

**OFFICIAL
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OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 4 ★ September 20, 2019 ★ Montrose, PA ★ No. 25



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CASES REPORTED

Stanley Conord, Mary Ann Lott and William Novis, Plaintiffs,
vs.
Appalachia Midstream Services, LLC, and William Abel & Assoc., Inc., Defendants.
vs.
Blue Ridge Land Services, Inc., and Chris Bentley, Additional 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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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**

STANLEY CONORD, MARY ANN	:
LOTT and WILLIAM NOVIS,	:
Plaintiffs,	:
	:
vs.	:
	:
APPALACHIA MIDSTREAM	:
SERVICES, LLC, and WILLIAM ABEL	:
& ASSOC., INC.,	:
Defendants.	:
vs.	:
	No. 2014 - 1246 C.P.
	:
BLUE RIDGE LAND SERVICES, INC.,	:
and CHRIS BENTLEY,	:
Additional Defendants.	:

OPINION

I. Statement of Facts

Plaintiffs Stanley Conord, Mary Ann Lott and William Novis are the owners of 93.5 acres of real property in Rush Township, Susquehanna County. (Plf. Amd. Cmp., ¶¶ 2-5.) Plaintiffs filed a complaint against defendants Appalachia Midstream Services, LLC, (AMS) and William Abel & Associates, Inc., (Abel) contending that defendants relied upon a forged easement agreement to begin construction of a natural gas pipeline on plaintiffs' real property. (Plf. Amd. Cmp. ¶¶ 8-18.) In their amended complaint, plaintiffs contend AMS "began to cut down and destroy a mature forest consisting of valuable hard and soft woods and otherwise *permanently destroyed* the natural beauty of the Property and its *maturity* and serenity and leaving it *permanently scarred*." (Plf. Amd. Cmp. ¶ 18 (emphasis added).) Plaintiffs further alleged that real property had "extensive, *permanent* damage . . . and *permanent* scarring. . . ." and that AMS had destroyed "a *mature* forest." (Plf. Amd. Cmp. ¶ 21, 29.) Plaintiffs seek both compensatory and punitive damages against defendants.

Defendant William Abel & Associates, Inc. (hereinafter referred to as Abel) is a corporate entity based in Lexington, Kentucky. (Plf. S.J. Mot. Ans., Ex. A.) Abel and Chesapeake Operating Systems, Inc. (hereinafter referred to as AMS) entered into a "master service agreement" in August 2009 whereby Abel agreed that its "employees, agents or representatives at all times shall be under the direct and sole supervision and

control" of Abel. (*Id.*, ¶ 4.0).¹ While Abel had the ability to subcontract work under the agreement, Abel agreed that it would be "liable to [AMS] for all acts, omissions and defaults of subcontractors." (*Id.*, ¶ 11.2(b).)

Pursuant to this agreement, Abel began working for AMS in Susquehanna County in connection with obtaining right of way agreements from property owners for the construction of natural gas pipelines. (*Id.*, Ex. B, at 26-27).² Abel would be provided a map from AMS designating a proposed area for which AMS wanted Abel to obtain a pipeline easement. (*Id.* at 27.) The specific physical route was determined by AMS and the landmen hired by Abel. (*Id.*) All of the written documents and forms related to the creation of the easements were created by AMS, provided to Abel by AMS and then provided by Abel to the landmen. (*Id.* at 36-38.) If a landowner requested a condition not contained in the form easement, AMS also provided pre-approved language for common landowner requests that could be added to the standard easement agreement. (*Id.* at 38.)

Abel handled the administrative work necessary for the Susquehanna County easement assignment out of a corporate office in Owego, New York. (*Id.* at 50.) Abel had 5 or 6 workers performing clerical work that was required by AMS. (*Id.* at 51.) Abel also hired the 15 to 20 landmen who were in the field seeking to obtain easement agreements for AMS in Susquehanna County. (*Id.* at 43-44, 53.) The landmen were paid a daily rate as well as reimbursed for out-of-pocket expenses. (*Id.* at 44.) The landmen would submit invoices to Abel for payment, Abel would pay the landmen, and then AMS would pay Abel. (*Id.* at 56, 65-66, 72.)

Abel contracted supervisors to oversee the efforts of the landmen. (*Id.* at 53.) Abel's supervision structure was dictated by AMS:

[The landman and the supervisor] both worked for [Abel], but they worked for [AMS]. [AMS] had very close control of everything that went on and everything was structured by [AMS]. So the structure of the contractors – not who the contractors were, but the structure of the position to operate under was set by [AMS]. In other words, they would give [Abel] a list of contractor positions and the qualifications for those positions. And so you would have a field supervisor, you would have a lead right-of-way agent, a right-of-way agent, so forth and so forth. They had categories set up and the qualifications for those categories.

(*Id.* at 54-55.) Abel supervised the field supervisors who supervised the landmen. (*Id.* at 127.)

As part of this structure, Abel contracted with additional defendants Blue Ridge Land Services, Inc. and Chris Bentley (collectively referred to as Bentley) to perform landman services in Susquehanna County in connection with AMS's attempts to acquire

1 Chesapeake Operating Systems, Inc. subsequently took the new names of Appalachia Midstream Services, LLC (AMS).

2 This exhibit is the deposition testimony of William Abel, the sole shareholder and owner of William Abel & Associates, Inc. For purposes of convenience, William Abel and his corporate entity shall be collectively referred to as Abel.

pipeline easements. (*Id.* at 61-63.) Bentley had worked as a landman for Abel in the past and “knew what to do and what not to do.” (*Id.*) After acquiring a signed easement agreement, Bentley would physically bring the signed easement to Abel’s office, and Abel would check Bentley’s paperwork, and, if everything was in order, the written documents were sent to AMS. (*Id.* at 85.)

Abel described Bentley as its contractor but not its employee:

So you definitely don’t want to have these people classified as an employee, so they’re contractors. And in order for them to be a contractor, you cannot give them any instruction whatsoever. You can’t require them to come in, you can’t require them to do anything. You just give them the job. In other words, like the guy that comes to put a roof on your house. You can’t tell him how many people he can have working. You can’t tell him what kind of vehicle he can drive. You can’t tell him when to show up, how long he works, or anything else. It’s the same way with the landman. He’s a contractor, and if you cross that line in telling him what to do, where to go, when to do it, then he’s no longer a contractor. . . .

(*Id.* at 140-41.)

Abel considered Bentley to be an independent contractor who was instructed to obtain easement agreements consistent with the pre-approved forms and language provided by AMS. (*Id.* at 141-42.)³ Bentley always received a 1099 for tax purposes consistent with his position as an independent contractor. (*Id.* at 153.) While Abel strove to maintain an independent contractor relationship between itself and its landmen, Abel conceded that it had never worked with a company like AMS that maintained such a high level of control over Abel and its landmen. (*Id.* at 143.)

Bentley began working with Abel in 2007. (Def. S.J. Br., Ex. C, at 26.) Abel then trained Bentley to perform the work as a landman. (*Id.* at 28-29.) In February 2009, Bentley was “laid off” by Abel as a result of a lack of work. (*Id.* at 31.) Abel then contacted Bentley to see if Bentley wanted to work in northeastern Pennsylvania as a landman. (*Id.* at 32.) Bentley worked for Abel from April 2009 until August 2013 in the northeastern Pennsylvania area working on natural gas pipeline easement acquisitions. (*Id.* at 33.)

At the direction of Abel, Bentley set up a corporation known as Blue Ridge Land Services, Inc. for “tax purposes.” (*Id.* 39-41.) Bentley was the only employee of Blue Ridge Land Services, Inc. (*Id.* at 42.) Bentley considered himself an independent contractor of Abel and he received a 1099 for tax purposes. (*Id.* at 49.) The compensation was paid to Bentley’s corporate entity, Blue Ridge Land Services, Inc. (*Id.* at 53.)

In terms of compensation, Bentley (through his corporate entity) had a contractual agreement that allowed Bentley to bill Abel for the following: (1) a day rate of pay; (2)

³ This exhibit is the deposition testimony of Chris Bentley, the sole shareholder and owner of Blule Ridge Land Services, Inc. For purposes of convenience, Chris Bentley and his corporate entity shall be collectively referred to as Bentley.

mileage reimbursement; (3) per diem for any lodging expenses; (4) per diem for any food expenses; and (5) postage expenses. (*Id.* at 61, 217.) Whenever Bentley received a raise or increase in compensation, Abel would require a new contractual agreement to be signed. (*Id.* at 62.) Bentley submitted invoices on a bi-weekly basis for payment. (*Id.* at 63.) Bentley was also required to maintain an agent log as part of his work for Abel. (*Id.* at 177.) Abel maintained an office in his home but would report to Abel's office to turn in documents, discuss projects and obtain updates. (*Id.* at 207.) Bentley obtained his own laptop, printer and cellular phone. (*Id.* at 206-208.)

As to his work product, Bentley had to use approved form agreements. (*Id.* at 281.) Bentley also had authorization for certain pre-approved addendums that could be added to the pre-approved form easement agreement. (*Id.* at 280-81.) If Bentley sought to add an addendum that was not pre-approved, Bentley had to obtain approval from AMS. (*Id.* at 281-82.) In order to obtain this approval, Bentley would contact a field supervisor designated by Abel and the field supervisor would contact AMS. (*Id.* at 283.)

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 Pa.R.C.P. No. 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, 1017-18 (Pa. Super. Ct. 2015). If a non-moving party fails to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*⁴

The Court Opinion will continue in the next issue.

⁴ An issue of material fact is in genuine dispute if the evidence is such that a reasonable jury could return a verdict for the nonmoving party. *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 248 (1986).

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.

NOTICE

In the Estate of Nancy Ruth See a/k/a Nancy R. See, deceased, late of Liberty Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Norma Jean Hunt, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Norma Jean Hunt
938 Lyon Road
Hallstead, PA 18822

OR

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

9/20/2019 • 9/27/2019 • 10/4/2019

EXECUTRIX NOTICE

Estate of Frances O. Donovan
Late of Franklin Township
EXECUTRIX

Mary Elizabeth Donovan
28 Willow Street
Irvington, NY 10533
ATTORNEY
Laurence M. Kelly
Kelly Law Office
65 Public Avenue
Montrose, PA 18801

9/20/2019 • 9/27/2019 • 10/4/2019

EXECUTOR NOTICE

Estate of Stephen J. Molnar, Jr.
Late of Rush Township
EXECUTOR
Stephen James Molnar
3807 Voorhis Lane
Seaford, NY 11783
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

9/20/2019 • 9/27/2019 • 10/4/2019

ESTATE NOTICE

NOTICE is hereby given that the Estate of Cheryl Canfield, late of Meshoppen, Susquehanna County, Pennsylvania, has been granted Letters Testamentary to Angelo Rescigno, 201 West Davis Street, Taylor, PA 18512. Decedent

having passed away on July 7th, 2019. All persons having claims or demands against the estate of the decedent shall make them known and present them and all persons indebted to said decedent shall make payment without delay to Angelo Rescigno, Executor, or John J. Minor, Esquire, 700 Vine Street, Scranton, PA 18510.

9/20/2019 • 9/27/2019 • 10/4/2019

EXECUTRIX NOTICE

Estate of James Michael Malonis
AKA Jim Malonis AKA Jimmy
Malonis

Late of Hallstead Borough,
Susquehanna County

EXECUTRIX

Heather Weston
2927 Redfield Drive
Charlotte, NC 28270
ATTORNEY
Michael Gathany
671 Main Street
Hallstead, PA 18822

9/20/2019 • 9/27/2019 • 10/4/2019

ESTATE NOTICE

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys, and all persons indebted to said decedent are requested to make payment without

delay to the executors or administrators named below.

Barbara Wanda Sperring a/k/a
Barbara Sperring a/k/a Barbara W.
Sperring, dec's.

Late of Montrose Borough
CO-EXECUTORS

Nikki Lynn Stanley and Dean Paul
Stanley

Michelle M. Forsell, Esq.
c/o **NORRIS McLAUGHLIN, P.A.**

570 Main Street
Pennsburg, PA 18073
ATTORNEY

Michelle M. Forsell, Esq.
NORRIS McLAUGHLIN, P.A.
570 Main Street
Pennsburg, PA 18073

9/13/2019 • 9/20/2019 • 9/27/2019

ESTATE NOTICE

Letters of Administration in the
Estate of Doris Jane Young, a/k/a
Doris J. Young, late of Union Dale
Borough, have been granted to
Jacqueline Sheare. 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:

Jacqueline Sheare
4938 State Route 2023
Clifford Township, PA 18470
Administrator of the Estate

9/13/2019 • 9/20/2019 • 9/27/2019

EXECUTOR NOTICE

Estate of Bonnie Mae Laird AKA
Bonnie M. Laird
Late of Auburn Township
CO-EXECUTRIX
Tammy M. Goodwin
11 Kintners Rd.
Tunkhannock, PA 18657
CO-EXECUTOR
Todd M. Laird
11016 Edina Court
Las Vegas, NV 89144
CO-EXECUTRIX
Tina M. Salsman
1271 Rummerfield Creek Rd.
Wyalusing, PA 18853

9/6/2019 • 9/13/2019 • 9/20/2019

EXECUTOR NOTICE

Estate of George L. Laird AKA
George Leroy Laird
Late of Auburn Township
CO-EXECUTRIX
Tammy M. Goodwin
11 Kintners Rd.
Tunkhannock, PA 18657
CO-EXECUTRIX
Tina M. Salsman
1271 Rummerfield Creek Rd.
Wyalusing, PA 18853
CO-EXECUTOR
Todd M. Laird
11016 Edina Court
Las Vegas, NV 89144

9/6/2019 • 9/13/2019 • 9/20/2019

NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.

SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 12, 2019

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse, Montrose, Pennsylvania, the following described real estate, to wit:

SALE DATE AND TIME November 12, 2019 at 9:00 AM

Writ of Execution No.: 2019-914 CP

PROPERTY ADDRESS: 3166

Kika Road

Friendsville, PA 18818

LOCATION: Friendsville Borough

Tax ID # 062.03-1.014.03,000

IMPROVEMENTS: ONE – ONE

STORY MANUFACTURED

WOOD FRAMED DWELLING

DEFENDANTS: Michael Hrin and

Dianne Hrin, Deceased

ATTORNEY FOR PLAINTIFF:



Peter Wapner, Esq
(570) 287-3000

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

9/20/2019 • 9/27/2019 • 10/4/2019

SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 12, 2019

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse, Montrose, Pennsylvania, the following described real estate, to wit:

SALE DATE AND TIME November 12, 2019 at 9:30 AM

Writ of Execution No.:
2019-917 CP

PROPERTY ADDRESS: 1753 State Route 106 aka 1735 State Route 106

Clifford, PA 18441

LOCATION: Clifford Township
Tax ID # 264.00-2.025.00,000

IMPROVEMENTS:

COMMERCIAL BUILDING
CONTAINING

ONE - ONE STORY 80 X 102

PLASTER BOARD AND FRAME

ONE - TWO STORY 40 X 71

PLASTER BOARD AND FRAME

ONE - ONE STORY 24 X 55



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ONE - ONE STORY 14 X 41
PLASTER BOARD AND FRAME
ONE - ONE STORY 14 X 18
BLOCK FRAME GARAGE
DEFENDANTS: George F.
Maxson
ATTORNEY FOR PLAINTIFF:
Kathryn Mason, Esq
(717) 533-3280

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
NOVEMBER 12, 2019**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office, Susquehanna County Courthouse, Montrose, Pennsylvania, the following described real estate, to wit:

**SALE DATE AND TIME
November 12, 2019 at 10:00 AM**

Writ of Execution No.:
2019-898 CP

PROPERTY ADDRESS: RR 1 Box 38, AKA 294 Halstead Road
Union Dale, PA 18470

LOCATION: Clifford Township
Tax ID # 228.00-2.032.00,000
IMPROVEMENTS: ONE – ONE STORY WOOD FRAMED DWELLING

DEFENDANTS: David Bean, in His Capacity as Heir of Marian A. Bean, Deceased, Patti Megivern, in Her Capacity as Heir of Marian A. Bean, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marian A. Bean, Deceased

ATTORNEY FOR PLAINTIFF:
Peter Wapner, 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

Lance M. Benedict,
Susquehanna County Sheriff

9/20/2019 • 9/27/2019 • 10/4/2019

MORTGAGES AND DEEDS

RECORDED FROM SEPTEMBER 3, 2019 TO SEPTEMBER 11, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$268,000.00
Mortgagor: CHAUCHOIS, ELIZABETH ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CHAUCHOIS, GUILHEM LOUIS MARIE	2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 042.19-1,027.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$190,000.00
Mortgagor: ROMA, ALEXANDRA L	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - STASHKO, NICHOLAS J	
Locations: Parcel # 1 - 043.00-1,005.02.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: HALL, CAROLYN J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HALL, JEFFREY A	
Locations: Parcel # 1 - 132.00-1,063.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$35,000.00
Mortgagor: ALLEN, THOMAS J	Mortgagee: HONESDALE NATIONAL BANK
2 - ALLEN, ELIZABETH	
Locations: Parcel # 1 - 211.00-1,008.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$660,000.00
Mortgagor: WOOSMAN, JOSEPH M	Mortgagee: NBT BANK NA
Locations: Parcel # 1 - 031.15-1,004.02.000.	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$96,000.00
Mortgagor: KINNEY, ROBERT E	Mortgagee: WAYNE BANK
2 - THOMAS, SHARON L (NMB)	
3 - KINNEY, SHARON L	
Locations: Parcel # 1 - 222.10-1,048.00.000.	Municipality HOP BOTTOM BOROUGH
Information:	Consideration: \$200,000.00
Mortgagor: KARAKASH, JOHN T	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 166.00-1,040.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$193,800.00
Mortgagor: APPLEBY, KIMBERLY A	Mortgagee: WELLS FARGO BANK
2 - APPLEBY, CLYDE	
Locations: Parcel # 1 - 266.00-1,010.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: JOHNSON, SCOTT D	Mortgagee: TIOGA STATE BANK
2 - JOHNSON, MARYBETH	
Locations: Parcel # 1 - 023.00-2,014.00.000.	Municipality CHOCONUT TOWNSHIP

Information:	Consideration: \$140,000.00
Mortgagor: MURRAY, DAVID	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 167.09-1,011.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$161,250.00
Mortgagor: SHERMER, BURTON M III	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SHERMER, ADRIA R	2 - ALLIED MORTGAGE GROUP INC
Locations: Parcel #	Municipality
1 - 160.00-1,036.00,000.	JESSUP TOWNSHIP
Information:	Consideration: \$176,000.00
Mortgagor: TOTINO, DANIEL P	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	2 - LOANDEPOTCOM LLC
1 - 184.00-1,004.00,000.	Municipality
BROOKLYN TOWNSHIP	
Information:	Consideration: \$50,400.00
Mortgagor: COOHILL, PAUL	Mortgagee: DIME BANK
Locations: Parcel #	Municipality
1 - 268.07-1,064.00,000.	FOREST CITY 2W
Information:	Consideration: \$162,011.00
Mortgagor: NELSON, CHRISTOPHER	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - GRENIER, ALICIA	2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 158.00-2,015.02,000.	JESSUP TOWNSHIP
Information:	Consideration: \$176,000.00
Mortgagor: STILES, JOHN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STILES, KAREN ANN	2 - RELIANCE FIRST CAPITAL LLC
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$220,000.00
Mortgagor: BURKE, EDWARD J	Mortgagee: ELMIRA SAVINGS BANK
2 - BURKE, REBEKAH S	
Locations: Parcel #	Municipality
1 - 044.00-2,055.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$36,000.00
Mortgagor: HAYWARD, ROBERT LEE JR	Mortgagee: FNCF
Locations: Parcel #	Municipality
1 - 218.03-1,022.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$194,000.00
Mortgagor: KALWARA, MATTHEW R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	2 - SUMMIT MORTGAGE CORPORATION
1 - 099.00-1,025.01,000.	Municipality
MIDDLETOWN TOWNSHIP	
Information:	Consideration: \$45,000.00
Mortgagor: REYNOLDS, CODIE	Mortgagee: LAHODA, JOHN
Locations: Parcel #	2 - LAHODA, CHERYL R
1 - 025.00-2,026.00,000.	Municipality
SILVER LAKE TOWNSHIP	

Information:	Consideration: \$60,000.00
Mortgagor: BRABANT, CHARLES JR	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BRABANT, KATHLEEN A	
Locations: Parcel # 1 - 107.00-2,027.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$190,344.00
Mortgagor: RECHLICZ, DAVID	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RECHLICZ, STACEY M	
Locations: Parcel # 1 - 124.17-3,066.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$350,000.00
Mortgagor: RAUCH, ADAM	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RAUCH, REBEKAH	
Locations: Parcel # 1 - 107.18-1,017.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$132,795.00
Mortgagor: DALY, PATRICK M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (AKA) 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 087.00-1,016.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$166,250.00
Mortgagor: GALL, THOMAS A JR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (AKA) 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
2 - GALL, MEGAN E	
Locations: Parcel # 1 - 127.00-1,015.01,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$157,311.00
Mortgagor: BUCKSBE, WILLIAM B SR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
2 - BUCKSBE, REBECCA A	
Locations: Parcel # 1 - 126.10-1,001.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$138,000.00
Mortgagor: KASSON, BRYANT	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 236.00-1,034.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$238,551.00
Mortgagor: CANNON, KYLE MATTHEW	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - USAA FEDERAL SAVINGS BANK
2 - CANNON, ASHLEY MARIE	
Locations: Parcel # 1 - 209.00-1,035.02,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1,219,600.00
Mortgagor: ASTEGHER, ROBERT	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - ASTEGHER, HOLLY J	
Locations: Parcel # 1 - 265.00-1,008.00,000.	Municipality CLIFFORD TOWNSHIP

Information:	Consideration: \$80,750.00
Mortgagor: SCALFANI, MICHAEL J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.11-1,051.00,000.	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Information:	Municipality
Mortgagor: RAZDERK, BILLY JOE 2 - RAZDERK, HAYLEY C	GREAT BEND TOWNSHIP
Locations: Parcel # 1 - 189.00-1,076.00,000.	Information: Consideration: \$205,000.00 Mortgagee: NBT BANK
Information:	Municipality
Mortgagor: RAZDERK, BILLY JOE 2 - RAZDERK, HAYLEY C	GIBSON TOWNSHIP

DEEDS

Information:	Consideration: \$325,000.00
Grantor: WILLIAMS, ALEXANDER 2 - WILLIAMS, ABIGAIL 3 - WILLIAMS, LISA	Grantee: CHAUCHOIS, ELIZABETH ANN 2 - CHAUCHOIS, GUILHEIM LOUIS MARIE
Locations: Parcel # 1 - 042.19-1,027.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: BUTLER, JOHN E 2 - BUTLER, MARY JOSEPHINE	Grantee: TIMS, TIMOTHY J
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLTON, JILL (WIDOW)	Grantee: HOLTON, JILL (WIDOW) 2 - KIEFER, REBECCA A 3 - KIEFER, JAMES R
Locations: Parcel # 1 - 260.00-1,035.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIFFENDORF, DOROTHY	Grantee: KELLY, BETTY LOU
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROUNDS, BEVERLY	Grantee: KELLY, BETTY LOU
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POMPEII, VIRGINIA	Grantee: KELLY, BETTY LOU
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: DIFFENDORF, SHIRLEY	Grantee: KELLY, BETTY LOU
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GABRIEL, JASON 2 - GABRIEL, JESSICA	Grantee: GABRIEL, CHRISTOPHER 2 - GABRIEL, AMANDA
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP

Information:	Consideration: \$53,946.20
Grantor: PAZIENZA, WILLIAM V 2 - PAZIENZA, KATHLEEN J	Grantee: WELLS FARGO BANK (SUCC TO) 2 - WACHOVIA BANK (FKA) 3 - FIRST UNION NATIONAL BANK
Locations: Parcel # 1 - 115.00-2,033.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$204,000.00
Grantor: WALLIS, ROBERT S (ESTATE)	Grantee: APPLEBY, CLYDE R 2 - APPLEBY, KIMBERLY A
Locations: Parcel # 1 - 266.00-1,010.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: FRENCH, RICKEY 2 - FRENCH, DAWN	Grantee: BALLARD, JAMES 2 - BALLARD, DAWN
Locations: Parcel # 1 - 054.11-2,043.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$30,000.00
Grantor: SMITH, MARTIN I 2 - SMITH, RACHAEL	Grantee: ROBERTS, TROY
Locations: Parcel # 1 - 054.16-2,003.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$165,000.00
Grantor: WAGNER, ROBIN	Grantee: MURRAY, DAVID
Locations: Parcel # 1 - 167.09-1,011.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1,00
Grantor: PATTEN, PATRICIA M (AKA) 2 - DUNLAP, PATRICIA M (NKA) 3 - WASHBURN, PATRICIA M (NKA)	Grantee: SABO, CAROL 2 - SABO, STEPHEN
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: BIXBY, ELLEN G (ESTATE AKA) 2 - BIXBY, ELLEN GRACE	Grantee: BIXBY, TYLER J 2 - BIXBY, SHANNON M
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: GORHAM, HERBERT N 2 - GORHAM, ALICE B	Grantee: GORHAM, DAWN ANN 2 - GORHAM, CHRISTOPHER HERBERT
Locations: Parcel # 1 - N/A	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SHERMER, BURTON M III 2 - SHERMER, MARY P	Grantee: SHERMER, BURTON M III 2 - SHERMER, ADRIA R
Locations: Parcel # 1 - 160.00-1,036.00,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TOTINO, DANIEL P 2 - TOTINO, PATRICIA A	Grantee: TOTINO, DANIEL P
Locations: Parcel # 1 - 184.00-1,004.00,000.	Municipality 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: \$165,000.00
Grantor: KILMER, ELSIE 2 - KILMER, JACQUELINE	Grantee: NELSON, CHRISTOPHER 2 - GRENIER, ALICIA
Locations: Parcel # 1 - 158.00-2,015.02,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BANKO, JOSEPH J	Grantee: STROPE, PATRICIA B 2 - RHODES, DOLORES J
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARTER, PHYLLIS L	Grantee: CARTER, PHYLLIS L 2 - CARTER, SCOTT 3 - CARTER, JULIE
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$10,500.00
Grantor: REDDON, ROBERT P 2 - REDDON, CASI M 3 - FRYE, JAYNE M 4 - FRYE, JOSEPH G	Grantee: BIXBY, JOHN M
Locations: Parcel # 1 - 034.00-1,013.00,000. 2 - N/A	Municipality GREAT BEND TOWNSHIP OAKLAND TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: EARLEY, STANTON K 2 - EARLEY, KARRIE A	Grantee: BURKE, EDWARD J 2 - BURKE, REBEKAH S
Locations: Parcel # 1 - 044.00-2,055.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGERALD, DOROTHEA (BY ATTY)	Grantee: FITZGE FAMILY LIMITED PARTNERSHIP
Locations: Parcel # 1 - 258.00-1,004.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$36,000.00
Grantor: COOK, ELAINE A 2 - COOK, DANIEL R 3 - RUSSELL, DEBORAH E	Grantee: HAYWARD, ROBERT LEE JR
Locations: Parcel # 1 - 218.03-1,022.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$194,000.00
Grantor: FASULLO, GIUSEPPE (AKA) 2 - FASULLO, GIUSEPPE 3 - FASULLO, MARIO	Grantee: KALWARA, MATTHEW R
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$315,000.00
Grantor: REED, JOHN THOMAS 2 - REED, NANCY S	Grantee: BALLARD, CHRISTOPHER S 2 - ALTER-BALLARD, SANDRA E (AKA) 3 - BALLARD, SANDRA E ALTER
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information:	
Grantor:	LAHODA, JOHN 2 - LAHODA, CHERYL R
Locations:	Parcel # 1 - 025.00-2,026.00.000.
	Municipality SILVER LAKE TOWNSHIP
Information:	CORRECTION
Grantor:	GRUSHINSKI, KATHLEEN 2 - WARD, JANET F (ESTATE) 3 - FIORELLA, LINDA 4 - WARD, FRANCIS
Locations:	Parcel # 1 - 161.08-2,025.00.000.
	Municipality BRIDGEWATER TOWNSHIP
Information:	OIL AND GAS RIGHTS DEED
Grantor:	WHITNEY, LEON P
Locations:	Parcel # 1 - N/A
	Municipality THOMPSON TOWNSHIP
Information:	
Grantor:	KOEGLER, BRUCE
Locations:	Parcel # 1 - N/A
	Municipality JESSUP TOWNSHIP
Information:	
Grantor:	COY-DALY, RENEE J (AKA) 2 - DALY, RENEE J (AKA) 3 - COY, RENEE J
Locations:	Parcel # 1 - N/A
	Municipality FRANKLIN TOWNSHIP
Information:	OIL GAS HYDROCARBON AND MINERAL
Grantor:	POWERS, THOMAS C 2 - POWERS, GAIL GEIST
Locations:	Parcel # 1 - 241.00-2,018.01.000. 2 - 241.00-2,020.00.000.
	Municipality LENOX TOWNSHIP LENOX TOWNSHIP
Information:	
Grantor:	GUTHRIE, WESLEY D 2 - GUTHRIE, DOROTHY M
Locations:	Parcel # 1 - N/A
	Municipality NEW MILFORD TOWNSHIP
Information:	
Grantor:	BRIDGEWATER HOLDINGS LLC
Locations:	Parcel # 1 - N/A
	Municipality BRIDGEWATER TOWNSHIP
Information:	
Grantor:	CARR, DEBRA
Locations:	Parcel # 1 - 086.00-1,019.00.000.
	Municipality FRANKLIN TOWNSHIP
Information:	
Grantor:	NILES, HELEN H (TRUST)
Locations:	Parcel # 1 - 266.11-1,009.00.000.
	Municipality CLIFFORD TOWNSHIP

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

Information: OIL GAS & MINERAL	Consideration: \$1.00
Grantor: VANCOTT, DORIS MAE (ESTATE AKA)	Grantee: VANCOTT, MARVIN B
2 - VANCOTT, DORIS (ESTATE AKA)	2 - VANCOTT, CARLENE R
3 - VANCOTT, DORIS T (ESTATE)	3 - VANCOTT, WILLIAM J
	4 - VANCOTT, BONNIE L
Locations: Parcel #	Municipality
1 - 109.00-1,029.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLOCUM, JOAN (ESTATE)	Grantee: SLOCUM, DALE
Locations: Parcel #	Municipality
1 - 077.00-1,003.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLOCUM, JOAN (ESTATE)	Grantee: SLOCUM, DALE
Locations: Parcel #	Municipality
1 - 056.00-1,022.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRALEWSKI, MARGARET	Grantee: GRALEWSKI, MARGARET
	2 - GRALEWSKI, PAUL R
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$16,000.00
Grantor: MYERS, BRENT	Grantee: BURKE, GERALD
2 - SHAFFER, OLEN KENNETH (AKA)	2 - BURKE, GAIL
3 - SHAFFER, O KENNETH	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$12,200.00
Grantor: CR 2018 LLC	Grantee: SANDS, CHRISTOPHER MICHAEL
Locations: Parcel #	Municipality
1 - 218.03-1,016.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$232,960.00
Grantor: BELLUCCI, PAUL E	Grantee: CANNON, KYLE MATTHEW
2 - BELLUCCI, JEAN	2 - CANNON, ASHLEY MARIE
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ADAMSON, ROBERT J SR	Grantee: ADAMSON, ROBERT J SR
	2 - ADAMSON, ROBERT J JR
Locations: Parcel #	Municipality
1 - 022.00-1,048.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POLOVITCH, HOLLY J	Grantee: ASTEGHER, HOLLY J
2 - ASTEGHER, HOLLY J	2 - ASTEGHER, ROBERT
3 - ASTEGHER, ROBERT	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CERKVENIK, WILLIAM J (ESTATE AKA)	Grantee: CERKVENIK, KATHLEEN
2 - CERK, WILLIAM (ESTATE)	2 - CERKVENIK, WILLIAM
	3 - CERKVENIK, HAROLD
	4 - CERKVENIK, ROBERT
	5 - CERKVENIK, MICHAEL
Locations: Parcel #	Municipality
1 - 234.00-1,039.00,000.	AUBURN TOWNSHIP

Information:	Consideration: \$85,000.00
Grantor: DAYTON, MARY LEE	Grantee: SHERWOOD, CAREY K 2 - SCLAFANI, MICHAEL J
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NEBZYDOSKI, ANN MARIE 2 - MIKULAK, CHRISTOPHER J	Grantee: NEBZYDOSKI, ANN MARIE 2 - MIKULAK, CHRISTOPHER J 3 - MIKULAK, EMILY F
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SALANSKY, HAYLEY (NBM) 2 - RAZDERK, HAYLEY C	Grantee: RAZDERK, HAYLEY C 2 - RAZDERK, BILLY JOE
Locations: Parcel # 1 - 189.00-1,076.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$17,000.00
Grantor: FIRST NATIONAL BANK OF PENNSYLVANIA	Grantee: CARRINGTON, MYLA 2 - CASTLE, ANDREA
Locations: Parcel # 1 - 122.00-1,004.00,000.	Municipality FOREST LAKE TOWNSHIP



Susquehanna County LEGAL JOURNAL

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