

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

34th Judicial District

Vol. 4 ★ September 13, 2019 ★ Montrose, PA ★ No. 24



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**CASES REPORTED**

Jesse A. Colwell a/k/a Jesse Colwell, Plaintiff,  
 vs.  
 Joseph L. Roberts and Jeanette M. Roberts, his wife, Defendants.

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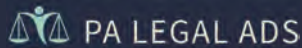


**Court of Common Pleas  
 34th Judicial District:**

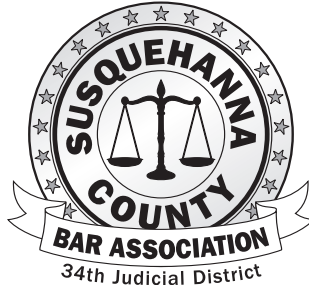
The Hon. Jason J. Legg  
*President Judge*

The Hon. Kenneth W. Seamans  
*Senior Judge*

**The Legal Journal of Susquehanna County** contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.



*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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Publisher:  
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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**

**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*

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Corder, Esq.  
Suzanne Brainard

**Court Administrator**

Cathy Hawley

**Sheriff**

Lance Benedict

**District Attorney**

Marion O'Malley, Esq.

**Prothonotary, Clerk of The Court**

Jan Krupinski

**Chief Public Defender**

Linda LaBarbara, Esq.

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Elizabeth M. Arnold  
MaryAnn Warren

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Jason D. Miller

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**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**

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

**JESSE A. COLWELL a/k/a** :  
**JESSE COLWELL,** :  
**Plaintiff,** :  
 :  
**vs.** : **No. 2016 - 1015 C.P.**  
 :  
**JOSEPH L. ROBERTS and** :  
**JEANETTE M. ROBERTS, his wife,** :  
**Defendants.** :

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**OPINION**

**I. Statement of Case**

Plaintiff Jesse A. Colwell (hereinafter referred to as Colwell) is an eighty-eight (88) year-old man residing in Oakland Township, Susquehanna County. (Plf. Cmp. ¶ 4.) Colwell contends that defendants Joseph L. Roberts and Jeanette M. Roberts (hereinafter collectively referred to as Roberts) fraudulently induced the transfer of a one-half (1/2) interest in Colwell’s 398-acre farm property to Roberts. (*Id.* Count 1.)<sup>1</sup> Colwell concedes that he suffers various ailments including coronary artery disease, myocardial infarction, heart failure, blood pressure problems, urinary blockage, enlarged prostate, poor eyesight and hearing loss. (*Id.* ¶ 17.)

On February 25, 2019, Colwell was deposed by Roberts’ legal counsel. The deposition was never concluded as a result of Roberts’ legal counsel’s concerns regarding Colwell’s competency. Thereafter, Colwell’s legal counsel sought to depose Colwell to complete the deposition process. In response, Roberts filed a motion for a protective order seeking to prohibit any further deposition of Colwell until the issue of Colwell’s competency has been resolved. The parties have submitted their respective briefs with supporting documentation. The matter is now ripe for disposition.

**II. Discussion**

Pennsylvania Rule of Civil Procedure 4012 provides a mechanism for a party to seek a protective order to prohibit a deposition if it is necessary to prevent “unreasonable annoyance, embarrassment, oppression, burden or expense.” Pa. R. Civ. P. 4012(a)(1). Roberts seeks a protective order to prevent Colwell’s counsel from taking Colwell’s deposition until Roberts has received additional medical records relating to Colwell’s medical and mental health condition. As the moving party, Roberts has the burden of

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<sup>1</sup> Colwell has also asserted counts for undue influence (Count II), Unilateral Mistake (Count III) and Civil Conspiracy (Count IV).

demonstrating good cause to support the issuance of a protective order, i.e., that harm would result in the absence of a protective order. See Platinum Corp. v. Blong, 43 Pa. D. & C.4th 445, 447 (Fayette County 1998) (finding that moving party “must produce, at a minimum, some evidence upon which a court can make a determination that harm will result” in the absence of a protective order); Spence v. Caesars Paradise Stream Resort, 20 Pa. D. & C. 4th 426, 429 (Monroe County 1994) (“In absence of any specific rule creating that burden, the moving party, under general rules of procedure, must bear it.”); Ornstein v. Bass, 50 Pa. D. & C.3d 371, 374 (Phila. County 1988) ( noting that “‘good cause’ requires, at a minimum, some evidence upon which a court can make a determination that harm will result from disclosure.”); Bealla v. Zuba, 4 Pa. D. & C.2d 545, 548 (Luzerne County 1955).

Roberts has failed to demonstrate “good cause” necessary to support the issuance of a protective order. Roberts has not articulated how the deposition of Colwell would result in “unreasonable annoyance, embarrassment, oppression, burden or expense.” The gist of Roberts’ argument is that that Colwell may not be competent to testify and that Roberts should have Colwell’s medical records prior to his deposition so as to assess his competency. This argument fails for a number of reasons.

First, if Colwell is not competent, the possession or non-possession of his medical records will make no difference whatsoever at any deposition. Second, to the extent that the medical records fail to address Colwell’s competency, Roberts will have the ability through the deposition to test the competency. To the extent that Colwell suffers from some kind of dementia, a deposition will create a record as to the extent and nature of the dementia – and whether such dementia itself calls into question Colwell’s competence to testify as a witness.

Significantly, this is not a situation where Colwell’s legal counsel seeks an order to protect Colwell from being deposed based upon his medical and/or mental health condition. Colwell’s counsel is seeking to depose Colwell – and Roberts is contending that the deposition will somehow create “unreasonable annoyance, embarrassment, oppression, burden or expense” for Roberts. Given Colwell’s advance age and medical problems, the need to preserve his testimony – to the extent that Colwell has the ability to competently testify – is significant. To the extent that Roberts is concerned regarding Colwell’s competency, Roberts can preserve this issue by raising the objection at the time of the deposition. Pa. R. Civ. P. 4016(b).<sup>2</sup> For these reasons, the request for a protective order will be denied.



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<sup>2</sup> To the extent that Roberts contends that additional information is required to determine Colwell’s competence to testify, Roberts has the ability to request a mental examination of Colwell. Pa. R. Civ. P. 4010(a)(2). During the deposition of Colwell, Roberts’ counsel will have the ability to develop a record as to the competence of Colwell and whether good cause exists for the court to order a mental health examination of Colwell. Pa. R. Civ. P. 4010(a)(3).

**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.*

**EXECUTRIX NOTICE**

Estate of James Michael Malonis  
AKA Jim Malonis AKA Jimmy Malonis  
Late of Hallstead Borough,  
Susquehanna County  
**EXECUTRIX**  
Heather Weston  
2927 Redfield Drive  
Charlotte, NC 28270  
**ATTORNEY**  
Michael Gathany  
671 Main Street  
Hallstead, PA 18822

**8/9/2019 • 8/16/2019 • 8/23/2019**

**ESTATE NOTICE**

Letters of Administration in the Estate of Doris Jane Young, a/k/a Doris J. Young, late of Union Dale Borough, have been granted to Jacqueline Sheare. 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:

Jacqueline Sheare  
4938 State Route 2023  
Clifford Township, PA 18470  
Administrator of the Estate

**9/13/2019 • 9/20/2019 • 9/27/2019**

**ESTATE NOTICE**

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

Barbara Wanda Sperring a/k/a  
Barbara Sperring a/k/a Barbara W.  
Sperring, dec's.  
Late of Montrose Borough  
**CO-EXECUTORS**  
Nikki Lynn Stanley and Dean Paul Stanley  
Michelle M. Forsell, Esq.  
c/o **NORRIS McLAUGHLIN, P.A.**  
570 Main Street  
Pennsburg, PA 18073  
**ATTORNEY**  
Michelle M. Forsell, Esq.

**NORRIS McLAUGHLIN, P.A.**  
570 Main Street  
Pennsburg, PA 18073

9/13/2019 • 9/20/2019 • 9/27/2019

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**EXECUTOR NOTICE**

Estate of Bonnie Mae Laird AKA  
Bonnie M. Laird  
Late of Auburn Township  
CO-EXECUTRIX  
Tammy M. Goodwin  
11 Kintners Rd.  
Tunkhannock, PA 18657  
CO-EXECUTOR  
Todd M. Laird  
11016 Edina Court  
Las Vegas, NV 89144  
CO-EXECUTRIX  
Tina M. Salsman  
1271 Rummerfield Creek Rd.  
Wyalusing, PA 18853

9/6/2019 • 9/13/2019 • 9/20/2019

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**EXECUTOR NOTICE**

Estate of George L. Laird AKA  
George Leroy Laird  
Late of Auburn Township  
CO-EXECUTRIX  
Tammy M. Goodwin  
11 Kintners Rd.  
Tunkhannock, PA 18657  
CO-EXECUTRIX  
Tina M. Salsman  
1271 Rummerfield Creek Rd.  
Wyalusing, PA 18853  
CO-EXECUTOR  
Todd M. Laird  
11016 Edina Court  
Las Vegas, NV 89144

9/6/2019 • 9/13/2019 • 9/20/2019

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**NOTICE**

IN THE ESTATE OF **ESTHER L. ORGANISCIAK**, late of the Borough of Montrose, 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:

**George C. Olexa, Executor**  
35 Delaware Avenue  
Ewing, NJ 08628

**OR**

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

8/30/2019 • 9/6/2019 • 9/13/2019

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**OTHER NOTICES**

**NOTICE**

**ORPHANS' COURT DIVISION  
ESTATE NOTICE**

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

Estate of ANNA M SALVATO,  
deceased  
Mary S Tanner, Administratrix

Estate of JEAN A LOOMIS,  
deceased  
Jeffrey I Loomis and  
Chrisann Rowe, Executors

The above accountings will be presented to the Judge of the Court

of Common Pleas on Tuesday, September 17, 2019, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

9/6/2019 • 9/13/2019

**NOTICE**

Susquehanna County  
Court of Common Pleas

Number: 2019-662CP

Notice of Action in Mortgage  
Foreclosure

Reverse Mortgage Funding, LLC,  
Plaintiff

v.

Vincent S. Perico Known  
Surviving Heir of Gary Perico,  
Janae Perico Known Surviving  
Heir of Gary Perico, Carly Shaffer  
Known Surviving Heir of Gary  
Perico, and Unknown Surviving  
Heirs of Gary Perico,



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For A Free Consultation



Defendants

**TO: Janae Perico Known  
Surviving Heir of Gary Perico.**

Premises subject to foreclosure:  
4004 Lake View Road,  
Susquehanna, Pennsylvania 18847.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

**Susquehanna County Prothonotary  
Office,  
Susquehanna County Courthouse,  
Courthouse Square,  
P.O. Box 218,  
Montrose, Pennsylvania 18801,  
(570) 278-4600 x 120.**

McCabe, Weisberg & Conway, LLC,  
Attorneys for Plaintiff,

123 S. Broad St., Ste. 1400,  
Philadelphia, PA 19109,  
215-790-1010

9/13/2019

**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  
OCTOBER 22, 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  
October 22, 2019 at 9:00 AM**

Writ of Execution No.:

2019-883 CP

PROPERTY ADDRESS: 2135

Franklin Hill Road

Hallstead, PA 18822

LOCATION: Franklin Township

Tax ID # 068.00-2,017.00,000

IMPROVEMENTS: ONE – ONE

STORY MANUFACTURED

DWELLING

DEFENDANTS: Anne McVey

ATTORNEY FOR PLAINTIFF:

David Gregory, Esq

(570) 251-9960

**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

8/30/2019 • 9/6/2019 • 9/13/2019

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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 27, 2019 TO SEPTEMBER 4, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

|  |  |
|--|--|
| Information:   | Consideration: \$349,600.00  |
| Mortgagor: MERRITT, KYLE P<br>2 - MERRITT, BRIDGET E   | Mortgagee: VISIONS FEDERAL CREDIT UNION  |
| Locations: Parcel #<br>1 - 045.16-1,001.00,000.  | Municipality<br>SILVER LAKE TOWNSHIP   |
| Information:   | Consideration: \$123,000.00  |
| Mortgagor: LAUDE, KARL F<br>2 - LAUDE, SANDRA R  | Mortgagee: HONESDALE NATIONAL BANK   |
| Locations: Parcel #<br>1 - 089.00-2,016.00,000.  | Municipality<br>NEW MILFORD TOWNSHIP   |
| Information:   | Consideration: \$24,900.00   |
| Mortgagor: BREEZE, VICTORIA<br>2 - VAN VLECK, JEANNE A   | Mortgagee: NBT BANK  |
| Locations: Parcel #<br>1 - 048.00-1,002.00,000.  | Municipality<br>LIBERTY TOWNSHIP   |
| Information:   | Consideration: \$170,910.00  |
| Mortgagor: DIBIASE, PAUL<br>2 - DIBIASE, VICTORIA S  | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - SUMMIT MORTGAGE CORPORATION         |
| Locations: Parcel #<br>1 - 124.14-2,056.00,000.  | Municipality<br>MONTROSE   |
| Information:   | Consideration: \$149,797.00  |
| Mortgagor: BARTLEY, ANTHONY<br>2 - DIBIASE, VICTORIA S   | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - FIRST NATIONAL BANK OF PENNSYLVANIA |
| Locations: Parcel #<br>1 - 260.00-1,020.00,000.  | Municipality<br>LENOX TOWNSHIP   |
| Information:   | Consideration: \$144,000.00  |
| Mortgagor: DEELEY, CAROL<br>2 - DEELEY, ROBERT<br>3 - DERKOTCH, PAUL<br>4 - BERINGER, KATHLEEN | Mortgagee: COMMUNITY BANK  |
| Locations: Parcel #<br>1 - 067.00-2,026.00,000.  | Municipality<br>FRANKLIN TOWNSHIP  |
| Information:   | Consideration: \$300,000.00  |
| Mortgagor: CAMP CHAOS LLC<br>2 - DEELEY, ROBERT  | Mortgagee: CLS HOLDINGS II LLC   |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>HERRICK TOWNSHIP   |
| Information:   | Consideration: \$218,000.00  |
| Mortgagor: RYBNICK, DANIEL R<br>2 - RYBNICK, THERESA   | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY   |
| Locations: Parcel #<br>1 - 244.00-1,088.01,000.  | Municipality<br>LENOX TOWNSHIP   |

|  |   |
|--|---|
| Information:   | Consideration: \$23,300.00  |
| Mortgagor: BRIGGS, GALEN<br>2 - KITKO, SARAH   | Mortgagee: TIOGA STATE BANK   |
| Locations: Parcel #<br>1 - 084.00-1,022.00,000.                                      | Municipality<br>FOREST LAKE TOWNSHIP  |
| Information:   | Consideration: \$40,000.00  |
| Mortgagor: GOLDSMITH, BRADY A (AKA)<br><br>2 - GOLDSMITH, BRADY                      | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY                                    |
| Locations: Parcel #<br>1 - 066.00-1,004.00,000.                                      | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:   | Consideration: \$70,000.00  |
| Mortgagor: MOTYKA, MARIUSZ<br><br>2 - MOTYKA, SHIRLEY F (AKA)<br>3 - MOTYKA, SHIRLEY | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY                                    |
| Locations: Parcel #<br>1 - 109.06-2,006.00,000.                                      | Municipality<br>NEW MILFORD BOROUGH   |
| Information:   | Consideration: \$40,000.00  |
| Mortgagor: BALLARD, JAMES M<br><br>2 - BALLARD, JULIE A                              | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY                                    |
| Locations: Parcel #<br>1 - 054.11-2,042.00,000.<br>2 - 054.11-2,042.00,000.          | Municipality<br>SUSQUEHANNA<br>SUSQUEHANNA 2W   |
| Information:   | Consideration: \$270,750.00   |
| Mortgagor: AUER, CODY<br><br>2 - AUER, CARLA   | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - QUICKEN LOANS INC      |
| Locations: Parcel #<br>1 - 144.00-1,024.00,000.                                      | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:   | Consideration: \$50,000.00  |
| Mortgagor: JOSH & JUSTINA HOLBROOK PARTNERS LLC                                      | Mortgagee: PS BANK  |
| Locations: Parcel #<br>1 - 126.00-2,014.03,000.                                      | Municipality<br>NEW MILFORD TOWNSHIP  |
| Information:   | Consideration: \$135,000.00   |
| Mortgagor: KARP, MICHAEL J<br>2 - KARP, LINDA J                                      | Mortgagee: AGCHOICE FARM CREDIT   |
| Locations: Parcel #<br>1 - 243.00-1,040.01,000.                                      | Municipality<br>LENOX TOWNSHIP  |
| Information:   | Consideration: \$188,000.00   |
| Mortgagor: BORRELLI, JOSEPH A<br><br>2 - BORRELLI, DEBORAH A                         | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - HOMESTEAD FUNDING CORP |
| Locations: Parcel #<br>1 - 124.12-1,010.00,000.                                      | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information: RE-RECORDING  | Consideration: \$32,000.00  |
| Mortgagor: RENTNER, JUSTIN MICHAEL   | Mortgagee: HONSDALE NATIONAL BANK   |
| Locations: Parcel #<br>1 - 249.19-3,035.00,000.                                      | Municipality<br>FOREST CITY 2W  |
| Information:   | Consideration: \$51,600.00  |
| Mortgagor: SCHAFFER, STEFFANY A  | Mortgagee: NBT BANK   |
| Locations: Parcel #<br>1 - 109.06-1,069.00,000.                                      | Municipality<br>NEW MILFORD BOROUGH   |

|  |  |
|--|--|
| Information:<br>Mortgagor: CHAUCHOIS, ELIZABETH ANN<br><br>2 - CHAUCHOIS, GUILHEM LOUIS MARIE<br>Locations: Parcel #<br>1 - 042.19-1,027.00,000.     | Consideration: \$268,000.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - STEARNS LENDING LLC<br>Municipality<br>CHOCONUT TOWNSHIP     |
| Information:<br>Mortgagor: ROMA, ALEXANDRA L<br>2 - STASHKO, NICHOLAS J<br>Locations: Parcel #<br>1 - 043.00-1,005.02,000.                           | Consideration: \$190,000.00<br>Mortgagee: VISIONS FEDERAL CREDIT UNION<br>Municipality<br>CHOCONUT TOWNSHIP  |
| Information:<br>Mortgagor: HALL, CAROLYN J<br><br>2 - HALL, JEFFREY A<br>Locations: Parcel #<br>1 - 132.00-1,063.00,000.                             | Consideration: \$120,000.00<br>Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY<br>Municipality<br>JACKSON TOWNSHIP                                      |
| Information:<br>Mortgagor: ALLEN, THOMAS J<br>2 - ALLEN, ELIZABETH<br>Locations: Parcel #<br>1 - 211.00-1,008.00,000.                                | Consideration: \$35,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>HERRICK TOWNSHIP   |
| Information:<br>Mortgagor: WOOSMAN, JOSEPH M<br>Locations: Parcel #<br>1 - 031.15-1,004.02,000.  | Consideration: \$660,000.00<br>Mortgagee: NBT BANK NA<br>Municipality<br>GREAT BEND BOROUGH  |
| Information:<br>Mortgagor: KINNEY, ROBERT E<br>2 - THOMAS, SHARON L (NMB)<br>3 - KINNEY, SHARON L<br>Locations: Parcel #<br>1 - 222.10-1,048.00,000. | Consideration: \$96,000.00<br>Mortgagee: WAYNE BANK<br>Municipality<br>HOP BOTTOM BOROUGH  |
| Information:<br>Mortgagor: KARAKASH, JOHN T<br>Locations: Parcel #<br>1 - 166.00-1,040.00,000.   | Consideration: \$200,000.00<br>Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA<br>Municipality<br>HARFORD TOWNSHIP  |
| Information:<br>Mortgagor: APPLEBY, KIMBERLY A<br>2 - APPLEBY, CLYDE<br>Locations: Parcel #<br>1 - 266.00-1,010.00,000.                              | Consideration: \$193,800.00<br>Mortgagee: WELLS FARGO BANK<br>Municipality<br>CLIFFORD TOWNSHIP  |
| Information:<br>Mortgagor: JOHNSON, SCOTT D<br>2 - JOHNSON, MARYBETH<br>Locations: Parcel #<br>1 - 023.00-2,014.00,000.                              | Consideration: \$50,000.00<br>Mortgagee: TIOGA STATE BANK<br>Municipality<br>CHOCONUT TOWNSHIP   |
| Information:<br>Mortgagor: MURRAY, DAVID<br>Locations: Parcel #<br>1 - 167.09-1,011.00,000.  | Consideration: \$140,000.00<br>Mortgagee: NET FEDERAL CREDIT UNION<br>Municipality<br>HARFORD TOWNSHIP   |
| Information:<br>Mortgagor: SHERMER, BURTON M III<br><br>2 - SHERMER, ADRIA R<br>Locations: Parcel #<br>1 - 160.00-1,036.00,000.                      | Consideration: \$161,250.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - ALLIED MORTGAGE GROUP INC<br>Municipality<br>JESSUP TOWNSHIP |

**DEEDS**

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| Information:<br>Grantor: EDWARDS, DAVID<br>2 - EDWARDS, JAYNE DEVERELL (FKA)<br>3 - DEVERELL, JAYNE MARVELL<br>Locations: Parcel #<br>1 - N/A                | Consideration: \$368,000.00<br>Grantee: MERRITT, KYLE P<br>2 - MERRITT, BRIDGET E<br>Municipality<br>SILVER LAKE TOWNSHIP |
| Information:<br>Grantor: BENNETT, WESLEY R<br>Locations: Parcel #<br>1 - 223.00-1,014.03,000.  | Consideration: \$1.00<br>Grantee: BENNETT, CLIFFORD GUY<br>2 - BENNETT, SHARON KAY<br>Municipality<br>LENOX TOWNSHIP      |
| Information:<br>Grantor: LAUDE, KARL F<br>Locations: Parcel #<br>1 - N/A   | Consideration: \$1.00<br>Grantee: LAUDE, KARL F<br>2 - LAUDE, SANDRA R<br>Municipality<br>NEW MILFORD TOWNSHIP            |
| Information:<br>Grantor: DIXON, MARY JANE<br>Locations: Parcel #<br>1 - N/A  | Consideration: \$1.00<br>Grantee: DIXON, MARY JANE<br>2 - PENNY, MARYLYNN<br>Municipality<br>GREAT BEND TOWNSHIP          |
| Information:<br>Grantor: SELBITTO, ANN M (ESTATE BY SHERIFF)<br>Locations: Parcel #<br>1 - 161.08-1,006.00,000.  | Consideration: \$30,401.00<br>Grantee: BEAR CREEK PROPERTIES INC<br>Municipality<br>BRIDGEWATER TOWNSHIP                  |
| Information:<br>Grantor: MONTALBANO, PAUL G<br>2 - MONTALBANO, LINDA E<br>Locations: Parcel #<br>1 - N/A   | Consideration: \$60,000.00<br>Grantee: JAYNE, ROGER<br>2 - JAYNE, JEAN B<br>Municipality<br>AUBURN TOWNSHIP               |
| Information:<br>Grantor: KORBAN, EDITH (ESTATE)<br>Locations: Parcel #<br>1 - 221.00-1,046.00,000.   | Consideration: \$1.00<br>Grantee: KORBAN, EDITH (ESTATE)<br>Municipality<br>LATHROP TOWNSHIP                              |
| Information:<br>Grantor: AYLWARD, MICHAEL<br>2 - AYLWARD, ERICA<br>Locations: Parcel #<br>1 - N/A  | Consideration: \$1.00<br>Grantee: AYLWARD, MICHAEL V<br>Municipality<br>NEW MILFORD TOWNSHIP                              |
| Information:<br>Grantor: REIMEL, ALAN L<br>2 - REIMEL, CRAIG L<br>3 - REIMEL, JAY L<br>4 - REIMEL, PHILIP<br>Locations: Parcel #<br>1 - 124.14-2,056.00,000. | Consideration: \$189,900.00<br>Grantee: DIBIASE, PAUL<br>2 - DIBIASE, VICTORIA S<br>Municipality<br>MONTROSE              |
| Information:<br>Grantor: KUWAYE, DARRYL Y<br>2 - KUWAYE, NANCY K<br>Locations: Parcel #<br>1 - N/A   | Consideration: \$320,000.00<br>Grantee: NAI, DEBRA<br>Municipality<br>SILVER LAKE TOWNSHIP                                |

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| Information:  | Consideration: \$105,000.00   |
| Grantor: WILSON, STEVEN C<br>2 - WILSON, CHERYL J                             | Grantee: INSCHO, BRIAN D  |
| Locations: Parcel #<br>1 - 179.04-1,046.00,000.<br>2 - 179.04-1,043.00,000.   | Municipality<br>DIMOCK TOWNSHIP<br>DIMOCK TOWNSHIP                        |
| Information:  | Consideration: \$138,500.00   |
| Grantor: RASMUSSEN, DAVID<br>2 - RASMUSSEN, PING                              | Grantee: MYRICK, CHARLOTTE I  |
| Locations: Parcel #<br>1 - 191.00-1,038.00,000.                               | Municipality<br>HERRICK TOWNSHIP  |
| Information:  | Consideration: \$17,000.00  |
| Grantor: LSF10 MASTER PARTICIPATION TRUST<br>(BY TRUSTEE)                     | Grantee: IRON HORSE INVESTMENTS LLC                                       |
| Locations: Parcel #<br>1 - 124.19-2,004.00,000.                               | Municipality<br>MONTROSE  |
| Information:  | Consideration: \$148,300.00   |
| Grantor: LOPEZ, JOHN R<br>2 - LOPEZ, ANN MARIE                                | Grantee: BARTLEY, ANTHONY   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>LENOX TOWNSHIP  |
| Information:  | Consideration: \$1.00   |
| Grantor: COY, RYAN JANOSKI  | Grantee: COY, RYAN J  |
| Locations: Parcel #<br>1 - 124.00-1,016.00,000.                               | Municipality<br>BRIDGEWATER TOWNSHIP                                      |
| Information:  | Consideration: \$1.00   |
| Grantor: ALBRIGHT, DONALD G   | Grantee: ALBRIGHT, DANIEL R   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>AUBURN TOWNSHIP   |
| Information:  | Consideration: \$1.00   |
| Grantor: ESTES, JAMES H<br>2 - ESTES, CATHERINE E (AKA)<br>3 - ESTES, KATHY E | Grantee: ESTES, CATHERINE E (AKA)<br>2 - ESTES, KATHY E                   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>FOREST LAKE TOWNSHIP                                      |
| Information:  | Consideration: \$95,000.00  |
| Grantor: DIAZ FAMILY LIMITED PARTNERSHIP                                      | Grantee: ARNONE, JOHN V<br>2 - ARNONE, RAEANN                             |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>BROOKLYN TOWNSHIP   |
| Information:  | Consideration: \$1.00   |
| Grantor: SETZER, LOIS B (TRUST)   | Grantee: SETZER, EVERETT W<br>2 - SETZER, KILMER J<br>3 - SETZER, DUANE M |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>GREAT BEND TOWNSHIP                                       |
| Information:  | Consideration: \$1.00   |
| Grantor: RYBNICK, DANIEL R<br>2 - RYBNICK, THERESA                            | Grantee: RYBNICK, DANIEL R<br>2 - RYBNICK, THERESA A                      |
| Locations: Parcel #<br>1 - 244.00-1,088.01,000.                               | Municipality<br>LENOX TOWNSHIP  |

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| Information:<br>Grantor: SOPER, GINA (AKA)<br>2 - BLOCKUS, GINA  | Consideration: \$200,000.00<br>Grantee: HELLMUTH, GREGORY C<br>2 - HELLMUTH, KAREN L            |
| Locations: Parcel #<br>1 - 142.03-1,021.01,000.  | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:<br>Grantor: PARISE, MARTIN J<br>2 - PARISE, LORRAINE KAY  | Consideration: \$82,000.00<br>Grantee: CHESNICK, LAWRENCE E<br>2 - CHESNICK, PATRICIA A         |
| Locations: Parcel #<br>1 - 228.00-1,006.00,000.  | Municipality<br>HERRICK TOWNSHIP  |
| Information:<br>Grantor: MOLKENTHIN, DEBORAH E (ESTATE AKA)<br>2 - MOLKENTHIN, DEBORAH                                     | Consideration: \$285,000.00<br>Grantee: AUER, CODY J<br>2 - AUER, CARLA D                       |
| Locations: Parcel #<br>1 - 144.00-1,024.00,000.  | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:<br>Grantor: KARP, JEFFREY M<br>2 - KARP, SHELBY   | Consideration: \$175,000.00<br>Grantee: KARP, MICHAEL<br>2 - KARP, LINDA J                      |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>LENOX TOWNSHIP  |
| Information:<br>Grantor: TROW, DONALD B (ESTATE)   | Consideration: \$1.00<br>Grantee: TROW, STEPHEN C<br>2 - TROW, W CLARK<br>3 - LIDDELL, PAMELA T |
| Locations: Parcel #<br>1 - 065.05-1,013.00,000.  | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:<br>Grantor: TROW, STEPHEN C<br>2 - TROW, W CLARK<br>3 - LIDDELL, PAMELA T                                     | Consideration: \$1.00<br>Grantee: LIDDELL, PAMELA T<br>2 - LIDDELL, W KIRK                      |
| Locations: Parcel #<br>1 - 065.05-1,013.00,000.  | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:<br>Grantor: FAVALE, MICHAEL<br>2 - FAVALE, SUSAN  | Consideration: \$108,000.00<br>Grantee: ROMA, ALEXANDRA<br>2 - STASHKO, NICHOLAS                |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:<br>Grantor: FRITZ, MARY A (ESTATE)  | Consideration: \$235,000.00<br>Grantee: BORRELLI, JOSEPH A<br>2 - BORRELLI, DEBORAH A           |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:<br>Grantor: HUFTEN, KAREN<br>2 - SUBIK, SALLY   | Consideration: \$75,000.00<br>Grantee: DARLING, TERESA KATHERINE                                |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>FOREST LAKE TOWNSHIP  |
| Information: CORRECTIVE<br>Grantor: TERCHEK, DOROTHY A (ESTATE AKA)<br>2 - TERCHEK, DOROTHY (ESTATE)<br>3 - TERCHEK, JANET | Consideration: \$1.00<br>Grantee: RENTNER, JUSTIN MICHAEL                                       |
| Locations: Parcel #<br>1 - 249.19-3,035.00,000.  | Municipality<br>FOREST CITY 2W  |



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| Information:   | Consideration: \$1.00   |
| Grantor: YOUNG, DORIS JANE (ESTATE AKA)<br>2 - YOUNG, JANE                           | Grantee: SHEARE, JACQUELINE<br>2 - SHEARE, KRISTEN LEIGH<br>3 - REBERNICK, SAMUEL |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>UNIONDALE BOROUGH   |
| Information:   | Consideration: \$42,500.00  |
| Grantor: HERON, NORA C<br>2 - GATHANY, JUSTIN  | Grantee: DUCKWORTH, SUSAN C   |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>GREAT BEND TOWNSHIP   |
| Information:   | Consideration: \$64,500.00  |
| Grantor: FIORE, JOHN J<br>2 - GERDES-FIORE, JODI A (AKA)<br>3 - FIORE, JODI A GERDES | Grantee: SCHAFFER, STEFFANY A   |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>NEW MILFORD BOROUGH   |
| Information:   | Consideration: \$1.00   |
| Grantor: FORSTER, WILLIAM (BY ATTY)  | Grantee: FORSTER, WILLIAM<br>2 - FORSTER, KATHRYN MAE                             |
| Locations: Parcel #<br>1 - 116.17-1,014.00,000.                                      | Municipality<br>THOMPSON TOWNSHIP   |
| Information:   | Consideration: \$1.00   |
| Grantor: FORSTER, WILLIAM (BY ATTY)  | Grantee: FORSTER, WILLIAM<br>2 - FORSTER, KATHRYN MAE                             |
| Locations: Parcel #<br>1 - 116.17-1,013.00,000.                                      | Municipality<br>THOMPSON TOWNSHIP   |
| Information:   | Consideration: \$36,000.00  |
| Grantor: SWARTZ, TERESA M  | Grantee: MAHAR, ROBERT T<br>2 - MAHAR, ELIZABETH A                                |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:   | Consideration: \$27,000.00  |
| Grantor: MACBAIN, JUSTIN R<br>2 - MACBAIN, STEPHANIE                                 | Grantee: OAKLEY, DERRECK<br>2 - OAKLEY, STACEY                                    |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>BROOKLYN TOWNSHIP   |
| Information:   | Consideration: \$325,000.00   |
| Grantor: WILLIAMS, ALEXANDER<br>2 - WILLIAMS, ABIGAIL<br>3 - WILLIAMS, LISA          | Grantee: CHAUCHOIS, ELIZABETH ANN<br>2 - CHAUCHOIS, GUILHEIM LOUIS MAIRE          |
| Locations: Parcel #<br>1 - 042.19-1,027.00,000.                                      | Municipality<br>CHOCONUT TOWNSHIP   |
| Information:   | Consideration: \$125,000.00   |
| Grantor: BUTLER, JOHN E<br>2 - BUTLER, MARY JOSEPHINE                                | Grantee: TIMS, TIMOTHY J  |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>APOLACON TOWNSHIP   |
| Information:   | Consideration: \$1.00   |
| Grantor: HOLTON, JILL (WIDOW)  | Grantee: HOLTON, JILL (WIDOW)<br>2 - KIEFER, REBECCA A<br>3 - KIEFER, JAMES R     |
| Locations: Parcel #<br>1 - 260.00-1,035.00,000.                                      | Municipality<br>LENOX TOWNSHIP  |

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| Information:                       | Consideration: \$1.00               |
| Grantor: DIFFENDORF, DOROTHY       | Grantee: KELLY, BETTY LOU           |
| Locations: Parcel #                | Municipality                        |
| 1 - N/A                            | NEW MILFORD TOWNSHIP                |
| Information:                       | Consideration: \$1.00               |
| Grantor: ROUNDS, BEVERLY           | Grantee: KELLY, BETTY LOU           |
| Locations: Parcel #                | Municipality                        |
| 1 - N/A                            | NEW MILFORD TOWNSHIP                |
| Information:                       | Consideration: \$1.00               |
| Grantor: POMPEII, VIRGINIA         | Grantee: KELLY, BETTY LOU           |
| Locations: Parcel #                | Municipality                        |
| 1 - N/A                            | NEW MILFORD TOWNSHIP                |
| Information:                       | Consideration: \$1.00               |
| Grantor: DIFFENDORF, SHIRLEY       | Grantee: KELLY, BETTY LOU           |
| Locations: Parcel #                | Municipality                        |
| 1 - N/A                            | NEW MILFORD TOWNSHIP                |
| Information:                       | Consideration: \$1.00               |
| Grantor: GABRIEL, JASON            | Grantee: GABRIEL, CHRISTOPHER       |
| 2 - GABRIEL, JESSICA               | 2 - GABRIEL, AMANDA                 |
| Locations: Parcel #                | Municipality                        |
| 1 - N/A                            | BROOKLYN TOWNSHIP                   |
| Information:                       | Consideration: \$53,946.20          |
| Grantor: PAZIENZA, WILLIAM V       | Grantee: WELLS FARGO BANK (SUCC TO) |
| 2 - PAZIENZA, KATHLEEN J           | 2 - WACHOVIA BANK (FKA)             |
|                                    | 3 - FIRST UNION NATIONAL BANK       |
| Locations: Parcel #                | Municipality                        |
| 1 - 115.00-2,033.00,000.           | THOMPSON TOWNSHIP                   |
| Information:                       | Consideration: \$204,000.00         |
| Grantor: WALLIS, ROBERT S (ESTATE) | Grantee: APPLEBY, CLYDE R           |
|                                    | 2 - APPLEBY, KIMBERLY A             |
| Locations: Parcel #                | Municipality                        |
| 1 - 266.00-1,010.00,000.           | CLIFFORD TOWNSHIP                   |
| Information:                       | Consideration: \$5,000.00           |
| Grantor: FRENCH, RICKEY            | Grantee: BALLARD, JAMES             |
| 2 - FRENCH, DAWN                   | 2 - BALLARD, DAWN                   |
| Locations: Parcel #                | Municipality                        |
| 1 - 054.11-2,043.00,000.           | SUSQUEHANNA                         |
| Information:                       | Consideration: \$30,000.00          |
| Grantor: SMITH, MARTIN I           | Grantee: ROBERTS, TROY              |
| 2 - SMITH, RACHAEL                 |                                     |
| Locations: Parcel #                | Municipality                        |
| 1 - 054.16-2,003.00,000.           | SUSQUEHANNA                         |
| Information:                       | Consideration: \$165,000.00         |
| Grantor: WAGNER, ROBIN             | Grantee: MURRAY, DAVID              |
| Locations: Parcel #                | Municipality                        |
| 1 - 167.09-1,011.00,000.           | HARFORD TOWNSHIP                    |
| Information:                       | Consideration: \$1.00               |
| Grantor: PATTEN, PATRICIA M (AKA)  | Grantee: SABO, CAROL                |
| 2 - DUNLAP, PATRICIA M (NKA)       | 2 - SABO, STEPHEN                   |
| 3 - WASHBURN, PATRICIA M           |                                     |
| Locations: Parcel #                | Municipality                        |
| 1 - N/A                            | SILVER LAKE TOWNSHIP                |

Information:

Grantor: BIXBY, ELLEN G (ESTATE AKA)  
2 - BIXBY, ELLEN GRACE

Locations: Parcel #  
1 - N/A

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Consideration: \$40,000.00

Grantee: BIXBY, TYLER J  
2 - BIXBY, SHANNON M

Municipality  
SUSQUEHANNA

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Information:

Grantor: GORHAM, HERBERT N  
2 - GORHAM, ALICE B

Locations: Parcel #  
1 - N/A

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Consideration: \$1.00

Grantee: GORHAM, DAWN ANN  
2 - GORHAM, CHRISTOPHER HERBERT

Municipality  
THOMPSON TOWNSHIP

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Information:

Grantor: SHERMER, BURTON M III  
2 - SHERMER, MARY P

Locations: Parcel #  
1 - 160.00-1,036.00,000.

Consideration: \$1.00

Grantee: SHERMER, BURTON MIII  
2 - SHERMER, ADRIA R

Municipality  
JESSUP TOWNSHIP



**Legal Journal of Susquehanna County**  
3305 Lake Ariel Highway, Suite 3  
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