

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ November 23, 2018 ★ Montrose, PA ★ No. 34



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CASES REPORTED

Sepco Inc. d/b/a Servpro of Binghamton East, Servpro of Binghamton West,
Servpro of Broome County and Servpro of Tompkins & Tioga Counties, Plaintiff
v.
Virginia O'Hara, Defendant

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Court of Common Pleas 34th Judicial District:

The Hon. Jason J. Legg
President Judge

The Hon. Kenneth W. Seamans
Senior Judge

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

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

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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

COURT OPINION

IN THE COURT OF COMMON PLEAS
OF SUSQUEHANNA COUNTY, PA

SEPCO INC. d/b/a SERVPRO OF	:	
BINGHAMTON EAST, SERVPRO OF	:	
BINGHAMTON WEST, SERVPRO OF	:	
BROOME COCUNTY AND SERVPRO	:	
OF TOMPKINS & TIOGA COUNTIES	:	
Plaintiff	:	
	:	
v.	:	
	:	
VIRGINIA O'HARA	:	
Defendant	:	No. 2015-1065 CP

OPINION

I. Statement of Facts

On November 28, 2014, Defendant Virginia O'Hara ("O'Hara") sustained fire damage to her home at 860 Lake Road, New Milford, Susquehanna County, Pennsylvania. (Pl.'s Cmp. ¶¶ 2, 4.) Plaintiff Sepco Inc. d/b/a Servpro ("Servpro") is a business that provides cleaning and restoration services with its principal place of business located at 134 Conklin Avenue, Binghamton, New York. (*Id.* ¶¶ 1, 3.) On December 13, 2014, O'Hara signed an Authorization to Perform Services ("contract") with Servpro for the cleaning and restoration of her Lake Road property as well as for the removal and cleaning of her personal property items at a remote location. (*Id.* ¶¶ 5, 7, 8; Pl.'s Cmp. Ex. A.) The contract required O'Hara to make any claims for faulty performance, nonperformance or breach of contract in writing within 60 days after completion of services and to institute any breach of contract action within one year. (*Id.* ¶ 17.)¹ O'Hara was insured by USAA Casualty Insurance Company ("USAA") at the time of the fire and agreed to pay an insurance deductible of \$1,000 as well as any amounts not covered by her insurer to Servpro. (*Id.* ¶¶ 9, 10, 11; Pl.'s Cmp. Ex. A.) O'Hara also agreed to pay Servpro any money received by her from USAA immediately

¹ The contract, under "Terms and Conditions of Service," states the following:

Any claim by Client for faulty performance, for nonperformance or breach under this contract shall be made in writing to Provider within sixty (60) days after completion of services. Failure to make such a written claim for any matter which could have been corrected by Provider shall be deemed a waiver by Client. NO ACTION, REGARDLESS OF FORM, RELATING TO THE SUBJECT MATTER OF THIS CONTRACT MAY BE BROUGHT MORE THAN ONE (1) YEAR AFTER THE CLAIMING PARTY KNEW OF SHOULD HAVE KNOWN OF THE CAUSE OF ACTION.

(Plf. Cmp. Ex A, ¶ 7.)

after she received a check from USAA. (*Id.* ¶ 12; Pl.’s Cmp. Ex. A.) Servpro preformed the restoration and cleaning work for O’Hara. (*Id.* ¶ 13.) On January 30, 2015, USAA issued a check for \$23,584.33 which was made payable to O’Hara and Servpro. (*Id.* ¶ 21; Pl.’s Cmp. Ex. C.) On February 16, 2015, Servpro sent O’Hara an invoice for the work performed in the amount of \$24,584.33. (*Id.* ¶¶ 14, 15; Pl.’s Cmp. Ex. B.) Servpro has not received payment from O’Hara nor has O’Hara notified Servpro in writing of any claims for faulty performance, nonperformance or breach of contract. (*Id.* ¶ 16, 18.)

II. Procedural History

On September 29, 2015, Servpro filed this action for breach of contract (Count I), and unjust enrichment (Count II) contending that O’Hara’s failure to pay Servpro for the services performed and to endorse the USAA check to pay Servpro is a breach of contract. Servpro also asserts that O’Hara was unjustly enriched where she received services but failed to pay for those services. Servpro requested attorney’s fees as provided for pursuant to the terms of the contract. On February 5, 2016, O’Hara filed preliminary objections to Servpro’s complaint contending that Servpro: (1) failed to attach the contract as required by Pennsylvania Rule of Civil Procedure 1019(i); (2) failed to establish there was an agreement for payment of attorney’s fees; and (3) failed to plead the necessary elements for a breach of contract action.² O’Hara subsequently withdrew her preliminary objections. On July 28, 2017, O’Hara filed an Answer to Servpro’s complaint with new matter and a counterclaim.

In her counterclaim, O’Hara asserts claims for negligence and breach of contract, contending that certain personal property items that were to be restored by Servpro have not been returned to her and that certain personal property items were substantially damaged by Servpro. (Def.’s Counterclaim ¶¶ 60, 62, 63.) She alleges that the loss sustained for this damage is \$10,969,256.32. (*Id.* ¶ 63; Def.’s Exs. C, D & E.) On August 22, 2017, Servpro filed an answer to O’Hara’s new matter, asserting, in part, that O’Hara’s claims are waived pursuant to the terms of the contract and that her claims are barred by the statute of limitations set forth in the contract. On May 23, 2018, Servpro filed a motion for summary judgment as to O’Hara’s counterclaims, asserting that O’Hara failed to preserve her rights pursuant to the contract she entered into with Servpro because (1) she failed to provide written notice identifying any claim within 60 days and (2) she failed to bring a claim within one year as set forth in the contract. Oral argument was held on October 23, 2018 and both parties have now submitted briefs arguing their respective positions. The matter is now ripe for disposition.

III. 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

² On March 6, 2016, O’Hara filed for bankruptcy. Argument on O’Hara’s preliminary objections initially scheduled for July 12, 2016 was continued pending the outcome of the bankruptcy proceedings. On March 8, 2017, the bankruptcy action was dismissed by the United States Bankruptcy Court for the Middle District. Argument on the preliminary objections was scheduled for April 18, 2017. On April 17, 2017, O’Hara filed a Praecipe to withdraw her preliminary objections.

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). A record that supports summary judgment will either (1) show the material facts are undisputed or (2) contain insufficient evidence of facts to make out a prima facie cause of action or defense and, therefore, there is no issue to be submitted to the fact-finder. Yenchi v. Ameriprise Financial, Inc., 123 A.3d 1071, 1077 (Pa. Super. 2015) (citing DeArmitt v. N.Y. Life Ins. Co., 73 A.3d 578, 586 (Pa. Super. 2013)). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. Id.

The Court Opinion will continue in the next issue.

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

Estate of Lynn Gumaer, deceased, of 384 Brushville Road, New Milford, Susquehanna County, Pennsylvania, who died October 22, 2018.

Letters Testamentary have been granted to Bonne Travis, Executrix, who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Bonne Travis
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

11/16/2018 • 11/23/2018 • 11/30/2018

**LEGAL AD
EXECUTRIX'S NOTICE**

Letters Testamentary on the Estate of Leila I. Pauswinski aka Leila J. Pauswinski aka Leila Johnson Pauswinski, who died on November 5, 2018, late of Bridgewater Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all persons having claims against it must present them duly authenticated for settlement

Brenda L. Korty, Executrix
663 Old Country Road
Montrose, PA 18801

Date: November 7, 2018

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

11/16/2018 • 11/23/2018 • 11/30/2018

**ESTATE NOTICE
ESTATE OF
STEVEN R. HERMAN**

ESTATE NOTICE ESTATE OF STEVEN R. HERMAN, late of Hop Bottom, Susquehanna County, PA (October 21, 2017). Notice is hereby given that Letters of Administration on the above Estate have been granted to Christopher S. Herman. All persons indebted to the said estate are required to make payment and those having claims are required to present the same without delay to the Administrator named above to the following address 2259 State Route 547, Kingsley, PA 18826.

11/16/2018 • 11/23/2018 • 11/30/2018

EXECUTRIX NOTICE

Estate of Marjorie H. Wildenberg
Late of Herrick Township
EXECUTRIX
Patricia L. Peltz
1383 Wildenberg Road
Union Dale, PA 18470
ATTORNEY
Marissa McAndrew, Esq.
707 Main Street, P.O. Box 157
Forest City, PA 18421

11/9/2018 • 11/16/2018 • 11/23/2018

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 8, 2018 TO NOVEMBER 14, 2018
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$160,050.00
Mortgagor: DARMOFAL, MARK H	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 124.17-4,021.00,000.	MONTROSE 2W
Information:	Consideration: \$25,000.00
Mortgagor: HOFFA, MARK ALAN	Mortgagee: FNCB BANK
2 - HOFFA, LENORA MARIE	
Locations: Parcel #	Municipality
1 - 084.00-1,005.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$99,000.00
Mortgagor: SCHWARZTRAUBER, JOSHUA	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SCHWARZTRAUBER, SARA	
Locations: Parcel #	Municipality
1 - 167.09-1,013.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$111,100.00
Mortgagor: HORNBECK, ALLAN A JR	Mortgagee: HONESDALE NATIONAL BANK
2 - HORNBECK, MARIE A	
Locations: Parcel #	Municipality
1 - 248.00-1,020.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: DAVIS, ALICE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - DAVIS, RAYMOND C	
Locations: Parcel #	Municipality
1 - 180.00-2,009.01,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$230,000.00
Mortgagor: CICILIONI PROPERTIES LLC	Mortgagee: JT SPANO LLC
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$12,000.00
Mortgagor: TRUMAN, ROBERT	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - TRUMAN, LINDA	
Locations: Parcel #	Municipality
1 - 126.00-1,003.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$235,000.00
Mortgagor: BROWN, PHILIP R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BROWN, P SCOTT	
3 - HARMER, ROBERT J	
Locations: Parcel #	Municipality
1 - 222.06-1,024.00,000.	HOP BOTTOM BOROUGH

Information:	Consideration: \$235,000.00
Mortgagor: BROWN, PHILIP R	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BROWN, P SCOTT	
3 - HARMER, ROBERT J	
Locations: Parcel #	Municipality
1 - 222.10-2,044.00,000.	HOP BOTTOM BOROUGH
2 - 184.11-1,031.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$167,480.00
Mortgagor: STILES, JOHN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - STILES, KAREN ANN	2 - STEARNS LENDING LLC
Locations: Parcel #	Municipality
1 - 065.00-1,055.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$118,270.00
Mortgagor: BENNETT, AUSTIN	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 124.15-2,025.00,000.	MONTROSE
Information:	Consideration: \$77,150.00
Mortgagor: OBRIEN, TRAVIS	Mortgagee: WELLS FARGO BANK
Locations: Parcel #	Municipality
1 - 268.06-2,022.00,000.	FOREST CITY
Information:	Consideration: \$190,000.00
Mortgagor: JOHNSON, SCOTT D	Mortgagee: TIOGA STATE BANK
2 - JOHNSON, MARYBETH	
Locations: Parcel #	Municipality
1 - 023.00-2,014.00,000.	CHOCONUT TOWNSHIP
Information:	Consideration: \$140,507.00
Mortgagor: STEFFENS, KEITH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - SUMMIT MORTGATE CORPORATION
Locations: Parcel #	Municipality
1 - 050.07-1,014.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$21,000.00
Mortgagor: BURTS, LEE JR	Mortgagee: TIOGA STATE BANK
2 - BURTS, CHRISTINE LYNN	
Locations: Parcel #	Municipality
1 - 102.00-1,078.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$179,000.00
Mortgagor: CLAYTON, CRISTINE	Mortgagee: CLAYTON, ROBERT
2 - KARAKASH, JOHN M	2 - CLAYTON, MARY ANN
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$102,600.00
Mortgagor: CRYSTELLA PROPERTIES LLC	Mortgagee: WAYNE BANK
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$145,000.00
Mortgagor: MCCLAIN, STACEY L	Mortgagee: CITIZENS & NORTHERN BANK
Locations: Parcel #	Municipality
1 - 183.00-1,080.00,000.	BROOKLYN TOWNSHIP
2 - 183.00-1,080.00,001.	BROOKLYN TOWNSHIP
3 - 183.00-1,080.00,002.	BROOKLYN TOWNSHIP

Information:	Consideration: \$114,921.00
Mortgagor: ADAMS, JOSHUA R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - ADAMS, AMY L	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - 162.00-2,012.01,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$131,000.00
Mortgagor: FLYNN, JOHN P	Mortgagee: NBT BANK
2 - FLYNN, SHANNON L	
Locations: Parcel #	Municipality
1 - 248.00-1,020.10,000.	CLIFFORD TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: DARROW, AMY E	Grantee: DARROW, AMY E
2 - LINDSLEY, CLAIR (ESTATE)	
Locations: Parcel #	Municipality
1 - 028.00-1,022.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: DETWILER, MIRIAM (TRUST)	Grantee: DARMOFAL, MARK H
2 - DETWILER, MICHAEL (TRUSTEE)	
3 - WOOD, GAY (TRUSTEE)	
Locations: Parcel #	Municipality
1 - 124.17-4,021.00,000.	MONTROSE 2W
Information:	Consideration: \$1.00
Grantor: BISHOP, GEORGE R SR (AKA BY POA)	Grantee: BISHOP, GEORGE R (AKA)
2 - BISHOP, GEORGE R (AKA BY POA)	2 - BISHOP, GEORGE RAYMOND
3 - BISHOP, GEORGE RAYMOND (BY POA)	3 - BISHOP, SHEILA D
4 - BISHOP, SHEILA	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$112,000.00
Grantor: PETROW, SUSAN DE GROOT (AKA ESTATE)	Grantee: SCHWARZTRAUBER, JOSHUA
2 - PETROW, SUSAN (ESTATE)	2 - SCHWARZTRAUBER, SARA
Locations: Parcel #	Municipality
1 - 167.09-1,013.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: CARD, STUART ARTHUR (ESTATE)	Grantee: LYONS, DAVID
	2 - LYONS, ELIZABETH
Locations: Parcel #	Municipality
1 - 016.00-2,062.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: WOOD, MARK R (ESTATE)	Grantee: DAVIS, ALICE M
2 - WOOD, JOSHUA M	
3 - WOOD, ADAM	
Locations: Parcel #	Municipality
1 - 180.00-2,009.01,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$10.00
Grantor: BARTON PROPERTY HOLDINGS LLC	Grantee: BARTON PROPERTY HOLDINGS LLC
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP

Information:	Consideration: \$20,000.00
Grantor: BARTON PROPERTY HOLDINGS LLC	Grantee: GORICK, CHRISTOPHER D 2 - GORICK, SHARON M
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$300,000.00
Grantor: JT SPANO LLC	Grantee: CICILIONI PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$4,000.00
Grantor: STELLA, ALBERT A (ESTATE AKA) 2 - STELLA, ALBERT ALEXANDER (ESTATE AKA) 3 - STELLA, A ALEXANDER (ESTATE)	Grantee: WH SERVICES INC
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: HALL, JOANN	Grantee: HALL KINDLER LLC
Locations: Parcel # 1 - 031.00-2.055.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HALL, JOANN	Grantee: HALL KINDLER LLC
Locations: Parcel # 1 - 050.00-2.005.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HALL, JOANN	Grantee: HALL KINDLER LLC
Locations: Parcel # 1 - 050.00-2.005.01,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBINSON, CHARLES 2 - ROBINSON, MARLENE L	Grantee: HOWARD, SHIRLEY
Locations: Parcel # 1 - 236.00-1,003.03,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBINSON, MARLENE L 2 - ROBINSON, CHARLES	Grantee: HOWARD, SHIRLEY
Locations: Parcel # 1 - 236.00-1,003.01,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEASLEY, JANET L	Grantee: BEASLEY FAMILY TRUST
Locations: Parcel # 1 - 234.00-1,052.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$789.21
Grantor: PARRY, ROBERT N 2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: KELLEY, JEFFREY J
Locations: Parcel # 1 - 245.00-2.100.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1,956.21
Grantor: FLANDERS, RICHARD H 2 - FLANDERS, FRIEDA M 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: FULDA, MAYER
Locations: Parcel # 1 - 054.15-3.009.00,000.	Municipality SUSQUEHANNA

Information:	Consideration: \$5,500.00
Grantor: HEIBER, JEREMY D	Grantee: BAKER-SCHWARTZ, EVA G
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.15-3.013.01,000.	SUSQUEHANNA
Information:	Consideration: \$8,000.00
Grantor: SPOONHOWER, DOROTHY	Grantee: SHOLTISS, JOHN
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.11-2.073.00,000.	SUSQUEHANNA
2 - 054.11-2.073.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$48,000.00
Grantor: FIKE, LISA (AKA)	Grantee: MILLARD, KEVIN
2 - FIKE, LISA M	
Locations: Parcel #	Municipality
1 - 046.00-1,032.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$71,500.00
Grantor: MONIZ, FRANCIS W (AKA BY GUARDIAN)	Grantee: KRASAVAGE, PATRICK SR
2 - MONIZ, FRANCIS (BY GUARDIAN)	2 - KRASAVAGE, ELEANOR
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$1.00
Grantor: COOLBAUGH, LAURA	Grantee: UNITED STATES DEPARTMENT OF AGRICULTURE
(BY UNITED STATES MARSHALL)	
2 - COOLBAUGH, RAYMOND E	
(BY UNITED STATES MARSHALL)	
Locations: Parcel #	Municipality
1 - 162.00-1,047.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$167,480.00
Grantor: WASHAK, KATHLEEN A	Grantee: STILES, JOHN
	2 - STILES, KAREN ANN
Locations: Parcel #	Municipality
1 - 065.00-1,055.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HOLTSMASER, THOMAS PATRICK	Grantee: HOLTSMASER, THOMAS PATRICK
2 - HOLTSMASER, ROSILENE	2 - HOLTSMASER, JACOB THOMAS
Locations: Parcel #	Municipality
1 - 183.00-1,048.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONE, RONALD LEE	Grantee: KUENZLI, DORIS E
Locations: Parcel #	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$100,000.00
Grantor: HESS, PETER A (ESTATE)	Grantee: HAREL, LAURA
Locations: Parcel #	Municipality
1 - 065.07-1,003.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$117,100.00
Grantor: WARNER, JAMES D	Grantee: BENNETT, AUSTIN C
2 - WARNER, CELIA ANN	
Locations: Parcel #	Municipality
1 - 124.15-2.025.00,000.	MONTROSE
Information:	Consideration: \$1.00
Grantor: DRISCOLE, RICHARD H (ESTATE)	Grantee: DRISCOLE, JOHN J
	2 - DRISCOLE, HOWARD P
Locations: Parcel #	Municipality
1 - 022.00-1,041.00,000.	APOLACON TOWNSHIP

Information:	Consideration: \$39,500.00
Grantor: GOLWITZER, COURTNEY	Grantee: EHRIE, THOMAS R
2 - ERCEG, GUY A	2 - EHRIE, JENNIFER ROBIN
Locations: Parcel #	Municipality
1 - 031.19-2.007.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$61,000.00
Grantor: OVERHOLTZER, JOHN P	Grantee: WOOD, DOUGLAS L JR
2 - OVERHOLTZER, GEORGIA C	2 - WOOD, GAY M
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information: INT 42 UNIT 24	Consideration: \$100.00
Grantor: CAST, JANET M	Grantee: BREMER HOF OWNERS INC
2 - WHITE, JASON EDWARD	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$143,100.00
Grantor: HARRIS, JEAN E	Grantee: STEFFENS, KEITH
Locations: Parcel #	Municipality
1 - 050.07-1,014.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$50,000.00
Grantor: ENOS, CAROLYN JONES	Grantee: VJC HOLDINGS III LLC
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CARLEY, RAYMOND G	Grantee: WHITMORE, KATHLEEN A
2 - CARLEY, EVELYN J	
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KIPAR, DAVID R	Grantee: KIPAR, PATRICK KURT
2 - KIPAR, SUSAN	
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$180,000.00
Grantor: CLAYTON, ROBERT	Grantee: CLAYTON, CRISTINE
2 - CLAYTON, MARY ANN	2 - KARAKASH, JOHN M
Locations: Parcel #	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$127.90
Grantor: KEENE, ROBERT J	Grantee: KEENE, GERALD F
2 - KEENE, SANDRA K	2 - KEENE, SUSAN
3 - KEENE, GERALD F	
4 - KEENE, SUSAN R	
5 - KEENE, ROBERT J (TRUST BY TRUSTEE)	
6 - KEENE, SANDRA K (TRUST BY TRUSTEE)	
7 - KEENE FAMILY LLC	
Locations: Parcel #	Municipality
1 - 148.00-1,019.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$0.00
Grantor: HOLGASH, STEPHEN JR	Grantee: HOLGASH, STEPHEN F
2 - HOLGASH, CHRISTINE L (AKA)	2 - HOLGASH, KRISTOPHER S
3 - HOLGASH, CHRISTINE (NKA)	
4 - CIARAVINO, CHRISTINE	
Locations: Parcel #	Municipality
1 - 025.03-1,029.00,000.	SILVER LAKE TOWNSHIP
2 - 025.03-1,033.00,000.	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: HOLGASH, STEPHEN F	Grantee: HOLGASH, STEPHEN F 2 - HOLGASH, KRISTOPHER S
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FREY, DORIS E	Grantee: FREY, DORIS E (TRUST)
Locations: Parcel # 1 - 130.00-1,012.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$42,500.00
Grantor: LEWIS, WILLIAM R 2 - LEWIS, DEBORAH M	Grantee: KANE, FRANK P JR 2 - KANE, LORI M
Locations: Parcel # 1 - 126.06-1,027.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$40,000.00
Grantor: MONGELLI, JOSEPH A (ESTATE)	Grantee: INGLESBY, EDWARD 2 - INGLESBY, CATHERINE
Locations: Parcel # 1 - 036.00-1,031.00,000.	Municipality HARMONY TOWNSHIP
Information:	Consideration: \$300.00
Grantor: STELLA, ALBERT A (ESTATE AKA) 2 - STELLA, ALBERT ALEXANDER (ESTATE AKA) 3 - STELLA, A ALEXANDER (ESTATE)	Grantee: LAKE, VINCENT
Locations: Parcel # 1 - 054.15-2,023.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: FLYNN, JOHN P 2 - FLYNN, SHANNON L	Grantee: FLYNN, JOHN P 2 - FLYNN, SHANNON L
Locations: Parcel # 1 - 248.00-1,020.10,000.	Municipality CLIFFORD TOWNSHIP



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