

**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.



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Legal Journal of Susquehanna County

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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.

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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George Starzec
Susan Jennings
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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,	:
Defendant.	No. 2012-2213 C.P.
	:

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.¹
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

¹ 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.

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

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

NOTICE

IN THE ESTATE OF 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

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
Briegle Law Offices
4 Chestnut Street
Montrose, PA 18801

5/24/2019 • 5/31/2019 • 6/7/2019

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

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

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

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

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.
Briechle 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

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

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

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

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

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

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 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

Lance M. Benedict,
Susquehanna County Sheriff

5/17/2019 • 5/24/2019 • 5/31/2019

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 # 1 - 087.00-1,081.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: SCHAFFER, JAMES M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SCHAFFER, LISA G	
Locations: Parcel # 1 - 110.00-1,021.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$80,000.00
Mortgagor: LAUDEMANN, CHARLES D	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
2 - LAUDEMANN, LISA	
Locations: Parcel # 1 - 218.03-1,049.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HALEY, CHARLES M	Mortgagee: COMMUNITY BANK
2 - HALEY, TONYA M	
Locations: Parcel # 1 - 014.00-1,032.01,000.	Municipality 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 # 1 - 240.00-1,024.00,000.	Municipality LATHROP TOWNSHIP
Information: OPEN-END MTG	Consideration: \$126,000.00
Mortgagor: BRIDGEWATER HOLDINGS LLC	Mortgagee: FIRST CITIZENS COMMUNITY BANK
Locations: Parcel # 1 - 126.10-1,001.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$34,000.00
Mortgagor: MACBAIN, JUSTIN R	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 166.02-1,003.00,000.	Municipality 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 # 1 - 262.00-1,005.00,000.	Municipality LENOX TOWNSHIP

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

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	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - MCCARTHY, PATRICIA ANN	
Locations: Parcel # 1 - 196.00-2,004.00.000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$382,500.00
Mortgagor: KOZLOSKI, LISA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KOZLOSKI, BRIAN	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	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - BROWN, SANDRA	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	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SOMMA, COLLEEN M	
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

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

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: MAZAIIKA, 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 # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information: QUITCLAIM DEED	Consideration: \$10.00
Grantor: MARQUEZ, KATHY	Grantee: JOHNSON, CARL
Locations: Parcel # 1 - 220.00-2,037.00,000.	Municipality LATHROP TOWNSHIP
Information: QUIT CLAIM	Consideration: \$100
Grantor: DAVEY, JEFFREY J (AKA) 2 - DAVEY, JEFFREY	Grantee: DAVEY, JEFFREY J (TRUST)
Locations: Parcel # 1 - 096.00-1,007.03,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$100
Grantor: BIRTCHE, BETTY M	Grantee: BIRTCHE, JENNINGS BILI 2 - BIRTCHE, DAVID A
Locations: Parcel # 1 - 088.00-2,007.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$500.00
Grantor: PENNY, CHERI L	Grantee: GRAVES, EUGENE R 2 - GRAVES, GAIL G
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: QUITCLAIM DEED	Consideration: \$1.00
Grantor: SMITH, BOYD M 2 - LUALLEN, JUDY	Grantee: SMITH, BOYD M 2 - SMITH, DIANA E
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$157,500.00
Grantor: OCHSE, JOSEPH F 2 - OCHSE, MARY E	Grantee: BRIDGEWATER HOLDINGS LLC
Locations: Parcel # 1 - 126.10-1,001.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$14,000.00
Grantor: BARON AND BARON LLC (AKA) 2 - BARON & BARON LLC	Grantee: DIAZ, ERIC 2 - DIAZ, BOBBI JO
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$233,000.00
Grantor: TAGLIARENI, SALVATORE	Grantee: THOMAS, MICHEAL 2 - THOMAS, AMY
Locations: Parcel # 1 - 262.00-1,005.00,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: BRUNORI, RICHARD 2 - BRUNORI, ANN C	Grantee: TOUHILL, RICHARD J JR 2 - KWON, JUNG JA
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100
Grantor: TINGLEY, SANDRA J	Grantee: TINGLEY, SANDRA J
Locations: Parcel # 1 - N/A	Municipality 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.	MONROSE
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.	MONROSE
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.	MONROSE
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:	Consideration: \$70,900.00
Grantor: BUCCI, JOSEPH 2 - BUCCI, FLORENCE T	Grantee: SMITH, JANELLE M
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information: CORRECTIVE DEED	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: \$62,500.00
Grantor: COREY, LINDA 2 - DEMARK, JACK	Grantee: DROP, MICHAEL JOSEPH
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: CONRAD, BARBARA	Grantee: CONRAD, BARBARA 2 - CONRAD, RICHARD W 3 - CONRAD, BEVERLY
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP



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