

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

34th Judicial District

Vol. 4 ★ November 8, 2019 ★ Montrose, PA ★ No. 32



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**CASES REPORTED**

Ryan Sievers d/b/a RFS Construction Solutions, Plaintiff,  
 v.  
 Kerr Land Holdings, LLC

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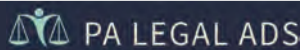


**Court of Common Pleas  
 34th Judicial District:**

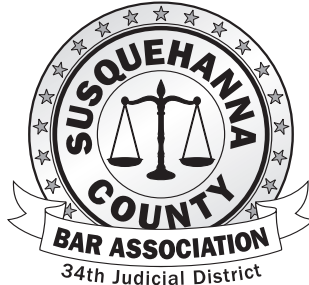
The Hon. Jason J. Legg  
*President Judge*

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*



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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.*

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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.

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MESSAGE FROM THE  
SUSQUEHANNA COUNTY BAR ASSOCIATION



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

**PRICING & RATES**

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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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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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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

<b>RYAN SIEVERS d/b/a</b>	:	
<b>RFS CONSTRUCTION SOLUTIONS</b>	:	
<b>Plaintiff,</b>	:	
	:	
<b>v.</b>	:	<b>No. 2019 - 20002 C.P.</b>
	:	
<b>KERR LAND HOLDINGS, LLC</b>	:	
<b>52 Summit Street</b>	:	
<b>New Milford, PA 18834</b>	:	
<b>Defendant.</b>	:	

ORDER

AND NOW this 25th day of June, 2019, after consideration of Defendant’s Preliminary Objections,<sup>1</sup> IT IS HEREBY ORDERED that:

1. Defendant’s Preliminary Objections are **SUSTAINED**.<sup>2</sup>

<sup>1</sup> Plaintiff Ryan Sievers d/b/a RFS Construction Solutions (“Plaintiff”) did not file an answer. Defendant Kerr Land Holdings, LLC (“Defendant”) has requested an expedited hearing or, in the alternative, a determination on the pleadings alone without a hearing. The Mechanics’ Lien Law of 1963 permits the court to make a determination on the pleadings alone, without first holding a hearing. See *Wentzel-Applewood Joint Venture v. 801 Mkt. St. Assocs., LP*, 878 A.2d 889, 894 (Pa. Super. Ct. 2005)(finding that a trial court is not required to hold a hearing prior to sustaining preliminary objections to a mechanics’ lien because “[n]othing in section 1505 [49 Pa.C.S. § 1505, which permits preliminary objections to liens,] requires a trial court to either hold a hearing or to solicit depositions.”)(citing *Mele Construction Company, Inc. v. Crown American Corporation*, 618 A.2d 956, 960 (Pa. Super. Ct. 1992)(emphasis in original)). Given that Plaintiff failed respond to Defendant’s objections and where Plaintiff failed to perfect the Lien on its face, the court has determined that a decision based on Defendant’s objections alone is appropriate.

<sup>2</sup> On *February 11, 2019*, Plaintiff filed a Mechanics’ Lien in the amount of \$22,624.00 against Defendant for property located at 52 Summit Street, New Milford, Pennsylvania. At that time, Plaintiff also filed an affidavit of service indicating that on *February 8, 2019*, Plaintiff served notice of the Lien on Defendant by certified mail. Defendant filed preliminary objections on May 31, 2019 asserting that Plaintiff failed to perfect the Mechanics’ Lien as the Mechanics’ Lien is replete with errors contrary to the strict requirements of the Mechanics’ Lien Law because: (1) Plaintiff, within one month of filing, failed to serve Defendant with the filed Mechanics’ Lien with the term, number and date of filing; (2) Plaintiff failed to serve Defendant at any time with the filed Mechanics’ Lien; (3) Plaintiff failed to serve Defendant by sheriff at any time with the filed Mechanics’ Lien; and (4) Plaintiff failed to file an affidavit of service of notice, or acceptance of service, within 20 days after service setting forth the date and manner of service to Defendant.

When faced with preliminary objections in mechanics’ lien proceedings that will result in a denial of claim or a dismissal of suit, courts should only sustain objections in cases which are clear and free from doubt. *Castle Pre-Cast Superior Walls of Delaware, Inc. v. Strauss-Hammer*, 610 A.2d 503, 504 (Pa. Super. Ct. 1992). Strict compliance with Mechanics’ Lien Law is necessary in order to

2. Plaintiff's mechanics' lien is **STRICKEN**.

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



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to effect a valid claim. Brann & Stuart Co. v. Consol. Sun Ray, Inc., 253 A.2d 105, 106 (Pa. 1969); Bricklayers of W. Pennsylvania Combined Funds, Inc. v. Scott's Dev. Co., 41 A.3d 16, 28 (2012), reversed on other grounds, 90 A.3d 682 (Pa. 2014)(finding that "a strict compliance standard may be used to determine certain issues of notice and/or service"); Regency Investments, Inc. v. Inlander Ltd., 855 A.2d 75, 77 (Pa. Super. Ct. 2004)(stating that "[s]ervice requirements under Pennsylvania's Mechanics' Lien law are strictly construed such that a complaint will be stricken if the statutory service requirements are not met").

Section 1502(a) & (c) of the Mechanics Lien Law of 1963 provides that in order to perfect a mechanics' lien:

(a) ...every claimant must:

- (1) file a claim with the prothonotary as provided by this act within six (6) months after the completion of his work; and
- (2) serve written notice of such filing upon the owner within one (1) month after filing, giving the court, term and number and date of filing of the claim. An affidavit of service of notice, or the acceptance of service, shall be filed within twenty (20) days after service setting forth the date and manner of service. Failure to serve such notice or to file the affidavit or acceptance of service within the times specified shall be sufficient ground for striking off the claim.

...

(c) Manner of service. Service of the notice of filing of claim shall be made by an adult in the same manner as a writ of summons in assumpsit, or if service cannot be so made then by posting upon a conspicuous public part of the improvement.

49 Pa.C.S. § 1502. As indicated, pursuant to Plaintiff's affidavit of service, service of notice of the filing of the mechanics' lien was performed on February 8, 2019 although the mechanics' lien was not filed until February 11, 2019. Further, this notice did not contain the term and number as required under § 1502(a) because service was performed *prior* to the filing of the mechanics' lien. Additionally, Plaintiff served the written notice by certified mail. However, personal service must be made by the sheriff. See Clemleddy Const., Inc. v. Yorston, 810 A.2d 693, 697 (Pa. Super. Ct. 2002)(finding that requirement that personal service to "be made by an adult in the same manner as a writ of summons in assumpsit" means that the notice of filing of claim in a mechanics' lien case must be served by the sheriff). For these reasons, Plaintiff failed to perfect its mechanics' lien and that lien will be stricken. Notably, if a mechanics' lien claim is not perfected, the plaintiff still has an adequate remedy in a claim for monetary damages for breach of contract. See Regency Investments, Inc., 855 A.2d at 80.

**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.*

---

**EXECUTOR NOTICE**

Estate of Bruce Walder Sr.  
Late of Lenox Township  
EXECUTOR  
Michle J. Walder  
1114 Parkside Drive  
Wilmington, DE 19803  
ATTORNEY  
Rachael Thomas  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

**11/8/2019 • 11/15/2019 • 11/22/2019**

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**EXECUTRIX NOTICE**

Estate of Elton R. Tyler AKA Skip Tyler  
Late of Great Bend Township, PA  
EXECUTRIX  
Thena Summers  
34 Nova Road  
Hallstead, PA 18822

**11/8/2019 • 11/15/2019 • 11/22/2019**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF MARBETH CELOTTI, AKA MARBETH ANNE CELOTTI, late of 2275 Williams Road, Township of Middletown., Susquehanna County, Pennsylvania, Postal Address, 2275 Williams Road, Little Meadows, PA 18830 (date of death, October 4, 2019), to JOE B. MUNK, 101 Jefferson Avenue, Executor; attorney, THOMAS P. RIZZUTO, 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 executor named or to their attorneys.

**11/8/2019 • 11/15/2019 • 11/22/2019**

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**ADMINISTRATOR NOTICE**

Estate of William J. Maile AKA Bill J. Maile  
Late of Forest City Borough  
ADMINISTRATOR  
Jason Maile  
502 Sturbridge Ct.  
King of Prussia, PA 19406

**11/1/2019 • 11/8/2019 • 11/15/2019**

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**EXECUTOR NOTICE**

Estate of Peter A. Brozonis, Jr.  
AKA Peter Allen Brozonis, Jr.  
Late of Rush Township  
Date of Death: September 23, 2019  
CO-EXECUTOR  
Sally Brozonis  
982 Lynn Cemetery Rd.  
Meshoppen, PA 18630  
(H) 570-965-7654 (C) 570-280-5487  
CO-EXECUTOR  
Allen Brozonis  
455 Don Herman Rd.  
Montrose, PA 18801  
(H) 570-934-0199 (C) 570-721-3636

11/1/2019 • 11/8/2019 • 11/15/2019

**EXECUTOR NOTICE**

Estate of Frances B. Allen  
Late of Montrose Borough  
EXECUTOR  
Harold T. Allen  
16 Halls Rd.  
Great Bend, PA 18821  
ATTORNEY  
Laurence M. Kelly  
65 Public Avenue  
Montrose, PA 18801

10/25/2019 • 11/1/2019 • 11/8/2019

**ESTATE NOTICE**

Estate of Bonnie Mae Laird a/k/a  
Bonnie M. Laird, Deceased. Late  
of Auburn Twp., Susquehanna  
County, PA. D.O.D. 8/9/19. Letters  
Testamentary on the above Estate  
have been granted to the  
undersigned, who request all  
persons having claims or demands  
against the estate of the decedent to  
make known the same and all  
persons indebted to the decedent to  
make payment without delay to  
Tammy M. Goodwin, Todd M.  
Laird & Tina M. Salsman,  
Executors, 11 Kintners Rd.,  
Tunkhannock, PA 18657.

10/25/2019 • 11/1/2019 • 11/8/2019

**ESTATE NOTICE**

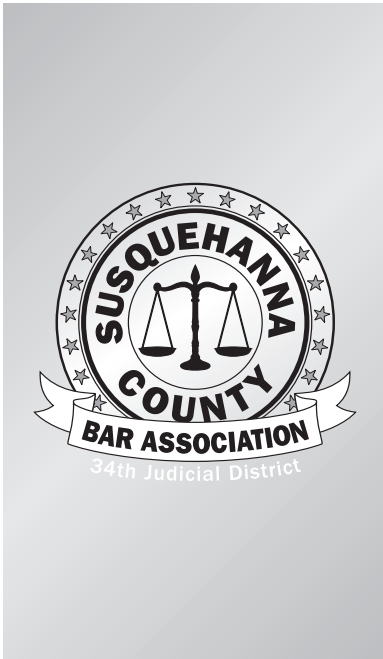
RE: **ESTATE OF ROBERT  
BLOM**, late of Montrose,  
Susquehanna County, Pennsylvania  
(died October 11, 2019). Letters  
Testamentary having been granted,  
all persons having claims or  
demands against estate of decedent  
shall make them known and  
present them, and all persons



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indebted to said decedent shall make payment thereof without delay to Nancy Lynn Addice, 3330 State Route 3006, Springville, PA 18844 or Cathleen Doris Pettis, 9 Birch Drive, Tunkhannock, PA 18657, Executors, or to Jenna Kraycer Tuzze, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

10/25/2019 • 11/1/2019 • 11/8/2019



## OTHER NOTICES

### NOTICE

IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY, PENNSYLVANIA

IN RE: Petition for Change of Name of Curtis James Spila

NO. 2019 - 1223 CP

### LEGAL NOTICE

Notice is hereby given that, on October 22, 2019, the Petition of Curtis James Spila was filed in the above-named Court, requesting an Order to change his name to Curtis James Edwards.

The Court has fixed the 20th day of December, 2019, at 3:30 p.m. in the Susquehanna County Courthouse, 31 Lake Avenue, Montrose, 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.

John J. Hovan, Esquire  
Attorney for Petitioner

11/8/2019





**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 22, 2019 TO OCTOBER 30, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$8,000.00
Mortgagor: VLACHOS, THOMAS 2 - VLACHOS, JACKIE	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel # 1 - 197.00-3,010.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: HALL, CHRISTOPHER DANA  2 - HALL, JAMES SCOTT	Mortgagee: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION
Locations: Parcel # 1 - 124.17-3,031.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$43,200.00
Mortgagor: ROE, FREDERICK H (AKA) 2 - ROE, FREDERICK H SR 3 - ROE, CAROL (AKA) 4 - ROE, CAROL A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 036.17-1,017.00,000.	Municipality LANESBORO BOROUGH
Information:	Consideration: \$144,950.00
Mortgagor: CEBULAR, RAYMOND E	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 024.02-1,031.00,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$231,000.00
Mortgagor: RILEY, OLIVER W JR  2 - RILEY, DEBORAH W	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 045.17-1,013.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$51,000.00
Mortgagor: BAKER, JAMES R  2 - BAKER, CHRISTINE M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 126.06-1,042.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$33,097.97
Mortgagor: BLAISURE, THOMAS C	Mortgagee: DUGHY, JOSEPH M 2 - DUGHY, KALEENA R
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$270,000.00
Mortgagor: SAUSER, ADAM 2 - SINTON, KARYL A (AKA) 3 - SAUSER, KARYL A	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 113.00-1,061.00,000.	Municipality JACKSON TOWNSHIP

Information: Mortgagor: HACKEL, STEPHANIE M Locations: Parcel # 1 - N/A	Consideration: \$116,000.00 Mortgagee: EMPOWER FEDERAL CREDIT UNION Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: BRINTON, DANIEL HOWARD Locations: Parcel # 1 - 054.16-2,013.00,000.	Consideration: \$100,800.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality SUSQUEHANNA
Information: Mortgagor: LAPERA JR, FRANCIS X 2 - LAPERA, ALICIA Locations: Parcel # 1 - 266.00-1,004.08,000.	Consideration: \$240,000.00 Mortgagee: NBT BANK Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: GAJEWSKI, DAKOTA Locations: Parcel # 1 - 111.10-1,016.00,000.	Consideration: \$243,016.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - STEARNS LENDING LLC Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: LEMASTER, KEVIN C 2 - LEMASTER, JENNIFER R Locations: Parcel # 1 - 145.00-3,019.00,000.	Consideration: \$132,455.00 Mortgagee: EMBRACE HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality BROOKLYN TOWNSHIP
Information: Mortgagor: ALBERT, WILLIAM 2 - ALBERT, CHARLISE Locations: Parcel # 1 - 069.00-1,012.01,000.	Consideration: \$145,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality LIBERTY TOWNSHIP
Information: Mortgagor: FAIRWEATHER, JOAN 2 - FAIRWEATHER, CHARLES III (AKA) 3 - FAIRWEATHER, CHARLES Locations: Parcel # 1 - 190.00-1,045.00,000.	Consideration: \$45,000.00 Mortgagee: NBT BANK Municipality HERRICK TOWNSHIP
Information: Mortgagor: HUNTER, KEVIN Locations: Parcel # 1 - 245.00-2,069.00,000.	Consideration: \$61,616.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: BIRTCH, LOUIE A Locations: Parcel # 1 - 148.00-1,013.00,000.	Consideration: \$30,000.00 Mortgagee: NBT BANK Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: SMART, TERRY 2 - SMART, JUANITA Locations: Parcel # 1 - 062.01-2,004.00,000.	Consideration: \$44,000.00 Mortgagee: NBT BANK Municipality CHOCONUT TOWNSHIP

Information:	Consideration: \$88,700.00
Mortgagor: SWARTLEY, MICHAEL K 2 - KUTZ, KILL L	Mortgagee: NBT BANK
Locations: Parcel # 1 - 043.00-1,013.01,000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$152,000.00
Mortgagor: BERISH, STEPHEN T 2 - BERISH, MELISSA M	Mortgagee: NBT BANK
Locations: Parcel # 1 - 207.00-1,040.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: HALL, TIMOTHY C	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 092.00-1,033.01,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$74,949.00
Mortgagor: HOLEVINSKI, JOHN A  2 - HOLEVINSKI, KELLY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 249.15-1,004.00,000.	Municipality FOREST CITY 2W
Information:	Consideration: \$7,958.44
Mortgagor: MACHELL, JOSEPH	Mortgagee: SALANSKY, MARK 2 - SALANSKY, DONALD 3 - KERR, KIMBERY SALANSKY
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: SCHWARZTRAUBER, EDWARD A  2 - SCHWARZTRAUBER, BRIANNE L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 198.00-1,005.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$400,000.00
Mortgagor: JC GOLDEN LLC	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 268.11-1,053.01,000.	Municipality FOREST CITY
Information:	Consideration: \$20,000.00
Mortgagor: SCHWARZTRAUBER, EDWARD A  2 - SCHWARZTRAUBER, BRIANNE L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 198.00-1,005.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$161,515.00
Mortgagor: ASHTON, JON PAUL  2 - ASHTON, RUTH ANN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SUMMIT MORTGAGE CORPORATION
Locations: Parcel # 1 - 031.00-3,029.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$171,000.00
Mortgagor: SARANCHUK, ROBERT D 2 - SARANCHUK, DEBORAH A	Mortgagee: CITIZENS SAVINGS BANK
Locations: Parcel # 1 - 170.11-1,006.00,000.	Municipality GIBSON TOWNSHIP

Information: Mortgagor: ROGERS, WILLIAM 2 - ROGERS, CATHERINE E Locations: Parcel # 1 - 045.00-1,014.00,000.	Consideration: \$150,000.00 Mortgagee: THE HUNTINGTON NATIONAL BANK  Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: RAFFERTY, KAREN  Locations: Parcel # 1 - N/A	Consideration: \$198,400.00 Mortgagee: UNITED STATES SMALL BUSINESS ADMINISTRATION Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: RAFFERTY, KAREN  Locations: Parcel # 1 - N/A	Consideration: \$198,400.00 Mortgagee: UNITED STATES SMALL BUSINESS ADMINISTRATION Municipality FRANKLIN TOWNSHIP
Information: Mortgagor: HINES, ERIK 2 - HINES, KARA Locations: Parcel # 1 - 114.00-1,047.00,000. TOWNSHIP	Consideration: \$465,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality THOMPSON TOWNSHIP 2 - 114.00-1,052.00,000.THOMPSON
Information: Mortgagor: BOWMAN, BRADFORD R JR  2 - BOWMAN, MEREDITH K Locations: Parcel # 1 - 036.17-1,067.00,000.	Consideration: \$58,814.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA Municipality LANESBORO BOROUGH

**DEEDS**

Information: Grantor: WEIDA, ROBERT M 2 - WEIDA, DALE Locations: Parcel # 1 - 186.00-1,066.00,000.	Consideration: \$24,833.32 Grantee: WEIDA, SCOTT 2 - WEIDA, MANDY Municipality HARFORD TOWNSHIP
Information: Grantor: LEET, RAYMOND JESSE (AKA) 2 - LEET, RAYMOND J Locations: Parcel # 1 - 248.00-1,020.20,000.	Consideration: \$1.00 Grantee: LEET, RAYMOND JESSE 2 - LEET, JENNIFER LYNN Municipality CLIFFORD TOWNSHIP
Information: Grantor: BB LAND HOLDINGS LLC Locations: Parcel # 1 - 031.19-2,045.00,000. 2 - 054.11-1,035.00,000.	Consideration: \$0.00 Grantee: PENNSYLVANIA COMMONWEALTH OF Municipality HALLSTEAD BOROUGH OAKLAND BOROUGH
Information: MINERAL DEED Grantor: BB LAND HOLDINGS LLC Locations: Parcel # 1 - 245.00-3,086.00,000. 2 - 245.00-3,082.00,000. 3 - 249.19-1,018.00,000. 4 - 031.19-2,045.00,000. 5 - 054.11-1,035.00,000. 6 - 115.09-1,054.00,000.	Consideration: \$10.00 Grantee: BURGESS RESOURCES LLC Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP FOREST CITY 2W HALLSTEAD BOROUGH OAKLAND BOROUGH THOMPSON BOROUGH

Information:	Consideration: \$42,000.00
Grantor: PEOPLES SECURITY BANK AND TRUST CO	Grantee: STARKS, SUSAN E
Locations: Parcel #	Municipality
1 - 050.07-2,026.00,000.	HALLSTEAD BOROUGH
Information:	Consideration: \$80,000.00
Grantor: GRIFFIS, STANLEY G	Grantee: HALL, CHRISTOPHER DANA
2 - GRIFFIS, LINDA J	2 - HALL, JAMES SCOTT
Locations: Parcel #	Municipality
1 - 124.17-3,031.00,000.	MONTROSE 2W
Information:	Consideration: \$80,000.00
Grantor: GUTKOWSKI, IRENA (BY POA)	Grantee: GRISAFI, NICHOLAS F
2 - OLSZEWSKI, EVA	2 - GRISAFI, VINCENT J
	3 - GRISAFI, JAMES I
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: SNEDEKER, KATHY	Grantee: WOODALL, JASON
2 - SNEDEKER, RICHARD	2 - WOODALL, DAVID
Locations: Parcel #	Municipality
1 - 226.08-1,014.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$68,000.00
Grantor: KRESKY, JOSEPH M	Grantee: BAKER, JAMES R
2 - KRESKY, JANE F (AKA)	2 - BAKER, CHRISTINE M
3 - KRESKY, JANE M	
Locations: Parcel #	Municipality
1 - 126.06-1,042.00,000.	BRIDGEWATER TOWNSHIP
Information: ELECTRIC & WATER / MAINTENANCE AGREEMENT	Consideration: \$1.00
Grantor: RICHARDS, JOYCELYN K	Grantee: BAKER, JAMES R
2 - KRESKY, JON	2 - BAKER, CHRISTINE M
3 - KRESKY, KELLY STEVENS	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: SHERIFF DEED	Consideration: \$4,343.97
Grantor: SWIERS, ALBERT W (BY SHERIFF)	Grantee: MIDFIRST BANK
2 - UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	
Locations: Parcel #	Municipality
1 - 115.00-1,033.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$1.00
Grantor: PIAZZA, AUGUST	Grantee: PIAZZA, ROBERT
	2 - PIAZZA, LUCILLE M
Locations: Parcel #	Municipality
1 - 191.09-2,087.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$35,500.00
Grantor: DUGHY, JOSEPH M	Grantee: BLAISURE, THOMAS C
2 - DUGHY, KALEENA R	
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLIN MILLER FAMILY LIMITED PARTNERSHIP	Grantee: MILLER, OLIN F
	2 - MILLER, ELEANOR B
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP

Information: SHERIFF DEED	Consideration: \$44,000.00
Grantor: DIETZ, DWIGHT J (BY SHERIFF) 2 - DIETZ, JEANNE L (BY SHERIFF)	Grantee: STONE, RICHARD P 2 - STONE, MARY
Locations: Parcel # 1 - 124.14-2,053.00,000.	Municipality MONTROSE
Information: QUIT CLAIM	Consideration: \$1.00
Grantor: MERRITT, KENNETH W 2 - MERRITT, DEBRA L	Grantee: MERRITT, KENNETH W
Locations: Parcel # 1 - 165.00-2,007.00,000. 2 - 207.00-1,015.00,000.	Municipality HARFORD TOWNSHIP GIBSON TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: PASS, PHILLIP J 2 - PASS, BARBARA	Grantee: CASH DYLAN REAL ESTATE LLC
Locations: Parcel # 1 - 226.07-1,040.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$126,000.00
Grantor: SCALES, CAROL B	Grantee: BRINTON, DANIEL HOWARD
Locations: Parcel # 1 - 054.16-2,013.00,000.	Municipality SUSQUEHANNA
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: LAPERA JR, FRANCIS X 2 - LAPERA, ALICIA	Grantee: LAPERA JR, FRANCIS X 2 - LAPERA, ALICIA
Locations: Parcel # 1 - 266.00-1,004.08,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$10,800.00
Grantor: BUCKSBEE, SANDRA 2 - BUCKSBEE, KENNETH JR (ESTATE) 3 - BUCKSBEE, KENNETH III 4 - BUCKSBEE, KARI ANN	Grantee: BUCKSBEE, SANDRA
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$247,500.00
Grantor: CARR, EDWARD L 2 - CARR, KIRA L	Grantee: GAJEWSKI, DAKOTA
Locations: Parcel # 1 - 111.10-1,016.00,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUARRANCINO, JOANNE	Grantee: QUARRANCINO, ANTHONY J 2 - QUARRANCINO, MELISSA ANN
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: HIBBARD, ARVIN F 2 - HIBBARD, MILAN J 3 - GLISINSKI, CATHERINE A 4 - FREI, SHARON M 5 - HIBBARD, SANDRA E 6 - DARRAGH, YVONNE R	Grantee: M&C HIBBARD PARTNERS LP
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information: SUBSURFACE	Consideration: \$1.00
Grantor: OWENS, THELMA	Grantee: ROSE, RONALD
Locations: Parcel # 1 - 104.00-1,018.00,000.	Municipality BRIDGEWATER TOWNSHIP

Information:	Consideration: \$134,900.00
Grantor: VALENTINE, KATHERINE E	Grantee: LEMASTER, KEVIN C 2 - LEMASTER, JENNIFER R
Locations: Parcel # 1 - 145.00-3,019.00,000.	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$15,500.00
Grantor: MARSHMAN, DONALD D 2 - MARSHMAN, SHARON A	Grantee: SCOTT, CHAD C 2 - SCOTT, EMILY
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COON, JASON	Grantee: KOZIEL, JANNA J
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$95,000.00
Grantor: IX, DAVID A 2 - IX, KAREN D	Grantee: WINTER PLACE LLC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEVACQUA, JOSEPH R 2 - BEVACQUA, JO-ANN	Grantee: BEVACQUA, JOSEPH R 2 - BEVACQUA, JO-ANN
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$61,000.00
Grantor: BOYARSKY, LAWRENCE	Grantee: HUNTER, KEVIN
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MCCLARY, RAYMOND W 2 - MCCLARY, JOYCE T	Grantee: MCCLARY, RAYMOND W 2 - MCCLARY, JOYCE T
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TRUSKY, ROBERT	Grantee: PEARSON, JASON 2 - PEARSON, JENNIFER
Locations: Parcel # 1 - 268.06-2,027.00,000.	Municipality FOREST CITY
Information:	Consideration: \$74,200.00
Grantor: FALLETTA, SALVATORE	Grantee: HOLEVINSKI, JOHN A 2 - HOLEVINSKI, KELLY
Locations: Parcel # 1 - 249.15-1,004.00,000.	Municipality FOREST CITY 2W
Information: OIL, GAS AND MINERAL	Consideration: \$1.00
Grantor: CARNESE, DORIS	Grantee: DIEKMAN, JOYCE E 2 - COOK, JILL I 3 - OBETZ, DOREEN C 4 - CARNESE, JOSEPH J
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information: OIL, GAS AND MINERAL  
 Grantor: CARNESE, DORIS

Consideration: \$1.00  
 Grantee: DIEKMAN, JOYCE E  
           2 - COOK, JILL I  
           3 - OBETZ, DOREEN C  
           4 - CARNESE, JOSEPH J

Locations: Parcel #  
           1 - N/A

Municipality  
 BRIDGEWATER TOWNSHIP

Information:  
 Grantor: SMITH, SUSAN L (ESTATE)

Consideration: \$1.00  
 Grantee: VERMETTE, LUCINDA SUSAN LITTLE

Locations: Parcel #  
           1 - 165.00-2,018.00,000.

Municipality  
 HARFORD TOWNSHIP

Information:  
 Grantor: SALANSKY, MARK  
           2 - SALANSKY, THERESA  
           3 - SALANSKY, DONALD  
           4 - KERR, KIMBERLY SALANSKY  
           5 - KERR, GREGORY

Consideration: \$15,000.00  
 Grantee: MACHEL, JOSEPH

Locations: Parcel #  
           1 - N/A

Municipality  
 LENOX TOWNSHIP

Information:  
 Grantor: BAGG, LAEL W  
           2 - BAGG, JOHN SR

Consideration: \$1.00  
 Grantee: BATTISTI, SHARON BAGG  
           2 - BAGG, JOHN JR  
           3 - BAGG, DAVID  
           4 - NOYD, LOA

Locations: Parcel #  
           1 - N/A

Municipality  
 OAKLAND BOROUGH

Information:  
 Grantor: SCHWARZTRAUBER, EDWARD A  
           2 - SCHWARZTRAUBER, BRIANNE L

Consideration: \$1.00  
 Grantee: SCHWARZTRAUBER, EDWARD A  
           2 - SCHWARZTRAUBER, BRIANNE L

Locations: Parcel #  
           1 - N/A

Municipality  
 DIMOCK TOWNSHIP

Information:  
 Grantor: LRE REAL ESTATE LLC

Consideration: \$650,000.00  
 Grantee: JC GOLDEN LLC

Locations: Parcel #  
           1 - 268.11-1,053.01,000.

Municipality  
 FOREST CITY

Information:  
 Grantor: BALDWIN, P SCOTT  
           2 - BALDWIN, DEBORAH  
           3 - BALDWIN, KAY LA

Consideration: \$159,900.00  
 Grantee: ASHTON, JON PAUL  
           2 - ASHTON, RUTH ANN

Locations: Parcel #  
           1 - 031.00-3,029.00,000.

Municipality  
 GREAT BEND TOWNSHIP

Information:  
 Grantor: OLSZEWSKI, ROY M  
           2 - OLSZEWSKI, IRIS C

Consideration: \$8,500.00  
 Grantee: ROUTE 29 PROPERTIES LLC

Locations: Parcel #  
           1 - N/A

Municipality  
 BRIDGEWATER TOWNSHIP

Information:  
 Grantor: RALSTON, GORDON L  
           2 - RALSTON, RUTH

Consideration: \$48,000.00  
 Grantee: DONEY, MICHAEL P  
           2 - DONEY, DEBRA L

Locations: Parcel #  
           1 - N/A

Municipality  
 GREAT BEND TOWNSHIP

Information:  
 Grantor: WILLIAMS, DONNA

Consideration: \$1.00  
 Grantee: WILLIAMS, KIM

Locations: Parcel #  
           1 - 183.00-1,004.00,000.

Municipality  
 BROOKLYN TOWNSHIP



Information:	Consideration: \$1.00
Grantor: WILLIAMS, KIM	Grantee: WILLIAMS, DONNA
Locations: Parcel #	Municipality
1 - 183.00-1,004.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$1,290,000.00
Grantor: CHESNICK, THOMAS R	Grantee: GENTILE, JOSEPH J JR
2 - CHESNICK, KATHRYN E	
Locations: Parcel #	Municipality
1 - 266.11-1,042.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$400.00
Grantor: SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Grantee: PLENARY APPALACHIA LP
2 - PAULTIN REALTY HOLDINGS (BY TAX CLAIM BUREAU)	
Locations: Parcel #	Municipality
1 - 054.15-2,052.00,000.	SUSQUEHANNA
Information:	Consideration: \$470,000.00
Grantor: WHITNEY, MARJORIE A	Grantee: HINES, ERIK
2 - WHITNEY, ROBERT G (ESTATE AKA)	2 - HINES, KARA L
3 - WHITNEY, ROBERT GERALD (AKA)	
4 - POTTER, ALICE LOUISE WHITNEY	
5 - RICHARD, JEAN IRENE WHITNEY	
6 - WHITNEY, LEON BEN	
7 - WHITNEY, LINDA	
8 - WHITNEY, DONALD ALLEN	
9 - SMITH, BRADLEY R	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information: SUBSURFACE	Consideration: \$1.00
Grantor: WHITNEY, MARJORIE A	Grantee: HINES, ERIK
2 - WHITNEY, ROBERT G (ESTATE AKA)	2 - HINES, KARA L
3 - WHITNEY, ROBERT GERALD (AKA)	
4 - POTTER, ALICE LOUISE WHITNEY	
5 - RICHARD, JEAN IRENE WHITNEY	
6 - WHITNEY, LEON BEN	
7 - WHITNEY, LINDA	
8 - WHITNEY, DONALD ALLEN	
9 - SMITH, BRADLEY R	
Locations: Parcel #	Municipality
1 - 114.00-1,047.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$204,000.00
Grantor: AINEY, RICHARD L SR	Grantee: CANFIELD, ALICE L
2 - AINEY, MARGARET ANN	2 - BRICKNER-STEVENS, MARYBETH (AKA)
	3 - STEVENS, MARYBETH BRICKNER
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: SMAGOWICZ, EDWARD	Grantee: SMAGOWICZ, EDWARD
2 - SMAGOWICZ, PATRICIA A	2 - SMAGOWICZ, PATRICIA A
Locations: Parcel #	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$275.00
Grantor: PHILLIPS, WILLIAM (BY TAX CLAIM BUREAU)	Grantee: PLENARY APPALACHIA LP
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 054.12-2,011.00,000.	SUSQUEHANNA

Information: Grantor: MANN, JOHN M	Consideration: \$59,900.00 Grantee: BOWMAN, BRADFORD R JR 2 - BOWMAN, MEREDITH K
Locations: Parcel # 1 - 036.17-1.067.00.000.	Municipality LANESBORO BOROUGH
Information: Grantor: JHB HOUSE LLC	Consideration: \$1.00 Grantee: JHB LANDS LLC
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information: Grantor: HABERLE, ABRAM 2 - HABERLE, CAROLE DIANE	Consideration: \$1.00 Grantee: MULLIGAN, MARY M 2 - COKELY-KERN, DAWN K (AKA) 3 - KERN, DAWN K COKELY
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: Grantor: MULLIGAN, MARY M 2 - COKELY-KERN, DAWN K (AKA) 3 - KERN, DAWN K COKELY	Consideration: \$1.00 Grantee: HABERLE, ABRAM 2 - HABERLE, CAROLE DIANE
Locations: Parcel # 1 - N/A	Municipality FRANKLIN TOWNSHIP
Information: Grantor: STONE, TRACY	Consideration: \$1.00 Grantee: FOOTE, TANYA A STONE (AKA) 2 - STONE, TANYA A 3 - FOOTE, CHAD
Locations: Parcel # 1 - 177.00-1.016.01.000.	Municipality RUSH TOWNSHIP
Information: Grantor: PROSKE, FRANK 2 - PROSKE, HEIKE L	Consideration: \$49,900.00 Grantee: MARBAKER, TIMOTHY R
Locations: Parcel # 1 - N/A - -	Municipality AUBURN TOWNSHIP
Information: Grantor: BOSKET, MARGARET A	Consideration: \$1.00 Grantee: BOSKET, JAMES R 2 - BOSKET, NANCY L
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information: Grantor: OLSZEWSKI, IRIS C 2 - OLSZEWSKI, ROY M	Consideration: \$8,500.00 Grantee: ROUTE 29 PROPERTIES LLC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: DAY, RH 2 - DAY, VELONA 3 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	Consideration: \$275.00 Grantee: PLENARY APPALACHIA LP
Locations: Parcel # 1 - 054.14-3.095.00.000.	Municipality SUSQUEHANNA

# Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
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