

**OFFICIAL
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34th Judicial District

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CASES REPORTED

WM Capital Partners, XXXIX, LLC, Plaintiff/Respondent,
vs.

WM Capital Partners, XXXIX, LLC, Transferee of TNT Limited Partnership,
f/n/a TNT Partnership of PA., Defendant/Respondent,
Bluestone Pipeline Company of Pennsylvania, LLC, Petitioner.

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

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MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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Kenneth W. Seamans, *Senior Judge*

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

COURT OPINION

No. 2016-872 C.P.

WM CAPITAL PARTNERS, XXXIX, LLC, Plaintiff/Respondent,

vs.

**WM CAPITAL PARTNERS, XXXIX, LLC, Transferee of
TNT LIMITED PARTNERSHIP, f/n/a TNT PARTNERSHIP OF PA.,
Defendant/Respondent,**

BLUESTONE PIPELINE COMPANY OF PENNSYLVANIA, LLC, Petitioner.

Opinion continued from the July 14, 2017 issue

II. Discussion

On the application of any party in interest, the court may set aside a writ of execution. Pa.R.C.P. No. 3183(d). By virtue of the lease agreement, Bluestone is plainly a party in interest relative to this particular writ of execution as it threatens to divest Bluestone of its leasehold interest in the New Milford property. WM has not contested that Bluestone is a party in interest with standing to seek to set aside the writ of execution.

A writ of execution may be set aside if the real property is exempt or immune from execution or for any other “legal or equitable ground.” Pa.R.C.P. No. 3183(d)(2) & (3). While the procedural posture of this case is exceedingly chaotic, the issue presented by Bluestone’s request to set aside the execution is simple: whether the April Settlement Agreement that released TNT from any liability under the 2004 M&T note likewise released the New Milford property from the 2004 M&T mortgage itself?

The law has long recognized that when dealing with a promissory note and mortgage, a release of one generally results in a discharge of the other:

A bond and mortgage taken for the same debt, though distinct securities, possessing similar attributes, and subject to remedies which are as unlike as personal actions and proceedings *in rem*, are, nevertheless, so far one that payment of either discharges both, *and a release or extinguishment of either without actual payment is a discharge of the other, unless otherwise intended by the parties.*

Neale v. Dempster, 36 A. 338, 339 (Pa. 1897) (emphasis added); see also In re Purman’s Estate, 5 A.2d 906, 907 (Pa. 1939) (“The bond and mortgage were both given to secure the same obligation and in such circumstances a release of one releases both unless a contrary intention appears.”); Weir v. Potter Title & Mortg. Guarantee Co., 185 A. 630,

633 (Pa. 1936) (““The debt being the very thing, and the mortgage barely a security for the payment of it, it follows of necessity, that whatever effects the debt, will produce a corresponding effect upon the mortgage. If the debt be extinguished by any means, the mortgage will thereby become so likewise.””); Safe-Deposit & Trust Co. of Pittsburgh v. Kelly, 28 A. 221, 224 (Pa. 1893) (finding that satisfaction of mortgage was *prima facie* proof that debt was paid and burden was on creditor to establish a contrary intent); Seiple v. Seiple, 19 A. 406, 407 (Pa. 1890) (same); Fleming v. Parry, 24 Pa. 47 (1854) (same); Kaylor v. Cent. Trust Co. of Harrisburg, 36 A.2d 825, 827 (Pa. Super. Ct. 1944) (noting that it has been “uniformly” held that discharge of either a note or mortgage results in a discharge of the other unless contrary intent is demonstrated); Artisti-Kote Co. v. Benefactor Bldg. & Loan Ass’n, 64 F.2d 407, 408 (3d Cir. 1933) (“Yet both bond and mortgage concern in different ways the same debt. In consequence, satisfaction of the bond extinguishes the debt and discharges the mortgage.”); Miner’s Sav. Bank of Pittston, Pa. v. United States, 110 F. Supp. 563, 570 (M.D. Pa. 1953) (“So too payment, release or extinguishment of a bond or mortgage would discharge the other unless otherwise intended by the parties.”). The satisfaction of a bond or promissory note creates a presumption of satisfaction of the underlying mortgage, but the presumption is rebuttable provided the creditor can demonstrate that it was not the parties’ intent to discharge the mortgage. See Meigs v. Bunting, 21 A. 588, 589 (Pa. 1891). In this case, both parties rely upon the Settlement Agreement to support their respective positions. Both parties have argued that that there is no ambiguity to the language of the Settlement Agreement. As such, both parties have conceded that the intent of the parties is clearly reflected in Settlement Agreement and that there is no need to seek parol evidence to supplement the record relative to the parties’ intent.

WM does not dispute that the Settlement Agreement released TNT from its personal obligation under the 2004 promissory note. WM argues that the Settlement Agreement contains no specific language whatsoever as to the 2004 mortgage itself. WM contends that the release of TNT from liability on the 2004 note did not result in a release of the 2004 mortgage lien on the New Milford property itself. WM asserts that it was unnecessary to specifically provide language in the Settlement Agreement that WM was retaining the mortgage lien on the New Milford property because WM had already acquired said property through the Sheriff Sale in execution upon the money judgment. WM reasons that TNT no longer had any interest in the New Milford property so there was no need to specifically note that WM was not releasing the mortgage lien on the New Milford property that WM now owned.

Conversely, Bluestone asserts that the release language in the Settlement Agreement is exceedingly broad and unlimited as it released TNT from “any claims, demands, suits or *causes of action* or otherwise with respect to matters arising under the loan *and security documents* relating to the M&T Loans.” (Pet. Br., at 5-6 (emphasis in brief).) In this regard, Bluestone notes that the Settlement Agreement specifically identified any causes of action arising out of the security documents relating to the M&T loans, which would obviously include the 2004 mortgage itself. Bluestone argues further that there is

no language in the release that would limit the expansive scope of this particular language as it related to the New Milford property. Bluestone contends that there is no evidence that the parties intended to allow for WM to proceed with foreclosure against the 2004 mortgage, which would essentially be a foreclosure against itself for the sole purpose of divesting Bluestone of its leasehold interest in the New Milford property.

The resolution of the parties' disputed must be determined by the scope and effect of the Settlement Agreement. In this regard, the following guidance is instructive:

[W]hen construing the effect and scope of a release, the court, as it does with all other contracts, must try to give effect to the intentions of the parties. Yet, the primary source of the court's understanding of the parties' intent must be the document itself. Thus, what a party now claims to have intended is not as important as the intent that we glean from a reading of the document itself.

The parties' intent at the time of signing as embodied in the original meaning of the words of the document is our primary concern.

Flatley by Flatley v. Penman, 632 A.2d 1342, 1344 (Pa. Super. Ct. 1993)(citations omitted).

The language utilized in the parties Settlement Agreement is very broad as it releases from "any claims, demands suits or causes of action with respect to matters arising under the loan and security documents" connected with the 2004 mortgage.⁵ In the body of the Settlement Agreement, WM conceded that it had already obtained the deed to the subject New Milford property. (Pet. Ex. V, ¶ L.) Despite acknowledging that WM had a sheriff's deed to the subject real property, the Settlement Agreement did not indicate that WM intended to foreclose on the 2004 mortgage in order to divest Bluestone of its leasehold interest.⁶

While not addressed in the parties' briefs, the court likewise finds it significant that any failure to release the 2004 mortgage in the Settlement Agreement would have placed TNT in a position where they would be faced with Bluestone initiating litigation against

⁵ Similarly, TNT released WM in connection with any claims arising from WM's collection efforts on the outstanding M&T loans "from the beginning of the world through the date of this Agreement." (Pet. Ex. V, ¶ 9.) This corresponding release of WM confirms the understanding that the collection efforts relating to the M&T were ending as of the execution of the Settlement Agreement.

⁶ In another portion of the settlement agreement, WM agrees to "release the lien of its Judgments on the Silver Lake property by modifying the Judgments of taking such other actions as are necessary or appropriate to effectuate this provision." (Pet. Ex. V, ¶ 4.) WM places significance upon this particular provision as evidence that the parties' intended to maintain a mortgage lien on the New Milford property. This particular provision, however, relates to "judgments" obtained by WM, not to M&T loans and security documents. The Silver Lake property was not subject to any M&T loan or mortgage. (Pet. Ex. V, ¶ B.) Instead, the Silver Lake property was subject to loans made by Peoples National Bank. (Pet. Ex. V, ¶ E.) The Silver Lake property was distinctly different from the New Milford property as it was not secured by any M&T mortgage. WM is comparing apples to oranges in its reliance upon this particular provision. In any event, this inclusion of this language hardly demonstrates that both parties intended to allow WM to continue to maintain a lien on the New Milford property even after TNT had been released from all claims associated with the note and mortgage that secured that real property.

TNT for violating the terms of the lease agreement.⁷ As noted earlier, the lease agreement specifically guaranteed Bluestone that it was entitled to peaceful and quiet enjoyment of the leased premises during the duration of the leasehold. Plainly, the contemplated foreclosure action and expulsion of Bluestone from the New Milford property would violate the lease agreement between TNT and Bluestone, which would result in Bluestone pursuing a claim against TNT for failure to assure Bluestone's quiet enjoyment of the New Milford property.⁸ Such litigation would necessarily expose TNT to substantial liability and would undermine the clear intent of the parties' comprehensive Settlement Agreement.⁹

It is particularly significant that WM as the creditor bears the burden of overcoming the presumption that the Settlement Agreement that discharged TNT from all of the M&T loans and security instruments did not discharge the 2004 mortgage. See *Meigs*, 21 A. at 589 (recognizing presumption that discharge of note also discharges mortgage

⁷ TNT was already in a precarious position relative to its contractual obligations to Bluestone by virtue of TNT losing title to the New Milford property upon which Bluestone had its leasehold interest. At the time of the negotiation of the Settlement Agreement, however, WM was not in a senior position to Bluestone as a result of its decision to execute on a money judgment that was junior to Bluestone's recorded leasehold interest rather than proceed with a foreclosure proceeding under the 2004 mortgage, which was senior to Bluestone's lease. Based upon WM's curious decision to proceed with execution on the money judgment rather than the 2004 mortgage, Bluestone was not divested by the Sheriff's Sale and its leasehold remained secure and senior to WM's ownership position. The release of the 2004 mortgage would have been a significant consideration for TNT to assure that it was not exposed to additional liability to Bluestone if WM sought to foreclose on the 2004 mortgage. The plain language of the Settlement Agreement released the 2004 mortgage, which provided TNT with the protection necessary to assure no further liability whatsoever not only relative to that particular mortgage, but also with respect to any attempt to divest Bluestone of its leasehold interest which would have violated TNT's lease obligations.

⁸ The record does not disclose the potential liability that TNT could have faced as a result of any violation of its lease agreement with Bluestone. Given the substantial commercial nature of Bluestone's natural gas activities on the New Milford property, the record clearly demonstrates that the liability potential was enormous. The manner in which TNT obtained a release from WM of the 2004 note and 2004 mortgage assured that Bluestone's leasehold was secure and could not be divested by WM.

⁹ Prior to the execution of the Settlement Agreement, the parties were aware of Bluestone's leasehold and substantial commercial activities on the New Milford property. Shortly after entering into the Settlement Agreement, WM initiated its ejectment proceeding in the United States District Court for the Middle District of Pennsylvania. WM wrongly believed that it had divested Bluestone's interest by virtue of the execution upon its money judgment and the Sheriff's Deed it had already received. Given WM's belief as to its possession of superior title to the Bluestone, WM obviously would have had no reason when it entered into the Settlement Agreement to retain the 2004 mortgage lien on real property that it already believed it owned free and clear of Bluestone's leasehold interest. The collateral proceedings between WM and Bluestone shed an important light on the interpretation of this settlement agreement and the broad language releasing TNT from any claims arising out of the M&T loan documents and mortgages. Only after discovering that Bluestone had senior title did WM reconsidered its position and essentially initiated a mortgage foreclosure action against itself to get a second deed to the same property with the hopes of extinguishing Bluestone's leasehold. WM is now engaged in attempting to re-write history to justify its attempts to initiate a second execution on the New Milford property on a mortgage instrument that was plainly released upon the clear language of the Settlement Agreement.

and that creditor had burden of overcoming that presumption). Despite WM contention that the plain language of the Settlement Agreement evidenced the parties' intent to maintain a mortgage lien on the New Milford property, there is simply no language in the Settlement Agreement that even remotely suggests that WM was maintaining its *in rem* lien under the 2004 mortgage.¹⁰ To the contrary, the only specific language referencing the 2004 mortgage relates to TNT's release from liability for any of the M&T loan and security documents. WM has failed to meet its burden of proof to overcome the applicable presumption that the discharge of TNT from liability for the underlying 2004 note did not also discharge and release the 2004 mortgage itself.¹¹

III. Conclusion

Bluestone has demonstrated appropriate legal grounds to set aside the writ of execution in this case in that the Settlement Agreement released and discharged TNT from the 2004 promissory note and 2004 mortgage. WM has failed to demonstrate a clear intent of *both* parties that the Settlement Agreement did not release the 2004 mortgage from the New Milford property. There is no language in the Settlement

leasehold interest. The collateral proceedings between WM and Bluestone shed an important light on the interpretation of this settlement agreement and the broad language releasing TNT from any claims arising out of the M&T loan documents and mortgages. Only after discovering that Bluestone had senior title did WM reconsidered its position and essentially initiated a mortgage foreclosure action against itself to get a second deed to the same property with the hopes of extinguishing Bluestone's leasehold. WM is now engaged in attempting to re-write history to justify its attempts to initiate a second execution on the New Milford property on a mortgage instrument that was plainly released upon the clear language of the Settlement Agreement.

10 WM argues that Bluestone's argument wrongly "presumes that full payment was made on the debt, which simply did not occur here." (Ans. ¶ 167.) Frankly, the Settlement Agreement is a comprehensive document that provides WM with substantial consideration, including \$1 million in cash payments coupled with significant rights relative to the receipt of future incomes from natural gas royalties. The Settlement Agreement involved numerous parties and financial institutions and it was designed to resolve the quagmire created by the myriad of debt owed to a variety of different entities by TNT, its related business entities and its owners. Based upon this record, and contrary to WM's assertion, the Settlement Agreement demonstrates a clear intent to resolve all outstanding debt obligations relative to the M&T loans and security documents. It is also apparent that WM received substantial consideration as part of the Settlement Agreement. When it entered into the Settlement Agreement, it is clear that WM believed that it was receiving sufficient compensation (both immediate cash compensation as well as future streams of income from natural gas royalty revenues) to release the 2004 loan and mortgage on the New Milford property (especially where WM also mistakenly believed that it already had acquired senior title to the New Milford property by virtue of the first Sheriff Sale).

11 Indeed, this case presents a case where the presumption of release of the mortgage is unnecessary as the Settlement Agreement itself specifically released TNT from the 2004 mortgage. In this regard, this case provides even more conclusive evidence of the mortgage discharge than those cases where simply the note or loan was discharged and the court then relied upon a presumption that the mortgage was also discharged. The Settlement Agreement specifically indicates that both the 2004 note and 2004 mortgage were released, i.e., there is not even a need for the presumption. In such circumstances, the creditor would need to produce some evidence that the parties' intended, contrary to their clear intent evidenced by their written discharge of both the note and the mortgage, that the mortgage lien would not be discharged. Obviously, any attempt by a creditor to do so would result in the same problem that WM faced in this litigation, i.e., it requires the creditor to contradict the written release executed by the parties.

Agreement that would have limited in any way the broad release and discharge of the 2004 mortgage. WM's attempts to strain the words of the Settlement Agreement to provide for such a retention of the its lien on the New Milford property run contrary to the evidence submitted in this matter for the following reasons:

- (1) Prior to the execution of the Settlement Agreement, WM plainly (and wrongly) believed that it already owned the New Milford property as a result of its execution on its money judgment and obtaining a Sheriff's Deed to the New Milford property. WM's belief that it had senior title to the New Milford property is demonstrated by the ejectment proceedings that WM initiated in the United States District Court for the Middle District of Pennsylvania. It was not until WM discovered that its title was junior to Bluestone's lease, which occurred after the Settlement Agreement, that WM then asserted that it never intended to release the 2004 mortgage. Given that WM clearly believed that it had acquired senior title to the New Milford property, WM had no reason to demand retention of the 2004 mortgage on the New Milford property when it entered into the Settlement Agreement.
- (2) There is no language in the Settlement Agreement that even remotely suggests that WM intended to retain a mortgage lien on the New Milford property under the 2004 mortgage.
- (3) As a result of its lease agreement with Bluestone, TNT needed to obtain a release of the 2004 mortgage in order to assure that Bluestone's leasehold was not divested. It strains credulity to even suggest that TNT would have negotiated a comprehensive "release" that preserved WM's right to divest Bluestone from the New Milford Township property. If TNT had negotiated such a "release," TNT would have simply been substituting one liability for another, which is contrary to the purpose of seeking a settlement and release of all potential claims.
- (4) The only specific language in the Settlement Agreement that references the 2004 mortgage specifically releases it without any limitations or reservation.

There is no dispute whatsoever that WM released TNT from the 2004 loan and 2004 mortgage pursuant to the comprehensive Settlement Agreement. While WM contends that this release was never intended to truly release the 2004 mortgage, it was WM's burden to demonstrate that the parties' intended to allow WM to continue to maintain a lien on the New Milford property. There is nothing in the Settlement Agreement that would even suggest such an intent – and WM has presented no evidence to meet its burden of overcoming the presumption that the discharged mortgage was satisfied. Instead, the evidence presented leads to only one logical conclusion - the parties intended that the Settlement Agreement resolve, satisfy and discharge all of the respective obligations between the parties.

For these reasons, Bluestone's petition will be granted.

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 Joseph Kane of Forest City, Susquehanna County, Pennsylvania.

Letters of Administration in the above estate have 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: Eva Kubus, 426 Higgins Street, Forest City, PA 18421.

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
Attorney for the Estate

7/21/2017 • 7/28/2017 • 8/4/2017

ESTATE NOTICE

In the Estate of Helen E. DeGroat, late of the Township of Liberty, 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:

Beverly G. DeGroat
1121 Valley View Road
Montrose, PA 18801

or

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

7/14/2017 • 7/21/2017 • 7/28/2017

EXECUTRIX NOTICE

Estate of William Franklin Miller
AKA William Miller
Late of Rush Township
EXECUTRIX
Michelle Miller
362 W. Snyder Ave.
Lansford, PA 18232
ATTORNEY
Marion O'Malley

4 Chestnut Street
Montrose, Pennsylvania 18801

7/14/2017 • 7/21/2017 • 7/28/2017

EXECUTRIX NOTICE

Estate of Emanuel L. Dietsch AKA
Emanuel Dietsch AKA Emanuel
Ludwig Dietsch
Late of Auburn Township
EXECUTRIX
Cynthia J. Esposito
220 Riverside Boulevard, Apt. 8N
New York, NY 10069
ATTORNEY
Judd B. Fitze
7 Marion Street
Tunkhannock, PA 18657

7/14/2017 • 7/21/2017 • 7/28/2017

EXECUTRIX NOTICE

Estate of Kathryn O. Fosegan
Late of Silver Lake Township
EXECUTRIX
Adrienne Ropecaka
314 Progy Road
Brackney, PA 18812

7/14/2017 • 7/21/2017 • 7/28/2017

NOTICE

**IN THE ESTATE OF ROGER R.
RINKER, A/K/A ROGER W.
RINKER**, late of the Borough of
Hallstead, County of Susquehanna,
Pennsylvania, Letters Testamentary
in the above Estate having been
granted to the undersigned, all
persons indebted to said Estate are
requested to make prompt payment
and all having claims against said

Estate will present them without
delay to:

TODD D. RINKER, Executor
P.O. Box 736
Hallstead, PA 18822

OR

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

7/7/2017 • 7/14/2017 • 7/21/2017

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN
THAT Articles of Incorporation
were filed with the Department of
State of the Commonwealth of
Pennsylvania, at Harrisburg, PA.

The name of the proposed
corporation is A WILBER STONE
INC.

The corporation is to be (or has
been) incorporated under the
Pennsylvania Business Corporation
Law of 1988.

Michael J. Gathany
Attorney at Law
P.O. Box 953
671 Main St.
Hallstead, PA 18822

7/21/2017

NOTICE

NOTICE IS HEREBY GIVEN
THAT Articles of Incorporation
were filed with the Department of
State of the Commonwealth of
Pennsylvania, at Harrisburg, PA.

The name of the proposed
corporation is R L SECHRIST
TRUCKING INC

The corporation is to be (or has
been) incorporated under the
Pennsylvania Business Corporation
Law of 1988.

Michael J. Gathany
Attorney at Law
P.O. Box 953
671 Main St.
Hallstead, PA 18822

7/21/2017

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to
all persons interested in the
following named Estate. The
accountant of said Estate has filed
in the Register's Office of
Susquehanna County the
accounting which has been
certified to the Clerk of the
Orphans' Court Division, Court of
Common Pleas:

First and Final Accountings:

Estate of RALPH OLSEN,
deceased
Michael J. Gathany, Administrator

Estate of CLARENCE F. BEAM
a/k/a CLARENCE BEAM,

deceased
John Stone, Executor

The above accounting will be
presented to the Judge of the Court
of Common Pleas on Tuesday,
August 15, 2017, and if no
exceptions have been filed thereto
the account will be Confirmed
Final.

**MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT**

7/21/2017 • 7/28/2017

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 AUGUST 8, 2017

**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

8-8-2017 9:00 AM

Writ of Execution No.:

2017-531 CP

PROPERTY ADDRESS: 5266

Fiddle Lake Road aka SR 2046 Lot 2

Thompson, Pa 18465

LOCATION: Ararat Township
Tax ID #: 172.00-1,045.01,000.

IMPROVEMENTS: ONE - ONE Story Doublewide Manufactured Dwelling

DEFENDANTS: Emily Maslar, Administratrix of the Estate of Darlene Ann Maslar, Deceased

ATTORNEY FOR PLAINTIFF:
Leon Haller, Esq
(717) 234-4178

NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given

and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to:

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

Lance M. Benedict,
Susquehanna County Sheriff

7/21/2017 • 7/28/2017 • 8/4/2017

MORTGAGES AND DEEDS

RECORDED FROM JULY 6, 2017 TO JULY 12, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$81,500.00
Mortgagor: WELCH, WILLIAM J 2 - WELCH, RENEE M	Mortgagee: SCHMIDT, LISA 2 - SCHMIDT, KENNETH
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$77,600.00
Mortgagor: STANG, AARON	Mortgagee: CU MORTGAGE SERVICES INC
Locations: Parcel # 1 - 218.03-1,062.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$232,750.00
Mortgagor: ANISKA, DANIEL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 263.00-1,167.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$26,000.00
Mortgagor: KULP, MATTHEW R 2 - KULP, CHRISTINA J 3 - CONNER, JOHN P 4 - CONNER, BARBARA A	Mortgagee: NORTHWEST BANK
Locations: Parcel # 1 - 113.00-1,010.00.000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$353,500.00
Mortgagor: BACKER, DANIEL 2 - BACKER, GRETCHEN PLATT	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.17-1,017.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$353,500.00
Mortgagor: BACKER, DANIEL J 2 - BACKER, GRETCHEN P	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.17-3,085.00.000.	Municipality MONTROSE 2W
Information:	Consideration: \$106,236.00
Mortgagor: SERRA, CHRISTOPHER A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 114.12-1,012.00.000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$53,529.00
Mortgagor: BEAN, JAMIE L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 249.19-1,033.00.000.	Municipality FOREST CITY 2W

★ 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: \$416,200.00
Mortgagor: BACKER, DANIEL J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BACKER, GRETCHEN P	
Locations: Parcel # 1 - 124.17-1,045.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$416,200.00
Mortgagor: BACKER, DANIEL J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BACKER, GRETCHEN P	
Locations: Parcel # 1 - 124.17-3,085.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$482,500.00
Mortgagor: BACKER, DANIEL J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BACKER, GRETCHEN P	
Locations: Parcel # 1 - 124.17-3,085.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$843,500.00
Mortgagor: BACKER, DANIEL J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BACKER, GRETCHEN P	
Locations: Parcel # 1 - 126.06-1,026.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: POLEDNAK, MARK	Mortgagee: PNC BANK
2 - POLEDNAK, ANN MARIE	
Locations: Parcel # 1 - 247.00-1,042.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$66,000.00
Mortgagor: BUTCHER, NICHOLAS	Mortgagee: HONESDALE NATIONAL BANK
2 - BUTCHER, TRUDY	
3 - DUNBACK, CAROLYN	
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$66,000.00
Mortgagor: BUTCHER, NICHOLAS	Mortgagee: HONESDALE NATIONAL BANK
2 - BUTCHER, TRUDY	
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$605,000.00
Mortgagor: GRIFFIS, LARRY A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GRIFFIS, SANDRA L	
Locations: Parcel # 1 - 124.15-1,020.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$605,000.00
Mortgagor: GRIFFIS, LARRY A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - GRIFFIS, SANDRA L	
Locations: Parcel # 1 - 102.00-1,070.00,000. 2 - 102.00-1,070.00,001.	Municipality FOREST LAKE TOWNSHIP FOREST LAKE 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: \$160,000.00
Mortgagor: LAVELLE, BRITTNEY 2 - LAVELLE, THOMAS	Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Parcel # 1 - 245.00-2,049.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$76,200.00
Mortgagor: DANIELS, LYNETTE A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 090.18-1,002.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$112,500.00
Mortgagor: WALLIS, JOSHUA 2 - YARRISH, MELISSA	Mortgagee: FNCF BANK
Locations: Parcel # 1 - 152.00-1,043.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$127,687.00
Mortgagor: CASTORINA, JAMES 2 - CASTORINA, KAREN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CITYWORTH MORTGAGE LLC
Locations: Parcel # 1 - 207.00-2,023.00.000.	Municipality CLIFFORD TOWNSHIP
Information: EQUITY LINE OF CREDIT	Consideration: \$70,000.00
Mortgagor: WOOD, NICOLE Y (AKA) 2 - MAJOR, NICOLE	Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY
Locations: Parcel # 1 - 026.00-2,024.03.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$62,000.00
Mortgagor: BLACK, CHRISTOPHER D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 182.00-2,037.01.000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$54,003.00
Mortgagor: AYRES, CHELSEA R 2 - CORSE, CATHERINE ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 054.11-4,034.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$42,400.00
Mortgagor: VENESKY, ANDREA M	Mortgagee: PS BANK
Locations: Parcel # 1 - 054.07-1,036.00.000.	Municipality OAKLAND BOROUGH
Information: SECOND MTG	Consideration: \$5,000.00
Mortgagor: VENESKY, ANDREA M	Mortgagee: PS BANK
Locations: Parcel # 1 - 054.07-1,036.00.000.	Municipality OAKLAND BOROUGH
Information:	Consideration: \$333,700.00
Mortgagor: WALDRON, JACQUELINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 130.00-1,039.00.000.	Municipality NEW MILFORD TOWNSHIP

Information:	Consideration: \$90,000.00
Mortgagor: SAYLOR, JEREMY R	Mortgagee: PS BANK
2 - SAYLOR, LONI A	
Locations: Parcel #	Municipality
1 - 217.00-2,014.01,000.	SPRINGVILLE TOWNSHIP

DEEDS

Information:	Consideration: \$2,832.07
Grantor: ULMER, DONALD L SR FAMILY	Grantee: COMMUNITY BANK
(TRUST BY TRUSTEES BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 021.04-1,064.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$179,900.00
Grantor: WALTERS, ROBERT L	Grantee: COREY, GARY J
2 - WALTERS, RUTH ANN	2 - COREY, JULIE
Locations: Parcel #	Municipality
1 - 214.02-1,021.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$88,000.00
Grantor: SCHMIDT, LISA	Grantee: WELCH, WILLIAM J
2 - SCHMIDT, KENNETH H (BY ATTY)	2 - WELCH, RENEE M
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: ZDANCEWICZ, MARK	Grantee: STANG, AARON
2 - ZDANCEWICZ, MARY	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MILLER, KAREN	Grantee: WHITE, MARGARET MILLER
	2 - BAILEY, LESLIE MILLER
	3 - STINEHART, ELIZABETH MILLER
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1,00
Grantor: GOLDEN EAGLES HUNTING ASSOC	Grantee: MCCOLGAN, JAMES F
	2 - MCCOLGAN, DANIEL F
	3 - MCCOLGAN, DENNIS F
	4 - MUMPER, MICHAEL G
	5 - CURRY, CHARLES V
	6 - MCSHANE, BRIAN J
Locations: Parcel #	Municipality
1 - 127.00-1,044.00,000.	NEW MILFORD TOWNSHIP



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

Information:	Consideration: \$1.00
Grantor: MCCOLGAN, JAMES F 2 - MCCOLGAN, THERESA M 3 - MCCOLGAN, DANIEL J 4 - MCCOLGAN, MARIELLEN D 5 - MCOLGAN, DENNIS F 6 - MCOLGAN, MADELINE 7 - MUMPER, MICHAEL G 8 - MUMPER, CONSTANCE M 9 - CURRY, CHARLES V 10 - MCSHANE, BRIAN J 11 - MCSHANE, JACLYN	Grantee: GOLDEN EAGLES HUNTING LLC
Locations: Parcel # 1 - 127.00-1,044.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$110,000.00
Grantor: DURANTE, JOHN JR 2 - DURANTE, ANTOINETTE	Grantee: NOBLE, JEFF 2 - NOBLE, CINDY
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CITIMORTGAGE INC	Grantee: SECRETARY OF VETERANS AFFAIRS
Locations: Parcel # 1 - 268.07-1,086.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$245,000.00
Grantor: PHILLIPS, DAVID G JR 2 - BRACKEVA-PHILLIPS, JULIE E (AKA) 3 - PHILLIPS, JULIE E BRACKEVA	Grantee: ANISKA, DANIEL
Locations: Parcel # 1 - 263.00-1,167.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$382,500.00
Grantor: LYNETT, WILLIAM SCOTT 2 - LYNETT, ANNA CASEY	Grantee: YARKONI, ALON 2 - YARKONI, JOY
Locations: Parcel # 1 - 210.00-1,004.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$104,000.00
Grantor: FINOCCHIARO, AGNES (FKA) 2 - SKEBA, AGNES 3 - FINOCCHIARO, ALFRED	Grantee: SERRA, CHRISTOPHER A
Locations: Parcel # 1 - 114.12-1,012.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: FIONDI INC	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 119.00-1,009.00,000. 2 - N/A	Municipality MIDDLETOWN TOWNSHIP FOREST LAKE TOWNSHIP
Comments: 1 - ALSO FOREST LAKE TWNSHP	
Information:	Consideration: \$1.00
Grantor: POWERS & POWERS FAMILY LIMITED PARTNERSHIP	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 119.00-1,010.00,000.	Municipality MIDDLETOWN TOWNSHIP
Comments: 1 - ALSO FOREST LAKE TWNSHP	

★ 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: \$270,000.00
Grantor: LEONE, RONALD	Grantee: LACKEY, JOHN C
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$52,994.00
Grantor: CALAFUT, KATHLEEN R	Grantee: BEAN, JAMIE L
2 - CALAFUT, EDWARD J	
3 - CURTIS, KIM A	
4 - CURTIS, RICHARD E	
Locations: Parcel #	Municipality
1 - 249.19-1,033.00,000.	FOREST CITY 2W
Information:	Consideration: \$70,000.00
Grantor: LUCIER, SHARON L	Grantee: THULLEN, JACK
	2 - THULLEN, HEIDI
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIMMONS, STEVE J	Grantee: EDDLESTON, DAVID
2 - MCGUIRE, ALICE L	
Locations: Parcel #	Municipality
1 - 051.00-1,003.01,000.	GREAT BEND TOWNSHIP
Information: EXECUTOR'S DEED	Consideration: \$1.00
Grantor: KING, ANDREW E (ESTATE)	Grantee: FAHRINGER, JENNY
	2 - DUFFEK, BILLIE
	3 - HESS, KAY
	4 - KING, PAUL
	5 - KING, DAVID
Locations: Parcel #	Municipality
1 - 021.05-1,019.00,000.	LITTLE MEADOWS BOROUGH
Information: EXECUTOR'S DEED	Consideration: \$1.00
Grantor: KING, ANDREW E (ESTATE)	Grantee: KING, PAUL
Locations: Parcel #	Municipality
1 - 021.05-1,067.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$74,000.00
Grantor: BURNS, CHARLES W (ESTATE AKA)	Grantee: BUTCHER, NICHOLAS
2 - BURNS, CHARLES (ESTATE AKA)	2 - BUTCHER, TRUDY
3 - BURNS, CHARLES WILLIAM (ESTATE)	3 - DUNBACK, CAROLYN
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$200.00
Grantor: PERLICK, ZACHARY	Grantee: GLOVER, JASON M
2 - PERLICK, SHEILA	2 - GLOVER, TAMMY L
Locations: Parcel #	Municipality
1 - 054.00-1,012.01,000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SALANSKY, RONNA (ESTATE)	Grantee: SALANSKY, MARK
	2 - SALANSKY, DONALD
	3 - KERR, KIMBERLY SALANSKY
Locations: Parcel #	Municipality
1 - 244.00-1,072.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOZZO, AGOSTINO C	Grantee: GOZZO, AGOSTINO C
	2 - GOZZO, DANIEL A
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE 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: CORRECTIVE	Consideration: \$1.00
Grantor: CAREY, PRISCILLA (ESTATE AKA 2 - CAREY, PRISCILLA M (ESTATE) 3 - CAREY, EMMA IRENE	Grantee: CAREY, ROBERT R 2 - LESLIE, PHYLLIS
Locations: Parcel # 1 - 218.03-1,025.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$210,000.00
Grantor: MONTROSE HILLBILLIES II LP 2 - MONTROSE HILLBILLIES II LLP	Grantee: WHITE, JAY J
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KUNKLE, SCOTT A 2 - KUNKLE, DONNA A	Grantee: KUNKLE, SCOTT A 2 - KUNKLE, DONNA A
Locations: Parcel # 1 - 191.13-1,006.00.000. 2 - 191.13-2,001.00.000.	Municipality HERRICK TOWNSHIP HERRICK TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: CARD, CHRISTINA W 2 - CARD, MATTHEW 3 - COTTRELL, JONATHAN D 4 - COTTRELL, KAREN	Grantee: DUNN, LINDA B
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LAMPART, EDWARD C	Grantee: LAMPART, EDWARD C JR 2 - LAMPART, DOLORES
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: HUMPHRY, JOHN F 2 - HUMPHRY, AMELIA	Grantee: WALLIS, JOSHUA 2 - YARRISH, MELISSA
Locations: Parcel # 1 - 152.00-1,043.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: DAVIS, SUSANN M	Grantee: CASTORINA, JAMES 2 - CASTORINA, KAREN
Locations: Parcel # 1 - 207.00-2,023.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$9,300.00
Grantor: US BANK	Grantee: CASTLEROCK 2017 LLC
Locations: Parcel # 1 - 191.13-2,042.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LEWIS, GLYNN	Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 265.01-1,008.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: YATKO, STEPHEN A 2 - YATKO, NATASHA 3 - ZELLER, DAVID 4 - ZELLER, DONNA	Grantee: YATKO, STEPHEN A 2 - YATKO, NATASHA
Locations: Parcel # 1 - 262.00-1,012.01.000.	Municipality LENOX TOWNSHIP

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

Information:	Consideration: \$1.00
Grantor: YATKO, STEPHEN A 2 - YATKO, NATASHA 3 - ZELLER, DAVID 4 - ZELLER, DONNA	Grantee: ZELLER, DAVID 2 - ZELLER, DONNA
Locations: Parcel # 1 - 262.00-1,012.01,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HANDELONG, DOROTH A E (BY ATTY)	Grantee: GRANT, RAYMOND A JR
Locations: Parcel # 1 - 115.09-1,047.00,000.	Municipality THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: POMPEY, JOHN J 2 - POMPEY, BARBARA 3 - POMPEY, DOMINICK G 4 - POMPEY, JUDITH A 5 - POMPEY, EDWARD M 6 - POMPEY, MARLENE	Grantee: POMPEY, EDWARD M 2 - POMPEY, MARLENE
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POMPEY, JOHN J 2 - POMPEY, BARBARA 3 - POMPEY, DOMINICK G 4 - POMPEY, JUDITH A 5 - POMPEY, EDWARD M 6 - POMPEY, MARLENE	Grantee: POMPEY, JOHN J 2 - POMPEY, BARBARA
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: OIL GAS & MINERAL	Consideration: \$1.00
Grantor: POMPEY, JOHN J 2 - POMPEY, BARBARA 3 - POMPEY, DOMINICK G 4 - POMPEY, JUDITH A 5 - POMPEY, EDWARD M 6 - POMPEY, MARLENE	Grantee: POMPEY, EDWARD M 2 - POMPEY, JOHN J 3 - POMPEY, DOMINICK G
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: SNYDER, MARY E	Grantee: AYRES, CHELSEA R 2 - CORSE, CATHERINE ANN
Locations: Parcel # 1 - 054.11-4,034.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$53,000.00
Grantor: BURDICK, GEORGE WILLIAM III (AKA ESTATE) 2 - BURDICK, GEORGE WILLIAM III 3 - CURTIS, JOYCE MARIE (EXECUTRIX)	Grantee: VENESKY, ANDREA M
Locations: Parcel # 1 - 054.07-1,036.00,000.	Municipality OAKLAND BOROUGH



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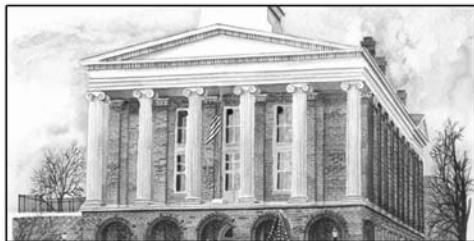
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