

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ May 11, 2018 ★ Montrose, PA ★ No. 6

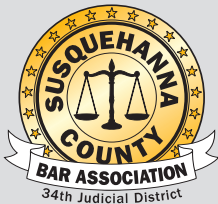


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**Court of Common Pleas
34th Judicial District:**

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.

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

Subscription Year: March–February

Prorated subscriptions available

SUSQUEHANNA COUNTY OFFICIALS

Judge of the Court of Common Pleas

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Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

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Jodi L. Cordner, Esq.

Suzanne Brainard

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Register of Wills/Recorder of Deeds/

Clerk of The Orphan's Court

Michelle Estabrook

Coroner

Anthony J. Conarton

Auditors

George Starzec

Susan Jennings

Richard Suraci

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.

LEGAL NOTICE

ESTATE NOTICE IN THE ESTATE OF JOY E. MASKALY,

late of the Township of New Milford, County of Susquehanna, Commonwealth of Pennsylvania, who died on January 29, 2018. 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: Stephen N. Maskaly, Administrator, c/o JAMI LAYAOU HEARN, ESQ., 181 West Tioga Street, Tunkhannock, PA 18657.

5/11/2018 • 5/18/2018 • 5/25/2018

ESTATE NOTICE

In the Estate of Retha S. Stone, a/k/a Retha Stone, 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:

Sally Zahora
24530 State Route 29
Hallstead, PA 18822

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Ave.
Montrose, PA 18801

5/4/2018 • 5/11/2018 • 5/18/2018

ADMINISTRATRIX NOTICE

Estate of Russell E. Malina, Jr.
AKA Russell Malina
Late of Lathrop Township
ADMINISTRATRIX
Kimberly Ann Sickler
118 Carney Road
Meshoppen, PA 18630
ATTORNEY
Catherine J. Garbus, Esq.
24 E. Tioga St.
Tunkhannock, PA 18657

5/4/2018 • 5/11/2018 • 5/18/2018

ESTATE NOTICE

In the Estate of James R. Fedorko
aka James Fedorko, of Susquehanna
County, Pennsylvania.

Letters Testamentary in the above
estate having been granted to
David Fedorko. 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:

Marissa McAndrew, Esquire
Briechle Law Offices, P.C.
707 Main Street PO Box 157
Forest City, PA 18421
(570) 785-3232
Attorney for the Estate

5/4/2018 • 5/11/2018 • 5/18/2018

ADMINISTRATRIX NOTICE

Estate of Joseph L. Hicket, Jr.
Late of Gibson Township
ADMINISTRATRIX
Roxanne Marie Neely
200 Fairfield Court
Middletown, DE 19709
ATTORNEY
Patrick M. Daly
67 Public Ave.
Montrose, PA 18801

5/4/2018 • 5/11/2018 • 5/11/2018

NOTICE

In the Estate of Pearl Joyce
Stockholm a/k/a Joyce P.
Stockholm, deceased, late of the
City of Kissimmee, Florida

Letters Testamentary in the above
estate having been issued to Roger
E. Stockholm, all persons indebted
to the said estate are requested to
make payment; those having
claims to present the same without
delay to:

Roger E. Stockholm
337 Hausbrook Heights Road
Susquehanna, PA 18847

OR

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

4/27/2018 • 5/4/2018 • 5/11/2018

OTHER NOTICES

NOTICE

Notice is hereby given that on
April 11, 2018, the Petitioner Tom
O'Brian a/k/a Owen R. Figgles was
filed in the above named Court,
requesting an order to change the
name of Codie Tom O'Brian a/k/a
Owen R. Figgles to Owen Figgles.

The Court has fixed the 16th day
of July, 2018 at 10:30 a.m., in
Room #1, of the Courthouse of
Susquehanna County, Pennsylvania
as the time and place for the
hearing on said Petition, when and
where all interested parties may
appear and show cause, if any, why
the request of the Petitioner should
not be granted.

5/11/2018

NOTICE

**COURT OF COMMON PLEAS
SUSQUEHANNA COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2017-01217/2018-519CP**

Notice of Action in Mortgage
Foreclosure

Nationstar Mortgage LLC d/b/a
Mr. Cooper, Plaintiff

vs.

April J. Ramos a/k/a April Ramos,
Defendant

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

To: April J. Ramos a/k/a April
Ramos, Defendant, whose last
known address is 417 Main Street,
Thompson, PA 18465.

Your house (real estate) at 417 Main
Street, Thompson, PA 18465,
115.09-1,044.00,000, is scheduled to
be sold at Sheriff's Sale on 7/10/18,
at 9:30 AM, at Susquehanna County
Sheriff's Office, 105 Maple St.,
Montrose, PA 18801, to enforce the
court judgment of \$80,681.73,
obtained by Nationstar Mortgage
LLC d/b/a Mr. Cooper (the
mortgagee) against you.

- NOTICE OF OWNER'S
RIGHTS - YOU MAY BE ABLE
TO PREVENT THIS SHERIFF'S
SALE - To prevent this Sheriff's
Sale you must take immediate
action:

1. The sale will be cancelled if you
pay back to Nationstar Mortgage

LLC d/b/a Mr. Cooper, the amount
of the judgment plus costs or the
back payments, late charges, costs,
and reasonable attorneys fees due.
To find out how much you must
pay, you may call 610.278.6800.

2. You may be able to stop the sale
by filing a petition asking the
Court to strike or open the
judgment, if the judgment was
improperly entered. You may also
ask the Court to postpone the sale
for good cause.

3. You may be able to stop the sale
through other legal proceedings.

4. You may need an attorney to assert
your rights. The sooner you contact
one, the more chance you will have
of stopping the sale. (See notice
below on how to obtain an attorney.)

- YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE -

5. If the Sheriff's Sale is not
stopped, your property will be sold
to the highest bidder. You may find
out the price bid by calling
610.278.6800.

6. You may be able to petition the
Court to set aside the sale if the bid
price was grossly inadequate
compared to the value of your
property.

7. The sale will go through only if
the buyer pays the Sheriff the full
amount due in the sale. To find out
if this has happened you may call
570.278.4600, x140.

8. If the amount due from the buyer
is not paid to the Sheriff, you will
remain the owner of the property as
if the sale never happened.

9. You have a right to remain in the

property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna County Lawyer
Referral Service,
Susquehanna County Prothonotary
Office,
Courthouse,
P.O. Box 218,
11 Maple St.,
Montrose, PA 18801,
570.278.4600, x120.

**PURSUANT TO THE FAIR DEBT
COLLECTION PRACTICES ACT**

**YOU ARE ADVISED THAT THIS
LAW FIRM IS DEEMED TO BE
A DEBT COLLECTOR
ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.**

Christopher A. DeNardo, Kristen
D. Little, Kevin S. Frankel,
Samantha Gable, Daniel T. Lutz,
Leslie J. Rase, Alison H. Tulio,
Stephanie A. Walczak & Katherine
M. Wolf, Attys. for Plaintiff,
Shapiro & DeNardo, LLC,
3600 Horizon Dr., Ste. 150,
King of Prussia, PA 19406,
610-278-6800.

5/11/2018

LEGAL NOTICE

NOTICE IS HEREBY GIVEN
pursuant to the provisions of the
Act of Assembly No. 295,
approved December 2, 1982, P.L.
1309, of filing in the office of the
Secretary of the Commonwealth of
Pennsylvania at Harrisburg,
Pennsylvania, on April 2, 2018, a
Fictitious Name Registration for
the conduct of business in
Pennsylvania under the assumed or
fictitious name, style or designation
of **VIVA VILLA FARM** with its
principal place of business at 637
Mattes Road, Friendsville, Pa
18818. The name and address of
the person owning or interested in
said business is: Jill Kutz, 637
Mattes Road, Friendsville, Pa
18818.

5/11/2018

**NOTICE OF
FICTITIOUS NAME
REGISTRATION**

We hereby give notice to register in compliance with Pa.C.S. §311(g).

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of:

Hazel's Brownies
3077 North Road
Susquehanna County
Montrose, PA 18801

has submitted an application under the Fictitious Name Act with the Bureau of Corporations and Charitable Organizations of the Pennsylvania Department of State, Harrisburg, PA.

Owner:
Jan Donato
3077 North Road
Montrose, PA 18801

5/11/2018

**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
ELIZABETH JANE DAVIES,
deceased
David J. Calby, Executor.

Carol VanBrunt Comstock Trust
PNC Bank, Co-Trustee

George Carlton Comstock Trust
PNC Bank, Co-trustee

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, May 22, 2018, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

5/4/2018 • 5/11/2018

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 2018**

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, upon Judgment entered therein, there will be exposed to public sale and outcry in the Sheriff's Office,

Susquehanna County Courthouse
Montrose, Pennsylvania, the
following described real estate, to
wit:

2ND SALE DATE

5-22-2018 9:15 AM

Writ of Execution No.:

2017-1354 CP

PROPERTY ADDRESS: 50

Susquehanna Street

New Milford, Pa 18834

LOCATION: Borough of New
Milford

Tax ID #: 090.18-1,008.00,000.

IMPROVEMENTS: ONE - ONE
STORY WOOD FRAMED BRICK
DWELLING

ONE - 24 X 24 WOOD FRAMED
GARAGE

DEFENDANTS: Shawn Moody
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: <http://susqco.com/> - Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE MAY 22, 2018

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

Sale Date and Time

5-22-2018 9:30 AM

Writ of Execution No.:

2018-227 CP

PROPERTY ADDRESS: 2229 Old
Newburg Tpke

Uniondale, Pa 18470

LOCATION: Township of Gibson

Tax ID #: 189.00-1,073.00,000.

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

ONE - 14 X 30 WOOD FRAMED
CLOSED SHED

DEFENDANTS: Scott W. Maxey
and Aurora J. Maxey

ATTORNEY FOR PLAINTIFF:

Lauren Moyer, Esq

(215) 790-1010

NOTICE

The Sheriff shall not be liable for

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

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE MAY 22, 2018

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

Sale Date and Time
5-22-2018 10:00 AM
Writ of Execution No.:
2018-70 CP

PROPERTY ADDRESS: RR 1 Box
1189 n/k/a 1802 Forest Street
Hop Bottom, Pa 18824
LOCATION: Township of Lenox
Tax ID #: 203.00-3,008.00,000.
IMPROVEMENTS: ONE - ONE
AND A HALF WOOD FRAMED
DWELLING
ONE - 16 X 16 OPEN WOOD
FRAMED SHED
ONE - 16 X 32 INGROUND
SWIMMING POOL
DEFENDANTS: Lottie A.
Mercado, as Administratrix of the
Estate of Jorge L. Mercado,
Deceased
ATTORNEY FOR PLAINTIFF:
Matthew Fissel, 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: <http://susqco.com/> - Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 22, 2018**

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

Sale Date and Time

5-22-2018 10:30 AM

Writ of Execution No.:

2018-272 CP

PROPERTY ADDRESS: 390 Post
Pond Road AKA 390 Post Pond
Road Banks Street

FKA RR 1 Box 219 Montrose, Pa
18801

LOCATION: Montrose Borough

Tax ID #: 124.19-2,004.00,000.

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAMED

DWELLING

ONE - 8 X 9 WOOD FRAMED

SHED

DEFENDANTS: Roger D

Richmond and Debra L Richmond
ATTORNEY FOR PLAINTIFF:
Andrew Markowitz, Esq
(215) 790-1274

NOTICE

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

Lance M. Benedict,
Susquehanna County Sheriff

4/27/2018 • 5/4/2018 • 5/11/2018

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 26, 2018 TO MAY 2, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$55,000.00
Mortgagor: KILMER, BARRY R	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - KILMER, KIMBERLY A	
Locations: Parcel #	Municipality
1 - 050.00-2,061.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: HORROCKS, AMBER	Mortgagee: WELSH CONGREGATIONAL CHURCH
2 - SHIPSKY, ANDREW J	
Locations: Parcel #	Municipality
1 - 226.00-2,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$255,667.00
Mortgagor: TRIPP, CHRISTOPHER R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 199.00-1,004.00,000.	DIMOCK TOWNSHIP
Information: OPEN-END MTG	Consideration: \$152,000.00
Mortgagor: ROULLIARD, MARK	Mortgagee: HONESDALE NATIONAL BANK
2 - BOCK, SUSAN (NBM)	
3 - ROULLIARD, SUSAN	
Locations: Parcel #	Municipality
1 - 248.00-1,018.02,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$147,340.00
Mortgagor: BURTS, LEE JR	Mortgagee: TIOGA STATE BANK
2 - BURTS, CHRISTINE LEE	
Locations: Parcel #	Municipality
1 - 102.00-1,078.00,000.	FOREST LAKE TOWNSHIP
Information: OPEN-MTG	Consideration: \$60,000.00
Mortgagor: POTTER, DONNA M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - POTTER, JOHN P	
Locations: Parcel #	Municipality
1 - 222.10-1,034.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$880,000.00
Mortgagor: DIAZ FAMILY LIMITED PARTNERSHIP	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 143.00-1,023.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$98,875.00
Mortgagor: SMITH, JASMINE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 268.07-6,007.00,000.	FOREST CITY

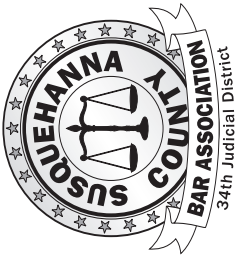
Information:	Consideration: \$155,677.00
Mortgagor: KOZLOWSKI, EDWARD SR (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KOZLOWSKI, EDWARD J SR	2 - RESIDENTIAL HOME MORTGAGE CORPORATION
3 - KRAFT, MARIE	
Locations: Parcel #	Municipality
1 - 223.00-1,050.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: TACURI, JOSE SUSCAL	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 017.00-1,002.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$225,000.00
Mortgagor: SEVERCOOL, RANDY L (AKA)	Mortgagee: COMMUNITY BANK
2 - SEVERCOOL, RANDY	
3 - SEVERCOOL, GERALDINE L (AKA)	
4 - SEVERCOOL, GERALDINE	
Information:	Consideration: \$110,000.00
Mortgagor: CURLEY, ABRAHAM D	Mortgagee: LARUE PARTNERS LP
2 - CURLEY, TINA R	
Locations: Parcel #	Municipality
1 - N/A	FRIENDSVILLE BOROUGH

DEEDS

Information:	Consideration: \$145,000.00
Grantor: HACKER, RICHARD K	Grantee: KILMER, BARRY R
2 - HACKER, AVA J (BY ATTY)	2 - KILMER, KIMBERLY
Locations: Parcel #	Municipality
1 - 050.00-2,061.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$268,000.00
Grantor: MEUNIER, CHRISTIANE	Grantee: TREHAB ASSOCIATES INC
Locations: Parcel #	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$1.00
Grantor: HAGAN, MARY I	Grantee: HAGAN, BRIAN J
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HAGAN, MARY I	Grantee: HAGAN, BRIAN J
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: WELSH CONGREGATIONAL CHURCH	Grantee: HORROCKS, AMBER
	2 - SHIPSKY, ANDREW J
Locations: Parcel #	Municipality
1 - 226.00-2,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GILES, HENRY HEWSON JR (ESTATE)	Grantee: GILES, JUDITH M
Locations: Parcel #	Municipality
1 - 149.00-3,019.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: DILLON COMPANIES INC	Grantee: TH MINIT MARKETS LLC
Locations: Parcel #	Municipality
1 - 268.11-2,002.00,000.	FOREST CITY

Information:	Consideration: \$30,000.00
Grantor: BALUNAS, KYLE EDWARD	Grantee: NEBZYDOSKI, ANN MARIE
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MASTROSIMONE, MARIE T	Grantee: MASTROSIMONE, MARIE T
	2 - MASTROSIMONE, THOMAS
Locations: Parcel #	Municipality
1 - N/A	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: GRANT, MICHAEL	Grantee: GRANT, MICHAEL
Locations: Parcel #	Municipality
1 - 021.05-1,052.00,000.	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$390,000.00
Grantor: STONES RENTAL LLC	Grantee: DIAZ FAMILY LIMITED PARTNERSHIP
Locations: Parcel #	Municipality
1 - 143.00-1,023.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$184,175.00
Grantor: BURTS, LEE	Grantee: BURTS, LEE JR
2 - BURTS, DENISE M	2 - BURTS, CHRISTINE LYNN
Locations: Parcel #	Municipality
1 - 102.00-1,078.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$100,700.00
Grantor: SHIVITZ, DONNA MARIE	Grantee: SMITH, JASMINE
2 - SHIVITZ, JOSEPH	
Locations: Parcel #	Municipality
1 - 268.07-6,007.00,000.	FOREST CITY
Information:	Consideration: \$1.00
Grantor: STRAUB, FRANCES A (ESTATE FKA)	Grantee: GULA, CINDY SUE
2 - COSENTINO, FRANCES A (ESTATE)	2 - GULA, DONALD M JR
Locations: Parcel #	Municipality
1 - 128.00-1,028.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$135,000.00
Grantor: DORANDO, WILHELMINA	Grantee: TACURI, JOSE SUSCAL
Locations: Parcel #	Municipality
1 - 017.00-1,002.00,000.	HARMONY TOWNSHIP
Information: DEED OF AGRICULTURAL CONSERVATION EASEMENT	Consideration: \$75,240.00
Grantor: HOLOFCHAK, NICK	Grantee: SUSQUEHANNA COUNTY PA
	COMMONWEALTH OF
2 - HOLOFCHAK, PAULA	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$2,201.90
Grantor: PATRICK, CAROL S (BY SHERIFF)	Grantee: LSF8 MASTER PARTICIPATION TRUST
Locations: Parcel #	Municipality
1 - 109.05-1,032.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$53,500.00
Grantor: WELLS FARGO BANK	Grantee: PLACE, NATHAN RICHARD
	2 - PLACE, ERIC JOHN
Locations: Parcel #	Municipality
1 - 145.00-3,019.00,000.	BROOKLYN TOWNSHIP

Information:	Consideration: \$1.00
Grantor: DIBBLE, MICHAEL S 2 - DIBBLE, DANIELLE E	Grantee: DALE HOWELL ENTERPRISES INC
Locations: Parcel # 1 - 036.17-1,064.00,000.	Municipality LANESBORO BOROUGH
Information: CORRECTION DEED	Consideration: \$1.00
Grantor: BENNETT, RAYMOND L 2 - BENNETT, CAROL K 3 - LAKE, CURTIS S 4 - TAYLOR, KIMBERLY S 5 - BURGH, CONNIE M (NKA) 6 - KANE, CONNIE M	Grantee: LAKE, CURTIS S 2 - TAYLOR, KIMBERLY S 3 - KANE, CONNIE M
Locations: Parcel # 1 - 141.00-1,016.02,000.	Municipality JESSUP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITMORE, KATHLEEN	Grantee: WHITMORE, STEPHEN R JR
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITMORE, KATHLEEN	Grantee: WHITMORE, STEPHEN R JR
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITMORE, KATHLEEN	Grantee: WHITMORE, STEPHEN R JR (TRUST) 2 - WHITMORE, HEATHER S (TRUST) 3 - WHITMORE, KENDRA R (TRUST)
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WHITMORE, KATHLEEN	Grantee: WHITMORE, STEPHEN R JR
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RINKER, PATRICIA G 2 - BISHOP, DARLENE D 3 - BISHOP, KEVIN	Grantee: RINKER, JASON PATRICK
Locations: Parcel # 1 - 255.08-1,035.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$0.00
Grantor: LIEDTKE, RENATE (ESTATE AKA) 2 - LIEDTKE, RENATE L (ESTATE)	Grantee: PENNELL, EDWIN C
Locations: Parcel # 1 - 195.20-1,003.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BRANCACCIO, MARY (ESTATE)	Grantee: TERPSTRA, BETH ANNE 2 - TERPSTRA, WILLIAM JR
Locations: Parcel # 1 - 075.00-2,007.00,000.	Municipality THOMPSON TOWNSHIP



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