor in a business relationship with the owner, nor any other business association that has any individual as part of the business association who had any ownership interest or rights in the property. A blank affidavit is available from the Bureau or at www.susqco.com.

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

TERMS OF SALE: Cash, Certified check or Money Order payable immediately after Sale.

The County reserves the right to reject any and all bids.

Jason D. Miller, Director
Susquehanna County Tax Claim Bureau
www.susqco.com

Map No.: 249.19-3,011.00,000
Owner(s): Westgate, Jason D. &
Westgate, Carrie Ann

Map No.: 050.00-3,043.00,000
Owner(s): Allen, Stanley, L & Allen,
Donna M.

Map No.: 033.00-1,047.00,000
Owner(s): McConnell, Duane B. Jr

Map No.: 050.08-1,012.00,000
Owner(s): Allen, Stanley, L & Allen,
Donna M.

Map No.: 167.09-1,022.00,000
Owner(s): Pinchot, Bronson

Map No.: 167.09-1,009.00,000
Owner(s): Pinchot, Bronson

Map No.: 167.09-1,044.00,000
Owner(s): Pinchot, Bronson

Map No.: 036.17-1,026.00,000
Owner(s): Hotaling, Mary Lou

Map No.: 240.00-1,042.00,000
Owner(s): Medric, Kenneth P

Map No.: 262.00-1,015.00,013
Owner(s): Vangorder, David Jr &
Birchard, Sandra

Map No.: 048.00-1,060.01,019
Owner(s): Bradley, Renee & Ramos,
Ricardo

Map No.: 054.07-1,069.00,000
Owner(s): Kelly, Robert G & Norma J
& Watt, Carol & Branning, Jeff

Map No.: 054.15-2,053.00,000
Owner(s): Acosta, Dwayne & Acosta,
Deborah

Map No.: 054.14-2,072.00,000
Owner(s): Lehr, Robert W

Map No.: 054.15-2,060.00,000
Owner(s): Travis, Misty Lynn

Map No.: 076.00-2,021.00,000
Owner(s): Eastern Overhawk LLC &
Pitti, David

Map No.: 114.00-1,035.00,000
Owner(s): Fitzgerald, Kelly Ann &
Lefebvre, Leonard

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 16, 2021 TO SEPTEMBER 22, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: CANFIELD, MADISON 2 - DAILEY, DUSTIN C	Consideration: \$52,380.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 054.14-3,036.00,000.	Municipality SUSQUEHANNA
Information: Mortgagor: STEFFENS, KEITH	Consideration: \$137,571.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NEWREZ LLC
Locations: Parcel # 1 - 050.07-1,014.00,000.	Municipality HALLSTEAD BOROUGH
Information: Mortgagor: SPEICHER, CARL J 2 - SPEICHER, JACQUELINE L	Consideration: \$389,000.00 Mortgagee: M&T BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 027.09-1,001.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: SPEICHER, CARL J 2 - SPEICHER, JACQUELINE L	Consideration: \$50,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 027.09-1,001.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: LEWIS, RONALYN A (AKA) 2 - CORBIN, RONALYN A	Consideration: \$136,500.00 Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 126.09-1,007.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: PEOPLES SECURITY BANK & TRUST CO Locations: Parcel # 1 - 108.00-2,003.00,000.	Consideration: \$354,000.00 Mortgagee: GROSVENOR, CLIFFORD Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: ROBINSON, TIMOTHY J	Consideration: \$60,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 031.11-2,009.00,000.	Municipality GREAT BEND BOROUGH
Information: Mortgagor: COSKLO, SCOTT 2 - COSKLO, CHRISTINE	Consideration: \$213,664.00 Mortgagee: NEW DAY FINANCIAL LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 248.00-1,020.14,000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$246,000.00
Mortgagor: AMENDOLIA, MARGARET JOAN 2 - AMENDOLIA, WILLIAM PAT	Mortgagee: NBT BANK
Locations: Parcel # 1 - 159.00-1,055.03,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$237,500.00
Mortgagor: BAKER, EMILY 2 - RICHARDS, JOSHUA	Mortgagee: SWBC MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 167.09-1,014.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$232,315.00
Mortgagor: SCHWARTZ, GEORGE M JR 2 - SCHWARTZ, ANN M	Mortgagee: BROKER SOLUTIONS INC (DBA) 2 - KIND LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 162.00-1,023.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$245,471.00
Mortgagor: RYCE, TIMOTHY S	Mortgagee: SERVION INC
Locations: Parcel # 1 - 213.00-1,043.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$166,000.00
Mortgagor: PARSONS, HARRISON S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS (FKA)
Locations: Parcel # 1 - 013.00-1,003.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$232,750.00
Mortgagor: KOCHENASH, PETER 2 - SHIREY, ELIZABETH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - M&T BANK
Locations: Parcel # 1 - 007.00-1,003.01,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$115,949.00
Mortgagor: FASULO, ROBERT (AKA) 2 - FASULO, ROBERT S 3 - FASULO, CINDY LOU (AKA) 4 - FASULO, CINDY L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 021.05-1,055.00,000.	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: WILEY, TIMOTHY 2 - WILEY, BRIDGETTE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUN WEST MORTGAGE COMPANY INC
Locations: Parcel # 1 - 191.00-1,013.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$209,300.00
Mortgagor: KASTELANSKI, DANIEL 2 - KASTSELIANSKI, MECHAL	Mortgagee: LENDING CAPITAL GROUP INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 257.00-1,003.00,000.	Municipality SPRINGVILLE TOWNSHIP

Information:	Consideration: \$162,450.00
Mortgagor: NAPOLITANO, ANDREW 2 - NAPOLITANO, JOELLE	Mortgagee: PS BANK
Locations: Parcel # 1 - 035.00-1,024.04,000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$117,000.00
Mortgagor: GLEZEN FAMILY FARM	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 050.00-1,007.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$309,294.00
Mortgagor: MACNAMEE, MATTHEW 2 - MACNAMEE, TARA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 083.00-1,072.05,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$11,000.00
Mortgagor: MERRITT-WINN, CAROL (AKA) 2 - WINN, CAROL MERRITT	Mortgagee: SEFCU
Locations: Parcel # 1 - 062.03-1,016.00,000.	Municipality FRIENDSVILLE BOROUGH
Information:	Consideration: \$136,800.00
Mortgagor: ALEXANDER, APRIL ANN 2 - ALEXANDER, JEFFREY	Mortgagee: HOMETOWN LENDERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.06-1,076.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$24,000.00
Mortgagor: CANFIELD, LORI ANN 2 - CANFIELD, TIMOTHY S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.12-2,039.00,000. 2 - 054.12-2,039.00,000.	Municipality SUSQUEHANNA SUSQUEHANNA 2W
Information:	Consideration: \$6,058.64
Mortgagor: CLARK, LENA I	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 124.13-2,010.00,000.	Municipality MONTROSE
Information:	Consideration: \$30,000.00
Mortgagor: BIRTCH, JUSTIN SR	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 087.00-1,026.01,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: SCHAFFROTH, ERIC 2 - SCHAFFROTH, LOURDES	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 054.08-1,009.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$195,960.00
Mortgagor: PEKARSKI, BRETT	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC (FKA) 3 - QUICKEN LOANS LLC
Locations: Parcel # 1 - 229.00-3,006.00,000.	Municipality UNIONDALE BOROUGH

Information: Consideration: \$249,000.00
 Mortgagor: TURNER, TRAVIS
 Mortgagee: NBT BANK
 Locations: Parcel # Municipality
 1 - 027.00-1,016.00,000. SILVER LAKE TOWNSHIP

Information: Consideration: \$136,000.00
 Mortgagor: JESSE, NELSON K
 Mortgagee: NBT BANK
 Locations: Parcel # Municipality
 1 - 183.03-1,027.00,000. BROOKLYN TOWNSHIP

DEEDS

Information: Consideration: \$54,000.00
 Grantor: ORNER, ANGELA A
 Grantee: CANFIELD, MADISON
 2 - DAILEY, DUSTIN C
 Locations: Parcel # Municipality
 1 - 054.14-3,036.00,000. SUSQUEHANNA

Information: Consideration: \$270,000.00
 Grantor: PATRICK, BRODY
 Grantee: BUCHANAN, CECIL J
 2 - PATRICK, KATERINA 2 - BUCHANAN, LELA N
 Locations: Parcel # Municipality
 1 - 131.00-1,002.04,000. JACKSON TOWNSHIP

Information: Consideration: \$1.00
 Grantor: DAVIS, JOHN A
 Grantee: DAVIS, JENIFER A
 2 - DAVIS, BONNIE G
 Locations: Parcel # Municipality
 1 - N/A GIBSON TOWNSHIP

Information: Consideration: \$1.00
 Grantor: PARUSA, HOWARD J
 Grantee: WHITING, SUSAN E
 Locations: Parcel # Municipality
 1 - N/A FRANKLIN TOWNSHIP

Information: Consideration: \$10.00
 Grantor: LOBUE, JOSEPH
 Grantee: LOBUE FAMILY TRUST (TRUST)
 Locations: Parcel # Municipality
 1 - 251.00-1,032.00,000. AUBURN TOWNSHIP

Information: Consideration: \$10.00
 Grantor: WOOD, ALMA W
 Grantee: WOOD, ALMA W (TRUST)
 Locations: Parcel # Municipality
 1 - 159.00-1,035.00,000. JESSUP TOWNSHIP

Information: Consideration: \$16,632.00
 Grantor: KURTZ, MACKENIZE
 Grantee: LAMBERT, PETER J
 2 - BRIDGE MINERAL LLC
 Locations: Parcel # Municipality
 1 - 164.00-1,049.02,000. BROOKLYN TOWNSHIP

Information: Consideration: \$17,100.00
 Grantor: EARL, ROBERT E JR
 Grantee: FRANKLIN TOWNSHIP
 Locations: Parcel # Municipality
 1 - 067.00-2,068.00,000. FRANKLIN TOWNSHIP

Information: Consideration: \$121,210.00
 Grantor: BOOT, WILLIAM G
 Grantee: FRANKLIN TOWNSHIP
 2 - BOOT, AMY L (AKA)
 3 - BOOT, AMY
 Locations: Parcel # Municipality
 1 - 067.00-2,081.00,000. FRANKLIN TOWNSHIP

Information:	Consideration: \$190,000.00
Grantor: JOHNSON, REBECCA L 2 - JOHNSON, MATTHEW S	Grantee: FRANKLIN TOWNSHIP
Locations: Parcel # 1 - 067.00-2,079.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BARTON, DUANE A 2 - BARTON, LARENE	Grantee: BARTON, LISA A 2 - BARTON, DUSTIN D
Locations: Parcel # 1 - N/A	Municipality LANESBORO BOROUGH
Information:	Consideration: \$88,500.00
Grantor: HOLLE, FREDERICK A	Grantee: ROBINSON, THIMOTHY J
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: HIGGINS, KAREN FRANCIS	Grantee: HIGGINS, RYAN S
Locations: Parcel # 1 - 109.00-1,038.01,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$307,500.00
Grantor: CAMPBELL, DOUGLAS 2 - BOSCIA, CYNTHIA MARIE	Grantee: AMENDOLIA, MARGARET JOAN 2 - AMENDOLIA, WILLIAM PAT
Locations: Parcel # 1 - 159.00-1,055.03,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: DRAVES, JOSHUA C	Grantee: BAKER, EMILY 2 - RICHARDS, JOSHUA
Locations: Parcel # 1 - 167.09-1,014.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CRONK, HARRIET L (ESTATE AKA) 2 - CRONK, HARRIETT (ESTATE) 3 - WARREN, SHARON L	Grantee: WARREN, SHARON L
Locations: Parcel # 1 - 129.00-1,011.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARREN, SHARON L	Grantee: WARREN, JAMES JR
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$239,500.00
Grantor: PIPITONE, MICHAEL D 2 - PIPITONE, ALEXANDRIA M	Grantee: SCHWARTZ, GEORGE M JR 2 - SCHWARTZ, ANN M
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOVER, GEORGE H JR 2 - STOVER, JUDY Y	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 012.00-1,018.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$250,000.00
Grantor: LORD, MATTHEW L 2 - LORD, SHANNON H	Grantee: RYCE, TIMOTHY S
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP

Information: DEED OF EASEMENT
 Grantor: HICKEY, THERESA (FKA)

2 - WALDECK, THERESA

Locations: Parcel #
 1 - 071.00-1,016.00,000.

Information: DEED OF EASEMENT
 Grantor: EDDLESTON, DAVID

2 - EDDLESTON, SUSAN

Locations: Parcel #
 1 - 071.00-1,014.00,000.

Information: DEED OF EASEMENT
 Grantor: YOUNG, RONALD E JR

Locations: Parcel #
 1 - 109.00-1,020.00,000.

Information: DEED OF EASEMENT
 Grantor: LAWRENCE FAMILY THE HILL LLC

Locations: Parcel #
 1 - 109.06-2,016.03,000.

Information:
 Grantor: SCOTT-MOTZ, JOYCE (ESTATE AKA)
 2 - MOTZ, JOYCE SCOTT (ESTATE)

Locations: Parcel #
 1 - 013.00-1,003.00,000.

Information:
 Grantor: NEW MILFORD BOROUGH

Locations: Parcel #
 1 - 109.06-2,022.00,000.

Information:
 Grantor: SOMMERVILLE LAND DEVELOPMENT INC

Locations: Parcel #
 1 - 090.00-1,077.03,000.

Information:
 Grantor: JAMES, PHILLIP E

2 - JAMES, JEAN LORRAINE

Locations: Parcel #
 1 - 090.18-2,062.00,000.

Information:
 Grantor: KAMINSKI, REBECCA

Locations: Parcel #
 1 - 031.16-1,074.00,000.

Information: DEED OF EASEMENT
 Grantor: MARVIN, HARRY W JR

Locations: Parcel #
 1 - 012.00-1,021.00,000.

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 GREAT BEND TOWNSHIP

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 GREAT BEND TOWNSHIP

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 NEW MILFORD TOWNSHIP

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 NEW MILFORD BOROUGH

Consideration: \$180,000.00

Grantee: PARSONS, HARRISON S

Municipality
 GREAT BEND TOWNSHIP

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 NEW MILFORD BOROUGH

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 NEW MILFORD TOWNSHIP

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 NEW MILFORD BOROUGH

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 GREAT BEND BOROUGH

Consideration: \$1.00

Grantee: PENNSYLVANIA COMMONWEALTH OF
 -DEPT OF TRANSPORTATION

Municipality
 GREAT BEND TOWNSHIP

Information: DEED OF EASEMENT Grantor: KINNEY, REBECCA LYNN	Consideration: \$1.00 Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 090.18-2,002.00,000.	Municipality NEW MILFORD BOROUGH
Information: DEED OF EASEMENT Grantor: ABBOTT, JOHN J	Consideration: \$1.00 Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - ABBOTT, SUSAN J	
Locations: Parcel # 1 - 109.06-2,007.00,000.	Municipality NEW MILFORD BOROUGH
Information: DEED OF EASEMENT Grantor: STONE, ERICK M	Consideration: \$1.00 Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
2 - STONE, KELLY L	
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD BOROUGH
Information: DEED OF EASEMENT Grantor: BIRTCH, JASON R	Consideration: \$1.00 Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 090.18-2,025.00,000.	Municipality NEW MILFORD BOROUGH
Information: Grantor: STOCKSLAGER, WILLIAM E	Consideration: \$245,000.00 Grantee: KOCHENASH, PETER
2 - STOCKSLAGER, REBECCA	2 - SHIREY, ELIZABETH
Locations: Parcel # 1 - 007.00-1,003.01,000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: JOHN, HEIDI L	Consideration: \$40,685.00 Grantee: JOHN, GREGORY P
2 - JOHN, BARBARA	2 - JOHN, DONNA
Locations: Parcel # 1 - 254.00-1,012.00,000.	Municipality AUBURN TOWNSHIP
Information: QUIT CLAIM Grantor: WILEY, TIMOTHY	Consideration: \$1.00 Grantee: WILEY, TIMOTHY
2 - WILEY, BRIDGETTE (AKA)	2 - WILEY, BRIDGETTE
3 - WILEY, BRIDGET	
Locations: Parcel # 1 - 191.00-1,013.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: WEISMAN, ISABEL F	Consideration: \$299,000.00 Grantee: KASTELANSKI, DANIEL
Locations: Parcel # 1 - 257.00-1,003.00,000.	2 - KASTSELIANSKI, MECHAL
Information: Grantor: JASS, DANIEL K (AKA)	Municipality SPRINGVILLE TOWNSHIP
2 - JASS, DANIEL L	Consideration: \$1.00 Grantee: SNOW HOUSE TRUST
Locations: Parcel # 1 - 209.10-1,021.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: LAMO, RALPH J	Consideration: \$1.00 Grantee: LAMO, RALPH J (TRUST)
2 - LAMO, ROBBIN M	2 - LAMO, ROBBIN M (TRUST)
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP

Information: OIL GAS MINERAL

Grantor: FRENCH, ROBERT W

Locations: Parcel #

1 - 157.00-1,002.00,000.

Information:

Grantor: AMATO, MASSIMILIANO

2 - AMATO, MARISA

Locations: Parcel #

1 - 161.08-2,033.00,000.

Information:

Grantor: ORZECOWSKI, MICHAEL H

2 - ORZECOWSKI, NARIE

3 - ORZECOWSKI, STEPHEN M

4 - ORZECOWSKI, PUAL J

5 - ORZECOWSKI, VICTORIA

6 - ORZECOWSKI, ANDREW W

Locations: Parcel #

1 - N/A

Information:

Grantor: ALEXANDER, ZACHARY P

2 - ALEXANDER, LAURA R

Locations: Parcel #

1 - 209.09-1,051.00,000.

Information:

Grantor: HAYDT, JOHN M

2 - HAYDT, DENISE M

Locations: Parcel #

1 - N/A

Information:

Grantor: THORNBURG, JANET E

Locations: Parcel #

1 - 134.00-2,029.00,000.

Information: OIL, GAS, AND MINERAL DEED

Grantor: BOWMAN, VIRGINIA A (ESTATE)

Locations: Parcel #

1 - 253.00-1,027.00,000.

Information:

Grantor: HALL, JODY (AKA BY ATTY)

2 - HALL, JODY M (BY ATTY)

Locations: Parcel #

1 - N/A

Information:

Grantor: GRAUSGRUBER, NICHOLAS

2 - GRAUSGRUBER, KELLY

Locations: Parcel #

1 - 035.00-1,024.04,000.

Information:

Grantor: HACKETT, JUDITH M (ESTATE)

Locations: Parcel #

1 - 045.12-1,064.00,000.

Consideration: \$38,000.00

Grantee: PLACE, NATHAN

Municipality

RUSH TOWNSHIP

Consideration: \$80,000.00

Grantee: ROCKS INVESTMENTS LLC

Municipality

BRIDGEWATER TOWNSHIP

Consideration: \$1.00

Grantee: ORZECOWSKI, STEPHEN M

2 - ORZECOWSKI, MICHAEL T

3 - ORZECOWSKI, ANDREW W

Municipality

CHOCONUT TOWNSHIP

Consideration: \$277,000.00

Grantee: DUNN, JOSEPH (TRUST)

2 - DUNN, KATHRYN (TRUST)

Municipality

HERRICK TOWNSHIP

Consideration: \$1.00

Grantee: HAYDT, JOHN M

2 - HAYDT, DENISE M

Municipality

LIBERTY TOWNSHIP

Consideration: \$1.00

Grantee: MANNIE, GAYMATIE

2 - MANNIE, YASHPAUL

Municipality

ARARAT TOWNSHIP

Consideration: \$1.00

Grantee: POLOVITCH, BETH A

Municipality

AUBURN TOWNSHIP

Consideration: \$98,000.00

Grantee: ODELL, SCOTT

2 - ODELL, JULIE

3 - ODELL, WILLIAM

4 - ODELL, PATRICIA

5 - ODELL, WILLIAM JR

Municipality

NEW MILFORD TOWNSHIP

Consideration: \$171,000.00

Grantee: NAPOLITANO, ANDREW

2 - NAPOLITANO, JOELLE

Municipality

OAKLAND TOWNSHIP

Consideration: \$150,000.00

Grantee: GARREHY, JOSEPH R

2 - ARNOLD, BECKY

Municipality

SILVER LAKE TOWNSHIP

Information:	Consideration: \$160,000.00
Grantor: HOFFMANN, CAROL A	Grantee: CLIVER, STEPHEN 2 - CLIVER, DORINDA
Locations: Parcel #	Municipality
1 - 093.16-1,055.00,000.	JACKSON TOWNSHIP
2 - 093.16-1,053.00,000.	JACKSON TOWNSHIP
Information:	Consideration: \$180,000.00
Grantor: EBY, GLEN J (ESTATE AKA) 2 - EBY, GLEN JAMES (ESTATE)	Grantee: GLEZEN FAMILY FARM
Locations: Parcel #	Municipality
1 - 050.00-1,007.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$315,000.00
Grantor: WOLF, JAMES S 2 - WOLF, SUSANNE S	Grantee: MACNAMEE, MATTHEW E 2 - MACNAMEE, TARA L
Locations: Parcel #	Municipality
1 - 083.00-1,072.05,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARPENTER, RONALD T	Grantee: CARPENTER, RONALD T 2 - CARPENTER, GLORIA J
Locations: Parcel #	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: MEAGLEY, GLORIA J (AKA) 2 - CARPENTER, GLORA J	Grantee: MEAGLEY, GLORIA J (AKA) 2 - CARPENTER, GLORA J 3 - MEAGLEY, SCOTT A
Locations: Parcel #	Municipality
1 - 054.00-1,010.01,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: BEAR CREEK PROPERTIES INCORPORATED (AKA) 2 - BEAR CREEK PROPERTIES INC	Grantee: KLEIN, JAMES C 2 - KLEIN, ANGIE R
Locations: Parcel #	Municipality
1 - 226.00-2,038.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAYNES, DYLAN (TRUST)	Grantee: HAYNES, DYLAN
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$395,000.00
Grantor: WYZYKOWSKI, ANDREW	Grantee: ROTH, DARLEEN K
Locations: Parcel #	Municipality
1 - 226.07-1,028.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARCKX, JOSEPH R	Grantee: MARCKX, JOSEPH R 2 - MARCKX, BRIAN W 3 - MARCKX, KEVIN A
Locations: Parcel #	Municipality
1 - N/A	FOREST LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NASSER, CAROLE A	Grantee: NASSER, CAROLE A 2 - NEWELL, SUSAN E
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MARTINO, PHILIP A JR 2 - MARTINO, KATHERINE A	Grantee: MARTINO, KATHERINE A 2 - MARTINO, JOSHUA P
Locations: Parcel #	Municipality
1 - N/A	LIBERTY TOWNSHIP

Information:	Consideration: \$21,500.00
Grantor: KOZAK, RENEE A	Grantee: JEDRZEJEK, KRZYSZTOF 2 - JEDRZEJEK, MALGORZATA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$144,000.00
Grantor: MOUNTAINVIEW TRUST (BY TRUSTEE)	Grantee: ALEXANDER, JEFFREY 2 - ALEXANDER, APRIL ANN
Locations: Parcel # 1 - 268.06-1,076.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$205,000.00
Grantor: PEKARSKI, THOMAS A 2 - PEKARSKI, DEBRA J	Grantee: PEKARSKI, BRETT
Locations: Parcel # 1 - N/A	Municipality UNIONDALE BOROUGH
Information:	Consideration: \$500.00
Grantor: STEVENS, TIMOTHY 2 - STEVENS, FRANCES	Grantee: GOODWIN, JORDAN
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP



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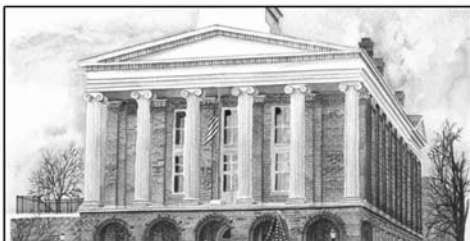
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