

*OFFICIAL*  
**LEGAL JOURNAL**  
*OF SUSQUEHANNA COUNTY, PA*

34th Judicial District

Vol. 4 ★ May 24, 2019 ★ Montrose, PA ★ No. 8



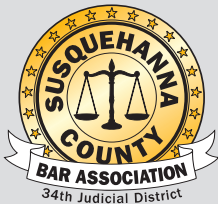
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**CASES REPORTED**

Margaret Stinavage-Kipps, Plaintiff,  
vs.  
Ronald W. Kipps, 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 Friday by the Susquehanna County Bar Association.



**PA LEGAL ADS**

*The Official Legal Publication of Susquehanna County, Pennsylvania*



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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.*

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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.

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

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

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Cathy Hawley

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Lance Benedict

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Marion O'Malley, Esq.

#### **Prothonotary, Clerk of The Court**

Jan Krupinski

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

Alan M. Hall

Elizabeth M. Arnold

MaryAnn Warren

#### **Treasurer**

Jason D. Miller

#### **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.

## COURT OPINION

IN THE COURT OF COMMON PLEAS OF  
SUSQUEHANNA COUNTY, PENNSYLVANIA

MARGARET STINAVAGE-KIPPS,	:	
Plaintiff,	:	
	:	
vs.	:	
	:	
RONALD W. KIPPS,	:	No. 2012-2213 C.P.
Defendant.	:	

## ORDER

**NOW**, this 3rd day of May, 2019, after consideration of plaintiff's petition seeking the Susquehanna County Prothonotary or Susquehanna County Recorder of Deeds to execute deeds in order to transfer real property awarded to plaintiff in the March 10, 2017 equitable distribution order, and the Pennsylvania Superior Court having affirmed the March 10, 2017 equitable distribution, and the Pennsylvania Supreme Court having denied defendant's appeal, and after oral argument held at which defendant contended that his filing of a bankruptcy petition has stayed enforcement of the March 10, 2017 final equitable distribution order, **IT IS HEREBY ORDERED THAT:**

1. Plaintiff's petition is **GRANTED** and the Susquehanna County Prothonotary is directed to execute any and all deeds prepared by plaintiff's counsel that are necessary to effectuate the transfer to the marital real property awarded to plaintiff under this court's March 10, 2017 equitable distribution order.<sup>1</sup>
2. Prior to submission of the deeds by the Susquehanna County Prothonotary, plaintiff's counsel shall provide copies of the proposed deeds to defendant's

<sup>1</sup> State courts have concurred jurisdiction with the federal bankruptcy courts as it relates to determining the applicability of the automatic stay imposed under 11 U.S.C. § 362. *See Pennsylvania Department of Environmental Resources v. Ingram*, 685 A.2d 435, 438 (Pa. Commw. Ct. 1995). "The automatic stay does not bar purely ministerial acts." *In re Rugroden*, 481 B.R. 69, 78 (Bank. Ct. E.D. Cal. 2012). The execution of a deed for real property as required by law is a ministerial act which is outside the scope of the automatic stay. *Id.* at 79 ("The IRS director was required under the unequivocal language [certain statutory and regulatory provisions] to execute deeds in favor of [purchaser at a tax sale] to both Properties. The act of executing the deeds was ministerial and therefore did not violate the automatic stay."). Under the March 10, 2017 equitable distribution order, plaintiff was awarded the parties' jointly held real property in New York State, the parties' jointly held real property in Herrick Township, and the parties' jointly held 9.53 acres of real property in Clifford Township. The Pennsylvania Superior Court affirmed the equitable distribution award and the Pennsylvania Supreme Court denied defendant's request for an appeal. The equitable distribution award is now a final order and plaintiff's entitlement to ownership of that real property has been established.

Prior to defendant filing his bankruptcy petition, plaintiff's counsel had prepared deeds in

counsel in the bankruptcy proceeding who shall have thirty (30) days to review said deeds and raising any objections as to the deed language.

3. In the absence of further order of court, the Susquehanna County Prothonotary shall execute said deeds on or after June 15, 2019.

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**Jason J. Legg**  
**President Judge**



compliance with the equitable distribution award and forwarded said deeds to defendant's legal counsel. Defendant refused to sign the deeds in compliance with March 10, 2017 final equitable distribution order and thereafter filed a bankruptcy petition. Given the facts presented in this case, the execution of the deeds as required under the March 10, 2017 equitable distribution order is a ministerial act that cannot be thwarted by defendant's obstinance prior to the filing of his bankruptcy petition or the automatic stay imposed under § 362 upon the filing of defendant's bankruptcy petition. Given defendant's refusal to execute the necessary deeds, the Susquehanna County Prothonotary has the power and authority to execute the deeds if directed to so by this court. See Friday v. Friday, 12 Phila. Co. Rep. 655, 568 (Phila. Ct. Common Pleas 1985); Miller v. DeSzirmay, 58 Pa. D. & C.2d 731, 734 (Pike Ct. Common Pleas 1971).

**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**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.*

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**NOTICE**

IN THE ESTATE OF **ROXANNE M. FRASIER, A/K/A ROXANNE MAE FRASIER**, late of the Township of New Milford, 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:

**Amanda Lynn Frasier, Executrix**  
**8176 SR 29**  
**Montrose, PA 18801**

**OR**

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

**5/24/2019 • 5/31/2019 • 6/7/2019**

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**EXECUTRIX NOTICE**

Estate of Stephen H. Mowry AKA  
Steve Mowry  
Late of Bridgewater Township  
**EXECUTRIX**  
Donna Evans AKA Donna  
Schwartz  
16 Stever Drive  
Binghamton, NY 13901  
**ATTORNEY**  
Briechle Law Offices  
4 Chestnut Street  
Montrose, PA 18801

**5/24/2019 • 5/31/2019 • 6/7/2019**

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**EXECUTOR'S NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Testamentary have been granted in the ESTATE OF **KATHLEEN M. ESTABROOK** late, of the Borough of Hop Bottom, County of Susquehanna, Commonwealth of Pennsylvania, who died on March 14, 2019. All persons indebted to the Estate are required to make payment and those having claims or demands to present the same without delay to Bethany Tyrell, Executrix, c/o Catherine Mihalick, Esquire, Vinsko & Associates, P.C., 37 North River Street, Wilkes-Barre, County of Luzerne, Commonwealth of Pennsylvania 18702

**5/17/2019 • 5/24/2019 • 5/31/2019**

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### ESTATE NOTICE

In the Estate of Kevin W. Tingley,  
late of the Township of New  
Milford, 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:

Nancy L. Tyler  
661 Tyler Road  
New Milford, PA 18834

or

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

**5/17/2019 • 5/24/2019 • 5/31/2019**

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### EXECUTRIX NOTICE

Estate of Richard C. Tyler AKA  
Richard Clinton Tyler AKA  
Richard Tyler AKA Rick Tyler  
Late of Silver Lake Township/  
Brackney  
EXECUTRIX  
Marian C. Tyler  
1177 Hawleyton Tpke.  
Brackney, PA 18812

**5/17/2019 • 5/24/2019 • 5/31/2019**

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### EXECUTRIX NOTICE

Estate of Edward J. Frystak  
Late of Bridgewater Township  
EXECUTRIX  
Patricia Isaac  
PO Box 5  
Montrose, PA 18801  
ATTORNEY  
Laurence M. Kelly  
Kelly Law Office  
65 Public Avenue  
Montrose, PA 18801

**5/10/2019 • 5/17/2019 • 5/24/2019**

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### ESTATE NOTICE

Letters of Administration in the  
Estate of Joseph J. Yannone have  
been granted to Philip J. Yannone.  
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, Esq.  
Brieche Law Offices, P.C.  
707 Main Street  
PO Box 157  
Forest City, PA 18421  
Attorney for the Estate

**5/10/2019 • 5/17/2019 • 5/24/2019**

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### NOTICE

In the Estate of Edwin Bannon  
a/k/a Edwin G. Bannon, Jr. a/k/a  
Edwin G. Bannon, deceased, late  
of Liberty Township, Susquehanna  
County, Pennsylvania.

Letters Testamentary in the above  
estate having been issued to Patricia  
Berry, all persons indebted to the

said estate are requested to make payment; those having claims to present the same without delay to:

Patricia Berry  
234 Juneberry Road West  
East Stroudsburg, PA 18302

OR

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

**5/10/2019 • 5/17/2019 • 5/24/2019**

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#### **ADMINISTRATRIX NOTICE**

Estate of Louis F. Napolitano  
Late of Oakland Borough  
ADMINISTRATRIX  
Judith Canfield  
111 Park Avenue  
Hallstead, PA 18822  
ATTORNEY  
Robert J. Hollister, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**5/10/2019 • 5/17/2019 • 5/24/2019**

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#### **EXECUTOR NOTICE**

Estate of James M. Ketterer  
Late of Harford Township,  
Susquehanna County  
EXECUTOR  
James A. Ketterer  
1516 Brighton Dam Rd.  
Brookeville, MD 20833  
ATTORNEY  
James A. Ketterer  
1516 Brighton Dam Rd.  
Brookeville, MD 20833

**5/10/2019 • 5/17/2019 • 5/24/2019**

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#### **EXECUTOR NOTICE**

Estate of David L. White  
Late of Hallstead Borough  
EXECUTOR  
Corey Lloyd White  
62 Lackawanna Avenue  
Hallstead, PA 18822  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**5/10/2019 • 5/17/2019 • 5/24/2019**

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#### **EXECUTOR NOTICE**

Notice is hereby given that letters testamentary or of administration have been granted in the ESTATE OF SAMUEL G. POET, JR., late of 914 Ventura Drive, Lady Lake, Florida (died August 13, 2018), to Cynthia J. Poet, of 914 Ventura Drive, Lady Lake, Florida, Executor; attorney, Joe B. Munk Esq., Leasure, Gow, Munk & Rizzuto, Esqs., 101 Jefferson Avenue, Endicott, NY. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the administrators or executors named or their attorneys.

**5/10/2019 • 5/17/2019 • 5/24/2019**

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**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.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 9, 2019**

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

**SALE DATE AND TIME**

**July 9, 2019 at 10:00 AM**

Writ of Execution No.:

2019-344 CP

PROPERTY ADDRESS: 216

PROSPECT STREET A/K/A 54

PROSPECT STREET,

SUSQUEHANNA, PA 18847

LOCATION: Susquehanna

Borough

Tax ID # 054.15-2,006.00,000

IMPROVEMENTS: ONE – TWO

STORY WOOD FRAMED  
DWELLING

DEFENDANTS: Stanley V. Koziol

ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq

(215) 563-7000

**NOTICE**

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

Lance M. Benedict,

Susquehanna County Sheriff

**5/17/2019 • 5/24/2019 • 5/31/2019**

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**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 7, 2019 TO MAY 15, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$75,000.00
Mortgagor: WHITE, WILLIAM A	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WHITE, CAROLYN B	
Locations: Parcel #	Municipality
1 - 087.00-1,081.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: SCHAFFER, JAMES M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SCHAFFER, LISA G	
Locations: Parcel #	Municipality
1 - 110.00-1,021.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: LAUDEMAN, CHARLES D	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
2 - LAUDEMAN, LISA	
Locations: Parcel #	Municipality
1 - 218.03-1,049.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HALEY, CHARLES M	Mortgagee: COMMUNITY BANK
2 - HALEY, TONYA M	
Locations: Parcel #	Municipality
1 - 014.00-1,032.01,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$170,000.00
Mortgagor: HARMER, TIMOTHY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HARMER, STEPHANIE	2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 240.00-1,024.00,000.	LATHROP TOWNSHIP
Information: OPEN-END MTG	Consideration: \$126,000.00
Mortgagor: BRIDGEWATER HOLDINGS LLC	Mortgagee: FIRST CITIZENS COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 126.10-1,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$34,000.00
Mortgagor: MACBAIN, JUSTIN R	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 166.02-1,003.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$228,779.00
Mortgagor: THOMAS, MICHEAL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - THOMAS, AMY	2 - NATIONSTAR MORTGAGE LLC (DBA)
	3 - MR COOPER
Locations: Parcel #	Municipality
1 - 262.00-1,005.00,000.	LENOX TOWNSHIP

Information:	Consideration: \$65,000.00
Mortgagor: TOUHILL, RICHARD J JR 2 - KWON, JUNG JA	Mortgagee: TOUHILL, RICHARD JIII
Locations: Parcel # 1 - 191.09-1,008.00,000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$568,000.00
Mortgagor: MCCARTHY, CHARLES E JR  2 - MCCARTHY, PATRICIA ANN	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 196.00-2,004.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$382,500.00
Mortgagor: KOZLOSKI, LISA  2 - KOZLOSKI, BRIAN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 208.00-1,008.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$135,225.00
Mortgagor: CASTORINA, JAMES	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - 207.00-2,023.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$142,500.00
Mortgagor: BROWN, STEVEN  2 - BROWN, SANDRA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - CROSSCOUNTRY MORTGAGE INC
Locations: Parcel # 1 - 179.03-1,002.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$137,000.00
Mortgagor: COMPTON, JAMES A SR 2 - COMPTON, FRANCES K	Mortgagee: PS BANK
Locations: Parcel # 1 - 207.00-1,027.01,000.	Municipality GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$216,000.00
Mortgagor: BRIDGEWATER HOLDINGS LLC	Mortgagee: FIRST CITIZENS COMMUNITY BANK
Locations: Parcel # 1 - 125.04-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$245,000.00
Mortgagor: BENNETT, CHARLES F  2 - SOMMA, COLLEEN M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 082.00-1,032.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$237,000.00
Mortgagor: CHICKEY, THOMAS J	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$75,001.00
Mortgagor: GUNN, BRADLEY ARTHUR 2 - GUNN, ELIZABETH EMILY	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 130.00-2,013.00,000.	Municipality JACKSON TOWNSHIP

Information:	Consideration: \$50,000.00
Mortgagor: LABARRE, BRETT 2 - LABARRE, NICOLE	Mortgagee: WELLS FARGO BANK
Locations: Parcel # 1 - 124.17-1,066.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$135,500.00
Mortgagor: PIETRZYKOSKI, STEPHEN 2 - PIETRZYKOSKI, ALICIA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 124.14-3,012.00,000.	Municipality MONTROSE
Information:	Consideration: \$20,000.00
Mortgagor: ROUTE 29 PROPERTIES LLC	Mortgagee: WILCOX, R STIMSON 2 - WILCOX, BETTY JEAN
Locations: Parcel # 1 - 100.00-1,005.01,000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$77,569.00
Mortgagor: CLARK, LENA I	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 124.13-2,010.00,000.	Municipality MONTROSE
Information:	Consideration: \$190,000.00
Mortgagor: HENNESSEY, RICHARD M 2 - HENNESSY, HELENE	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 054.11-4,038.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$175,000.00
Mortgagor: DAVIS, ALICE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 138.00-1,029.02,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$67,651.00
Mortgagor: SMITH, JANELLE M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$70,000.00
Mortgagor: MAZAIKA, CHRISTINE	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 207.00-2,007.02,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$216,000.00
Mortgagor: CLANCY, JASON	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 208.00-3,009.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: DROP, MICHAEL JOSEPH	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - 249.19-2,048.00,000.	Municipality FOREST CITY 2W

**DEEDS**

Information:	Consideration: \$65,000.00
Grantor: STAFFORD, LAURENCE ALLAN	Grantee: SUSQUEHANNA COUNTY HOUSING DEVELOPMENT CORPORATION INC
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information: QUITCLAIM DEED	Consideration: \$10.00
Grantor: MARQUEZ, KATHY	Grantee: JOHNSON, CARL
Locations: Parcel #	Municipality
1 - 220.00-2,037,00,000.	LATHROP TOWNSHIP
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: DAVEY, JEFFREY J (AKA)	Grantee: DAVEY, JEFFREY J (TRUST)
2 - DAVEY, JEFFREY	
Locations: Parcel #	Municipality
1 - 096.00-1,007.03,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BIRTCH, BETTY M	Grantee: BIRTCH, JENNINGS BILL
	2 - BIRTCH, DAVID A
Locations: Parcel #	Municipality
1 - 088.00-2,007.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$500.00
Grantor: PENNY, CHERI L	Grantee: GRAVES, EUGENE R
	2 - GRAVES, GAIL G
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information: QUITCLAIM DEED	Consideration: \$1.00
Grantor: SMITH, BOYD M	Grantee: SMITH, BOYD M
2 - LUAllen, JUDY	2 - SMITH, DIANA E
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$157,500.00
Grantor: OCHSE, JOSEPH F	Grantee: BRIDGEWATER HOLDINGS LLC
2 - OCHSE, MARY E	
Locations: Parcel #	Municipality
1 - 126.10-1,001.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$14,000.00
Grantor: BARON AND BARON LLC (AKA)	Grantee: DIAZ, ERIC
2 - BARON & BARON LLC	2 - DIAZ, BOBBI JO
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$233,000.00
Grantor: TAGLIARENI, SALVATORE	Grantee: THOMAS, MICHEAL
	2 - THOMAS, AMY
Locations: Parcel #	Municipality
1 - 262.00-1,005.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: BRUNORI, RICHARD	Grantee: TOUHILL, RICHARD J JR
2 - BRUNORI, ANN C	2 - KWON, JUNG JA
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TINGLEY, SANDRA J	Grantee: TINGLEY, SANDRA J
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP

Information:	Consideration: \$1.00
Grantor: CASTORINA, JAMES 2 - CASTORINA, KAREN	Grantee: CASTORINA, JAMES
Locations: Parcel # 1 - 207.00-2,023.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Grantor: MINER, ALICIA (NBM) 2 - PIETRZYKOSKI, ALICIA	Grantee: CARLTON, RONALD E JR 2 - CARLTON, BETH ELAINE
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$330,000.00
Grantor: BARTRON, BEN 2 - BARTRON, BRIAN 3 - FEUERHERD, REBECCA	Grantee: BRIDGEWATER HOLDINGS LLC
Locations: Parcel # 1 - 125.04-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$12,500.00
Grantor: GREGORY, ROGER A	Grantee: CHICKEY, THOMAS J
Locations: Parcel # 1 - 237.00-1,085.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FERRER, THOMAS R (BY ATTY)	Grantee: FERRER, GAIL
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: GUNN, BRADLEY ARTHUR (AKA) 2 - GUNN, BRADLEY	Grantee: GUNN, BRADLEY ARTHUR 2 - GUNN, ELIZABETH EMILY
Locations: Parcel # 1 - 130.00-2,013.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: HOUSEL, GARY C 2 - M M HOUSEL TRUST 3 - HOUSEL, ROBERT 4 - ABASHIAN, NANCY	Grantee: RSM PROPERTY LLC
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$12,001.00
Grantor: BERISH, JOYCE 2 - BLATTMACHR, BETSY 3 - MASTERS, RICHARD W 4 - PHILLIPS, JACQUELINE 5 - YOSHINO, LORI 6 - ALLEN, MICHELLE	Grantee: RSM PROPERTY LLC
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$303,000.00
Grantor: DELISA, ALBERT 2 - DELISA, KIM	Grantee: BALDWIN, P SCOTT SR 2 - BALDWIN, KAY LA
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, SHIRLEY	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: Parcel # 1 - 031.00-3,016.00,000.	Municipality GREAT BEND TOWNSHIP

Information:	Consideration: \$10.00
Grantor: PETROW, SUSAN DEGROOT (ESTATE)	Grantee: SJOGREN, KATHLEEN
Locations: Parcel #	Municipality
1 - 147.00-2,038.07,000.	HARFORD TOWNSHIP
Information: OIL GAS AND MINERAL	Consideration: \$1.00
Grantor: BLYE, RODGER FRAZIER (AKA)	Grantee: BLYE, RODGER FRAZIER
2 - BLYE, RODGER	2 - BLYE, COLLEEN
3 - BLYE, COLLEEN	
Locations: Parcel #	Municipality
1 - 136.00-1,003.00,000.	MIDDLETOWN TOWNSHIP
2 - 136.00-1,003.03,000.	MIDDLETOWN TOWNSHIP
3 - 136.00-1,003.04,000.	MIDDLETOWN TOWNSHIP
4 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BLYE, RODGER FRAZIER	Grantee: BYYE, RODGER FRAZIER
2 - BLYE, COLLEEN	
Locations: Parcel #	Municipality
1 - 136.00-1,003.00,000.	MIDDLETOWN TOWNSHIP
2 - 136.00-1,003.03,000.	MIDDLETOWN TOWNSHIP
3 - 136.00-1,003.04,000.	MIDDLETOWN TOWNSHIP
4 - N/A	RUSH TOWNSHIP
Information: OIL GAS AND MINERALS	Consideration: \$1.00
Grantor: BLYE, RODGER FRAZIER	Grantee: BLYE, COLLEEN
2 - BLYE, RODGER F	
Locations: Parcel #	Municipality
1 - 117.00-1,011.00,000.	MIDDLETOWN TOWNSHIP
Information: OIL GAS AND MINERAL	Consideration: \$1.00
Grantor: BLYE, RODGER FRAZIER	Grantee: BLYE, COLLEEN
2 - BLYE, RODGER F	
Locations: Parcel #	Municipality
1 - 117.00-1,012.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$138,000.00
Grantor: D&B RESOURCES LLC	Grantee: PIETRZYKOSKI, STEPHEN
	2 - PIETRZYKOSKI, ALICIA
Locations: Parcel #	Municipality
1 - 124.14-3,012.00,000.	MONTROSE
Information:	Consideration: \$23,000.00
Grantor: TOMPKINS, MARILYN L	Grantee: VIKING FIRE REAL ESTATE HOLDINGS LLC
Locations: Parcel #	Municipality
1 - 133.00-3,056.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$37,500.00
Grantor: WILCOX, R STIMSON	Grantee: ROUTE 29 PROPERTIES LLC
2 - WILCOX, BETTY JEAN	
Locations: Parcel #	Municipality
1 - 100.00-1,005.01,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$79,000.00
Grantor: DEGONZAGUE, JILL L (ESTATE)	Grantee: CLARK, LENA I
2 - DEGONZAGUE, LOUIS R	
Locations: Parcel #	Municipality
1 - 124.13-2,010.00,000.	MONTROSE
Information:	Consideration: \$230,000.00
Grantor: FLANAGAN, THOMAS S	Grantee: DAVIS, ALICE M
2 - FLANAGAN, PATRICIA A	
Locations: Parcel #	Municipality
1 - 138.00-1,029.02,000.	RUSH TOWNSHIP

Information:  
 Grantor: BUCCI, JOSEPH  
 2 - BUCCI, FLORENCE T  
 Locations: Parcel #  
 1 - N/A

Consideration: \$70,900.00  
 Grantee: SMITH, JANELLE M  
 Municipality  
 SUSQUEHANNA

Information: CORRECTIVE DEED  
 Grantor: HALL, JOANN  
 Locations: Parcel #  
 1 - 031.00-2,055.00,000.

Consideration: \$1.00  
 Grantee: HALL KINDLER LLC  
 Municipality  
 GREAT BEND TOWNSHIP

Information:  
 Grantor: COREY, LINDA  
 2 - DEMARK, JACK  
 Locations: Parcel #  
 1 - N/A

Consideration: \$62,500.00  
 Grantee: DROP, MICHAEL JOSEPH  
 Municipality  
 FOREST CITY

Information:  
 Grantor: CONRAD, BARBARA

Consideration: \$1.00  
 Grantee: CONRAD, BARBARA  
 2 - CONRAD, RICHARD W  
 3 - CONRAD, BEVERLY

Locations: Parcel #  
 1 - N/A

Municipality  
 DIMOCK TOWNSHIP



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