

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

34th Judicial District

Vol. 4 ★ October 25, 2019 ★ Montrose, PA ★ No. 30



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**CASES REPORTED**

Laurel Lake Association, Inc., Plaintiff  
 vs.  
 Robert Hutchinson Rose, his Heirs, successors, and assigns,  
 generally executors, administrators, legatees, grantees, and all other  
 persons interested in said property, et al, Defendants

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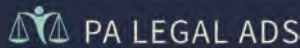


**Court of Common Pleas  
 34th Judicial District:**

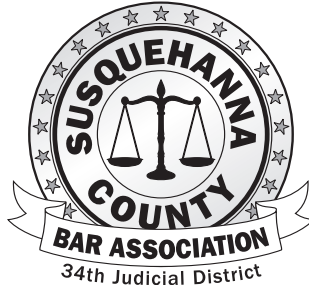
The Hon. Jason J. Legg  
*President Judge*

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.



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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.

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**COURT OPINION**

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**No. 2015-1162 C.P.**

**LAUREL LAKE ASSOCIATION, INC.**  
**Plaintiff**

**vs.**

**ROBERT HUTCHINSON ROSE, his Heirs, successors, and assigns,  
generally executors, administrators, legatees, grantees, and  
all other persons interested in said property, et al,  
Defendants**

*Opinion continued from the October 18, 2019 issue*

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**IV. Discussion**

The Association asserts that the uncontested evidence of its control of the water levels of Laurel Lake, coupled with its water maintenance efforts and policing of use of the lake, satisfies the requirements of adverse possession so as to find that legal title to the 42-acres of real property submerged under the waters of Laurel Lake has passed to the Association. The Roses argue that the Association has not presented sufficient evidence to establish adverse possession of the submerged real property.

Adverse possession is an extraordinary doctrine which permits one to achieve ownership of another's property by operation of law and the grant of this extraordinary privilege must be based upon clear evidence. See Edmondson v. Dolinich, 453 A.2d 611, 614 (Pa. Super. Ct. 1982) ("It is a serious matter indeed to take away another's property. That is why the law imposes such strict requirements of proof on one who claims title by adverse possession.") In order to establish title by adverse possession, the claimant must prove actual, continuous, exclusive, visible, notorious, distinct and hostile possession of the land for twenty-one years. See Baylor v. Soska, 658 A.2d 743, 744 (Pa.1995). Each of these elements must exist, otherwise the possession will not confer title. See Conneaut Lake Park, Inc. v. Klingensmith, 66 A.2d 828, 829 (Pa. 1949).

Actual possession of land means dominion over the land but is not equivalent to occupancy. See Reed v. Wolyniec, 471 A.2d 80, 85 (Pa. Super. Ct. 1983). Actual possession of property may be established in connection with the maintenance of a residence, by cultivation of the land, by enclosure of the land, or by making improvements to the land and paying property taxes. See Glenn v. Shuey, 595 A.2d 606, 611 n. 5 (Pa. Super. Ct. 1991). The determination of what constitutes actual possession of property for purposes of adverse possession depends on the specific facts of each case and the character of the premises. Id. "Such occupation must be

exclusive, and of such a character as compels the real owner to take notice of the possession of the disseisor.” See Bigham v. Wenschhof, 295 Pa. Super. 146, 150, 441 A.2d 391, 393 (1982).

Distinct and exclusive possession can be established “by acts, which at the time, considering the state of the land, comport with ownership; viz., such acts as would ordinarily be exercised by an owner in appropriating land to his own use and the exclusion of others.” Lyons v. Andrews, 313 A.2d 313, 315-16 (Pa. Super. Ct. 1973)(citing Family Land & Investment Co., Inc. v. Williams, 138 So.2d 696, 699 (1961.)) However, “exclusive” possession does not need to be absolutely exclusive. See Reed v. Wolyniec, 471 A.2d 80, 84 (Pa. Super. Ct. 1983)(finding that exclusive character of plaintiff’s possession was not destroyed because other persons occasionally passed over fifty foot wide lot adjacent to their residence).

The term “visible and notorious possession” relating to claims of adverse possession means that “the claim of ownership must be evidenced by conduct sufficient to place a reasonable person on notice that his or her land is being held by the claimant as his own.” In re Rights of Way & Easements Situate in Twp. of Mt. Pleasant, 47 A.3d 166, 173-74 (Pa. Commw. Ct. 2012)(finding that fencing in area, installing drainage pipes and keeping grazing animals throughout the property placed titled owners on notice establishing visible and notorious possession).

Finally, “a person is in hostile possession when he acts with reference to the land in the same way that the owner would act.” Zeglin v. Gahagen, 571 Pa. 321, 328, 812 A.2d 558, 562 (2002). Hostile does not mean ill will or hostility, but indicates an assertion of ownership rights adverse to that of the true owner and all others. See In re Rights of Way & Easements, 47 A.3d at 174 (explaining that where plaintiffs were aware that they were not rightful owners of property yet treated the property as their own, “hostile” possession was supported). If all the elements of adverse possession are established, the element of hostility is implied. Brennan v. Manchester Crossings, Inc., 708 A.2d 815, 822 (Pa. Super. Ct. 1998).

As previously indicated, a determination as to what constitutes actual possession of property for purposes of adverse possession depends on the nature of the property. Here, the property in question constitutes 42-acres of submerged real property under the waters of Laurel Lake. The Rose deeds demonstrate that this real property was submerged when Robert Hutchinson Rose began selling off the real property that surrounded and abutted Laurel Lake. Thus, the question becomes what conduct is sufficiently open, notorious, adverse, exclusive and hostile so as to warrant acquisition of title to submerged real property through adverse possession.

In Camp Chicopee v. Eden, 154 A. 305 (Pa. 1931), a lake front property owner asserted a claim for adverse possession of a portion of a 30-acre lake based on partial fencing that extended into the lake itself, boating, fishing, removal of ice, policing of the lake, and the payment of real property taxes. In finding that the property owner’s actions did not confer title through adverse possession, the Supreme Court found that “during the statutory period the [claimant] exercised no acts of ownership [over the submerged

real property] that could be held adverse” and explained:

It is a novel proposition that the holder of a record title must from time to time make proclamation on every part of his land of his right thereto under penalty that he will lose it to an intruder if he does not. .... [A]n owner of a coal mine does not have to live in it in order to prevent the acquiring of a title thereto by adverse possession, and the same thin[g] can be said with equal propriety and force as to the lands covered by the waters of a lake. The owner thereof does not have to become amphibious and dwell part of the time in the lake in order to retain his title thereto.

154 A. at 307 (citation omitted).<sup>8</sup> Camp Chicopee makes clear that adverse possession of submerged real property requires more than mere use and occasional maintenance of the waters which cover the real property itself. Id.

The Association relies heavily upon Ariel Land Owners, Inc. v. Dring, No. 3:CV-01-0294, 2008 WL 189644 (M.D. Pa. Jan. 18, 2008), aff’d, 374 Fed. Appx. 346 (3rd Cir. 2010), in which the Third Circuit concluded that a lake association’s control of the lake water level through the lake association’s dam for a period in excess of 21 years was sufficient to convey title by adverse possession. Id.<sup>9</sup> Lake Ariel is not binding on this

8 In Camp Chicopee, the Pennsylvania Supreme Court specifically declined to address the question of whether submerged real property could be adversely possessed. Camp Chicopee, 154 A. at 307 (“We need not determine, because [it is] not necessary to the decision of the case, whether adverse possession can be acquired to land covered by water where the alleged possessory acts are performed on or in the water and not upon the land itself.”). Prior to the Camp Chicopee decision, the Superior Court opined that submerged real property could be adversely possessed. See Fitzwater v. Fasset, 69 Pa. Super. 286, 288 (1918) (finding title to a portion of lake bed was conveyed by adverse possession based upon fencing to low water mark, watering cattle in lake and using the lakeshore area for more than 25 years). Fitzwater is not inconsistent with Camp Chicopee to the extent that it related to only a portion of the lake bed that was adversely possessed based upon actual usage of the lake bed – not merely using the waters of the lake itself. Given that the Supreme Court in Camp Chicopee did not create a blanket prohibition of adversely possessing submerged real property, coupled with the Superior Court’s determination in Fitzwater that submerged real property could be adversely possessed, the Fitzwater decision is binding upon this court and Pennsylvania law currently permits the adverse possession of submerged real property.

9 The Third Circuit recognized that there was no “controlling state precedent” regarding the adverse possession of submerged real property. Id. at 350. Thus, Lake Ariel involves a federal court making a prediction as to how the Pennsylvania Supreme Court would rule. In attempting to distinguish Camp Chicopee, the Third Circuit simply noted that it involved only “occasional use of the property” and that “[c]ontinuous control of the water level of an entire lake is qualitatively distinct.” Id. at 350 n.2. The Third Circuit provided no explanation as to how control of water level of a lake results in adverse possession of the submerged real property itself. Moreover, as noted earlier, the record reflects that 42-acres of real property subject to this litigation was submerged in the 1800s when Robert Hutchinson Rose first began selling off the surrounding real property. In other words, the real property was submerged before the Association ever existed or owned any real property. Further, as the record notes, the Association lacks the ability to unilaterally raise and lower the water levels; rather, the Association must obtain a permit from a Commonwealth agency in order to do so. At best, the maintenance of a dam that floods real property may result in a prescriptive water easement over the real property – but it does not equate to adverse possession of the real property itself. See Costello v. Harris, 29 A. 874 (Pa. 1894) (finding that mill owner had a prescriptive easement to build a dam and flood 27 acres of real property for purposes of providing water to his mill).

court. See Chiropractic Nutritional Assocs., Inc. v. Empire Blue Cross & Blue Shield, 669 A.2d 975, 979-80 (Pa. Super. Ct. 1995) (finding that “the decisions of the federal district courts and courts of appeal, including those of the Third Circuit Court of Appeals, are not binding on Pennsylvania courts, even when a federal question is involved”). As an unpublished opinion, it has absolutely no precedential value. See 3d Cir. I.O.P. 5.7 (2002)(indicating that non-precedential “opinions are not regarded as precedents that bind the court because they do not circulate to the full court before filing”); In Re Grand Jury Investigation 445 F.3d 266, 276 (3d Cir. 2006).

To the extent that its persuasive value has been considered, Lake Ariel contains very little analysis of the requirements necessary for adverse possession, i.e., open and exclusive possession necessary to place a land owner on notice of the adverse claim. If the broad ruling of Lake Ariel were accepted, the bright-line rule would become whomever owns the dam will own the lake – after 21 years. There is nothing in prior Pennsylvania precedent that would warrant such a broad and permissive rule of adverse possession.

Laurel Lake existed when Rose was initially selling parcels in the 1800s. The Association has presented no evidence that anything has changed that would place the Roses on notice that title to the lake bed was being adversely attacked. The Roses’ property had water on it in the 1800s and it still does today. There is nothing in this record to suggest that the water levels of Laurel Lake have changed in any manner – or even what the water levels would be if the dam was not maintained. The Association’s use and maintenance of the waters of Laurel Lake were consistent with the type of usage of any substantial body of water for recreational purposes by adjoining property owners. Such usage would not put the title owner of the lake bed on notice of any hostile or adverse claims to the submerged real property. Even if the Roses had become amphibious, they still would not have been placed on notice of any adverse claim simply because a third party owned the dam and the water levels rose and fell on two occasions each year. See Camp Chicopee, *supra.*; see Acre Lake Improvement Association, Inc. v. Reynolds, No. 2003 – 964 C.P. (Susq. Cty. Court Comm. Pleas, Jan. 15, 2007) (finding that lake association had failed to demonstrate acquisition of title to lake bed through adverse possession).

There is no binding Pennsylvania precedent as to whether possession and maintenance of a dam constituted adverse possession of the real property submerged by the waters retained by the dam itself. Similarly, there are likewise very few reported decisions in our sister jurisdictions addressing this issue but the court was able to locate two decisions of the Virginia Supreme Court of Appeals that provide similar facts.

In Leake v. Richardson, 103 S.E.2d 227 (Va. 1958), a property owner asserted an adverse possession claim to a lake bed based on more than 25 years of stocking the lake with fish, controlling use of the lake for fishing, maintaining the mill dam, repairing the dam spillway and paying caretakers to live on the property and patrol it to keep out trespassers. After considering these facts, the court concluded that this

evidence was not sufficient to establish legal title to the lake bed by adverse possession.<sup>10</sup>

After the Leake decision, in Custis Fishing & Hunting Club, Inc. v. Johnson, 200 S.E.2d 542 (Va. 1973), the Virginia Supreme Court of Appeals found that a hunting and fishing club had not exercised sufficient control over a contested 100-acre lake to support its claim for adverse possession of the lake bed. The fishing club maintained the dam and spillway for the lake, stocked the lake with fish, employed lake caretakers and posted “No Trespassing” signs. Id. at 393. The fishing club also raised and lowered the water level of the lake through its exclusive control of the dam. Id. These acts were insufficient to establish title through adverse possession. In specifically addressing the raising and lowering of the water levels of the lake, the court concluded that such actions did not “[constitute] a hostile act for purposes of establishing title by adverse possession.” Id. at 394.<sup>11</sup> The court finds both Leake and Custis Fishing & Hunting Club more aligned with the requirements of adverse possession under Pennsylvania law than the Lake Ariel decision.

“An adverse possessor must intend to hold the land for himself, and that intention must be made manifest by his act.... He must keep his flag flying and present a hostile front to all adverse pretensions.” Recreation Land Corp. v. Hartzfeld, 947 A.2d 771, 775 (Pa. Super. Ct. 2008). As it relates to the stringent requirements necessary to adversely seize legal title from a lawful owner, Lake Ariel failed to recognize that control of a dam has nothing whatsoever to do with actual and hostile possession of the submerged real property itself. Submerged real property is analogous to the “wild and mountainous” lands upon which few people have walked or traversed. See Camp Chicopee, 154 A. at 307. As to adverse possession of such things as woodlands, Pennsylvania courts have applied a stringent standard for adverse possession that requires some actual conduct that would place a reasonable property owner on notice of the potential claim such as cultivation, enclosure, or construction of a residence upon the real property itself. See Piston v. Hughes, 62 A.3d 440, 443-44 (Pa. Super. Ct. 2013) (affirming refusal to recognize adverse possession of undeveloped small parcel within a larger woodland parcel); Recreational Land Corp. v. Hartzfeld, 947 A.2d 771, 774 (Pa. Super. Ct. 2008) (affirming refusal to recognize adverse possession of wooded property near a lake in the

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10 Under Virginia law, a person who owns real property abutting upon a fresh water pond or lake likewise acquires title to the center of the body of water. Id. at 234. Thus, in Leake, the plaintiff was asserting an adverse possession claim against all of the other lake front property owners who each owned property to the center of the lake bed.

11 As noted earlier, Virginia law provided each of the lake front property owners with legal title to the center of the lake bed. The Virginia Supreme Court of Appeals explained that “[a]bsent efforts intended to specifically exclude the [other property owners] or their predecessors, [the Club’s action in employing caretakers and policing the lake] was neither exclusive nor hostile as a matter of law with respect to the [other property owners.]” Id. at 394. Likewise, in this case, the Association has not excluded the 40 different property owners who are not Association members from their use and enjoyment of the lake – or the lake bed itself. The Association’s conduct was not hostile to the Roses’ title; rather, it was simply designed to promote the quality and enjoyment of the use of the waters of Laurel Lake itself.



absence of an enclosure or cultivation); Bride v. Robwood Lodge, 713 A.2d 109, 113 (Pa. Super. Ct. 1998) (“Since there was neither the establishment of a residence nor a cultivation within designated boundaries, we cannot conclude that [plaintiff] satisfied the essential prerequisites for proving he actually possessed the disputed parcel.”); Moore v. Duran, 687 A.2d 822, 829 (Pa. Super. Ct. 1996) (noting that an enclosure sufficient to support adverse possession of a woodland “must be complete and so open and notorious as to charge the owner with knowledge thereof”); Niles v. Fall Creek Hunting Club, Inc., 545 A.2d 926, 931 (Pa. Super. Ct. 1988) (holding that “adverse possession of woodland cannot be established by a mere showing of occasional or sporadic use of the land such as for hunting or partial timbering”). While submerged real property is not identical to woodland real property, it presents a similar scenario. See 3 Am. Jur.2d Adverse Possession § 254 (May 2019 Westlaw Update) (“Where land under water is the subject of private ownership, adverse possession may be acquired by any means that actually and notoriously exclude and oust the true owner.”); see also Stanberry V. Mallory, 39 S.W. 495, 495 (Ky. Ct. Appeals 1897) (finding that one who claims title by adverse possession to submerged real property must demonstrate “notorious acts of ownership”). Thus, the successful adverse possession claim against submerged real property must involve open, notorious and hostile conduct that would place a reasonable property owner on notice that his or her legal title was being attacked. See Pennsylvania Fish & Boat Commission v. Demaree, 2012 WL 8667594, at \*4 (affirming award of title to small area within lake bed where the record demonstrated that a boat launch and a floating dock had been maintained on the disputed property for a period in excess of 21 years). As in Leake and Custis Fishing & Hunting Club, the ability to raise and lower the water level through control of a dam, coupled with use of the lake, policing the lake, and efforts to maintain its water quality, are insufficient to demonstrate an intent to adversely possess the legal title to the lake bed itself. The Association’s conduct would not have placed the Roses on notice that the Association was asserting a claim to the legal title to the lake bed.<sup>12</sup>

Moreover, the Association has likewise failed to establish the exclusivity element necessary to establish adverse possession. Laurel Lake is used by *all* property owners who each have rights to use of the lake pursuant to their deeds. Not all lake property owners are members of the Association and the Association cannot exclude those non-members from using the lake, maintaining the lake, pulling weeds from the lake or doing

<sup>12</sup> In other words, if the Roses were to visit the lake, although the level of the lake may be noticeably lower during periods when the Association has used the damn to lower the water level, the Roses could not reasonably conclude from the lowered water level of the lake that the Association was asserting ownership of the lake bed itself. Rather, the Roses would understand that the Association, as the party controlling the dam, had decided to raise or lower the lake waters for the benefit of the lakefront property owners – not as a means to adversely possess legal title to the lake bed itself.

As to the assertion that treating the lake for algae and weeds supports the Association’s claim for adverse possession, the Roses could not reasonably conclude that the Association was asserting ownership of the lake bed simply because it caused the water to be treated to control the algae and weeds in Laurel Lake. The maintenance of the lake waters is more reasonably related to enjoyment of the lake itself not an adverse claim of ownership to the legal title of the lake bed.

any other acts that are consistent with lakefront property ownership. Given that the lake is used by all lake property owners, not exclusively by Association members, the Association cannot establish that it has distinctly and exclusively possessed the lake for the required 21 years.

The parties do not dispute the factual record. This case presents a legal question as to what conduct is necessary to adversely possess submerged real property. The undisputed record demonstrates that the Association never actually possessed the lake bed of Laurel Lake. The mere control of the dam itself and the ability to raise and lower the water level after obtaining appropriate state approval are insufficient to demonstrate actual possession of the submerged real property. While the Association may have acquired a prescriptive easement to maintain Laurel Lake's historic water levels, the right to maintain water over real property is markedly different from acquiring legal title to the same real property. In the absence of actual possession, an adverse possession claim fails.

The Association has likewise failed to demonstrate that the possession was exclusive. The record demonstrates that the Association's possession was not exclusive as there are approximately 40 other lake property owners who use and enjoy Laurel Lake but are not members of the Association. The record likewise fails to demonstrate that the Association's actions were notorious and hostile. At best, the Association engaged in conduct aimed at maintaining Laurel Lake for recreational purposes not notorious and hostile conduct aimed at seizing legal title through adverse possession. The record fails to disclose any continuing act that would have placed the Roses on notice that the Association was adversely possessing the submerged real property under the waters of Laurel Lake.<sup>13</sup> Conversely, the undisputed facts demonstrate that the Roses have not been divested of legal title to the lake bed of Laurel Lake by adverse possession.

#### **V. Conclusion**

For the reasons set forth herein, the Association's motion for summary judgment will be denied and the Roses' motion for summary judgment will be granted.



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<sup>13</sup> The payment of real estate taxes commencing in 2007 is the only act that clearly asserts a claim of adverse ownership. These actions, however, have not occurred over a 21-year period.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**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 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**

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**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**

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**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**

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**ESTATE NOTICE**

Letters of Administration in the Estate of Thomas J. O'Reilly have been granted to Shauna O'Reilly. 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

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**NOTICE OF PUBLICATION**

ESTATE OF RICHARD F. SHINN, late of the Borough of Forest City, Susquehanna County, Pennsylvania.

Date of Death: 09/04/2019  
Administrators: Joseph A. Shinn and Jean Shinn  
Attorneys: Needle Law, P.C.  
240 Penn Avenue – Suite 202  
Scranton, PA 18503

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**EXECUTRIX NOTICE**

Estate of Lane N. Puzo  
Late of Bridgewater Township  
EXECUTRIX  
Patricia L. Jenner  
2394 Turnpike Road  
Montrose, PA 18801

**ATTORNEY**

Michael J. Giangrieco, Esq.  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**ESTATE NOTICE**

In the Estate of Dolores L. Mood, late of the Township of Bridgewater, 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:

Robert F. Mood  
15375 State Route 3001  
Montrose, PA 18801

or

Attorney for the Estate  
Susan L. English, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**EXECUTOR NOTICE**

Estate of Joan Mary Smith AKA Joan M. Smith  
Late of Thompson Borough  
EXECUTOR  
Richard Ulrich  
4846 Little Ireland Road

Starucca, PA 18462  
ATTORNEY  
Rachael Thomas, Esq.  
1220 Main Street, P.O. Box 244  
Susquehanna, PA 18847

10/11/2019 • 10/18/2019 • 10/25/2019

**ESTATE NOTICE**

Notice is hereby given that letters of administration have been granted in the ESTATE OF BEVERLY CASEY, late of 307 Shaddock Road, Little Meadows, Township of Middletown, Susquehanna Co. Pennsylvania 18830, who died on February 2, 2019, to AMY L. SPENCER, of 71 Broome Street, Binghamton, NY 13903 , 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 administrators or executors named or their attorneys.

10/11/2019 • 10/18/2019 • 10/25/2019

**OTHER NOTICES**

**NOTICE**

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

IN RE: E.J.C. A Minor  
No. 1126CP2019

.....

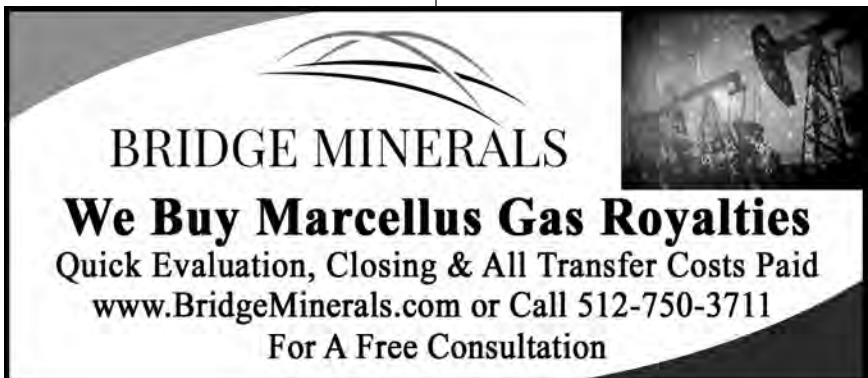
**NOTICE OF HEARING**

.....

**AND NOW**, this 27th day of September, 2019, it is **ORDERED** and **DECREED** that the within Petition for Change of Name be heard on the 8th day of November, 2019, at 8:45 a.m. in Room 1 of the Susquehanna County Courthouse, 31 Lake Avenue, Montrose, Pennsylvania 18801.

Alfred G. Howell, Esquire  
109 Ninth Street  
Honesdale, Pennsylvania 18431  
(570) 253-2520

10/25/2019



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**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.*

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 26, 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  
November 26, 2019 at 9:00 AM**

Writ of Execution No.:  
2019-947CP  
PROPERTY ADDRESS: 27970  
State Route 267  
Friendsville, PA 18818  
LOCATION: Township of  
Choconut  
Tax ID # 005.04-1,006.00,000  
IMPROVEMENTS: ONE – TWO  
STORY WOOD FRAMED  
DWELLING  
ONE – 16 X 22 WOOD FRAMED  
SHED  
DEFENDANTS: Pamela A. Sickler  
ATTORNEY FOR PLAINTIFF:  
Brian LaManna, Esq  
(215) 572-8111

**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

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 26, 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  
November 26, 2019 at 9:30 AM**

Writ of Execution No.:  
2019-920 CP  
PROPERTY ADDRESS: 271 Main  
Street  
Great Bend, PA 18821  
LOCATION: Borough of Great  
Bend  
Tax ID # 031.15-1,053.00,000  
IMPROVEMENTS: ONE – ONE  
AND ONE HALF STORY WOOD  
FRAMED DWELLING  
ONE – 20 X 20 WOOD FRAME  
GARAGE  
DEFENDANTS: Barbara A.  
Clayton a/k/a Barbara Kibler and  
London L. Kibler, Sr a/k/a London  
Kibler  
ATTORNEY FOR PLAINTIFF:  
Brian LaManna, Esq  
(215) 572-8111

**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

**10/11/2019 • 10/18/2019 • 10/25/2019**

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 26, 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  
11-26-2019 10:00 AM**

Writ of Execution No.:  
2019-1011 CP  
PROPERTY ADDRESS: 301  
Porter Drive  
Clifford, Pa 18421  
LOCATION: Clifford Township  
Tax ID #: 247.00-1,061.00,000  
IMPROVEMENTS: ONE - ONE  
STORY MANUFACTURED  
DWELLING  
ONE - 10 X 16 SHED  
DEFENDANTS: Danita Egelton,  
Executrix of the Estate of William  
Egelton, deceased and Danita  
Egelton, in her Individual  
capacity  
ATTORNEY FOR PLAINTIFF:  
David Brown, Esq  
(570) 346-7922

**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

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 26, 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**

**11-26-2019 10:30 AM**

Writ of Execution No.:  
2019-1000 CP

PROPERTY ADDRESS: RR 4 Box  
192C a/k/a 12248 State Route 3001  
Montrose, PA 18801-8437

LOCATION: Dimock Township  
Tax ID #: 179.00-1,044.00,000  
IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING  
ONE - 12 X 56 METAL FRAMED  
CLOSED SHED  
ONE - 76 X 14 METAL FRAMED  
CLOSED SHED  
DEFENDANTS: William R.  
Hillier, JR and Barbara Hillier  
ATTORNEY FOR PLAINTIFF:  
Peter Wapner, Esq  
(215) 563-7000

**NOTICE**

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

Lance M. Benedict,  
Susquehanna County Sheriff

**10/11/2019 • 10/18/2019 • 10/25/2019**

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**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 8, 2019 TO OCTOBER 16, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$60,000.00
Mortgagor: FLYNNAGANS INC	Mortgagee: FLYNN, JAMES J
Locations: Parcel #	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$50,000.00
Mortgagor: FENERTY, GLEN	Mortgagee: AMERICAN HERITAGE CREDIT UNION
2 - FENERTY, ELLEN	
Locations: Parcel #	Municipality
1 - 171.00-1,038.00,000.	ARARAT TOWNSHIP
Information: RE-RECORDING	Consideration: \$50,000.00
Mortgagor: BUTTON, MARIO	Mortgagee: PEOPLES NATIONAL BANK
Locations: Parcel #	Municipality
1 - 054.10-1,049.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$140,000.00
Mortgagor: PRUSHINSKI, MICHAEL	Mortgagee: HONESDALE NATIONAL BANK
2 - PRUSHINSKI, KATHLEEN	
Locations: Parcel #	Municipality
1 - 210.15-1,003.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$52,000.00
Mortgagor: MARVIN, GLENDA M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - PICKERING JR, WILLIAM G	
Locations: Parcel #	Municipality
1 - 090.18-2,020.00,000.	NEW MILFORD BOROUGH
Information:	Consideration: \$6,500.00
Mortgagor: HARRIS, KIMBERLY A	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
2 - KEYES, MICHAEL J	
Locations: Parcel #	Municipality
1 - 054.11-2,069.00,000.	SUSQUEHANNA
2 - 054.11-2,069.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$100,000.00
Mortgagor: BENNINGER, DAVID B	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
2 - BENNINGER, KATHRYN R	
Locations: Parcel #	Municipality
1 - 107.03-1,001.01,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$85,425.00
Mortgagor: HADIX, JOHN G	Mortgagee: COMMUNITY BANK
2 - HADIX, THERESA E	
No Municipality Information	
Information:	Consideration: \$30,000.00
Mortgagor: FRENCH, ROGER S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FRENCH, MARY J	
Locations: Parcel #	Municipality
1 - 055.00-2,011.00,000.	LANESBORO BOROUGH

Information:	Consideration: \$65,000.00
Mortgagor: ALLEN, PATRICIA M	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 031.00-3,091.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$252,200.00
Mortgagor: KERR, MATTHEW J	Mortgagee: COMMUNITY BANK
2 - KERR, AMY J	
Locations: Parcel #	Municipality
1 - 255.07-1,001.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$58,886.80
Mortgagor: BURNS, MARY (AKA)	Mortgagee: SECRETARY OF HOUSING AND
2 - BURNS, MARY CHRISTINE	URBAN DEVELOPMENT
3 - BURNS, LEON A	2 - UNITED STATES SECRETARY OF HOUSING
	AND URBAN DEVELOPMENT
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$148,328.00
Mortgagor: COLE, GARY T	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
	SYSTEMS INC
	2 - NEW DAY FINANCIAL LLC
Locations: Parcel #	Municipality
1 - 180.00-1,009.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$237,840.00
Mortgagor: DAVIS, LORI S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
2 - DAVIS, WILLIAM D	SYSTEMS INC
	2 - QUICKEN LOANS INC
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: SAVINO, MARIO	Mortgagee: THE DIME BANK
Locations: Parcel #	Municipality
1 - 246.00-1,025.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$102,450.00
Mortgagor: BABCOCK, JEFFREY D	Mortgagee: PEOPLES SECURITY BANK AND
	TRUST COMPANY
Locations: Parcel #	Municipality
1 - 016.00-2,003.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$45,000.00
Mortgagor: SUSQUEHANNA LODGE NO 794 LOYAL	Mortgagee: PEOPLES SECURITY BANK AND
ORDER OF MOOSE (AKA)	TRUST COMPANY
2 - LOYAL ORDER OR MOOSE # 794	
Locations: Parcel #	Municipality
1 - 054.11-5,068.00,000.	SUSQUEHANNA
Information:	Consideration: \$12,000.00
Mortgagor: OAKLEY, CHRISTINE E	Mortgagee: PSEC
Locations: Parcel #	Municipality
1 - 244.00-2,027.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$500,000.00
Mortgagor: ASHENFELDER, KURT SR	Mortgagee: POLICE AND FIRE FEDERAL CREDIT UNION
2 - ASHENFELDER, JOANNE	
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP

Information: Mortgagor: TERRY, PAUL F (AKA) 2 - TERRY, PAUL Locations: Parcel # 1 - 044.00-2,006.00,000.	Consideration: \$18,000.00 Mortgagee: COMMUNITY BANK Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: PURTELL, MICHAEL Locations: Parcel # 1 - 021.04-1,006.00,000.	Consideration: \$21,000.00 Mortgagee: COMMUNITY BANK Municipality APOLACON TOWNSHIP
Information: Mortgagor: DEWITT, KATHRYN 2 - PHILLIPS, TYLER Locations: Parcel # 1 - 187.00-2,047.02,000.	Consideration: \$220,000.00 Mortgagee: QUICKEN LOANS INC Municipality GIBSON TOWNSHIP

**DEEDS**

Information: Grantor: DIAZ FAMILY LIMITED PARTNERSHIP Locations: Parcel # 1 - 143.00-1,023.01,000.	Consideration: \$1.00 Grantee: PW LP Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: PW LP Locations: 1 - 143.00-1,023.00,000.	Consideration: \$1.00 Grantee: DIAZ FAMILY LIMITED PARTNERSHIP Parcel # Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: PACCIO, JOANN M Locations: Parcel # 1 - N/A	Consideration: \$46,000.00 Grantee: FLYNNAGANS INC Municipality HALLSTEAD BOROUGH
Information: Grantor: BRANZUELA, LEILANI B Locations: Parcel # 1 - 011.03-1,004.00,000.	Consideration: \$1.00 Grantee: BRANZUELA, DAWN M 2 - BRANZUELA, LEILANI B Municipality LIBERTY TOWNSHIP
Information: Grantor: COLEMAN, MICHAEL J 2 - COLEMAN, LYN L Locations: Parcel # 1 - 137.02-2,001.00,000.	Consideration: \$298,000.00 Grantee: CURLEY, WILLIAM F 2 - CURLEY, LAURA C Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: REMUS, ANTHONY J 2 - REMUS, SYLVIA L Locations: Parcel # 1 - N/A	Consideration: \$28,900.00 Grantee: REMUS, ANTHONY FRANK Municipality HERRICK TOWNSHIP
Information: Grantor: BUXBAUM, NANCY (TRUST BY TRUSTEE) Locations: Parcel # 1 - 086.00-1,009.00,000.	Consideration: \$750,000.00 Grantee: MARK BUCKLEY ROAD ASSOCIATES LP Municipality FRANKLIN TOWNSHIP
Information: Grantor: CEASE, MARILYN JANE (BY ATTY) Locations: Parcel # 1 - 176.00-1,027.00,000.	Consideration: \$177,000.00 Grantee: BURKE, BRIAN EDWARD II Municipality RUSH TOWNSHIP

Information:	Consideration: \$5,000.00
Grantor: VANVORCE, GUY F 2 - VANVORCE, HEIDI	Grantee: TOMAN, JOSEPH J 2 - TOMAN, KARLA KAY
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONES RENTAL LLC	Grantee: STONE, GAIL
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: GALLOWAY, LEWIS O (ESTATE AKA) 2 - GALLOWAY, LEWIS ORVILLE (ESTATE) 3 - GALLOWAY, LEWIS J	Grantee: ROE, RONALD K 2 - ROE, PAULA
Locations: Parcel # 1 - N/A	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$87,500.00
Grantor: PETERSON, PATRICIA A	Grantee: CORRIGAN, JOSEPH T
Locations: Parcel # 1 - 153.00-1,113.00.000.	Municipality ARARAT TOWNSHIP
Information: CORRECTIVE DEED	Consideration: \$1.00
Grantor: LYNADY, ERIN (NBD) 2 - DEBISH, ERIN	Grantee: DEBISH, ERIN
Locations: Parcel # 1 - 267.00-1,064.01.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$250.00
Grantor: KRUPINSKI, JUDY Y	Grantee: RUSH CENTER CEMETERY ASSOCIATION
Locations: Parcel # 1 - N/A	Municipality RUSH TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: BRUNORI, RICHARD 2 - BRUNORI, ANN C	Grantee: WERTH, DARREL K
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BELCHER, ELEANOR J (ESTATE)	Grantee: SMARKUSKY, MARY M 2 - FLASHER, TERESA A 3 - BELCHER, DONALD L
Locations: Parcel # 1 - 238.08-1,050.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOTTON FOUNDATION INC	Grantee: COMMONWEALTH CHARITABLE MANAGEMENT INC
Locations: Parcel # 1 - 124.14-2,022.01.000.	Municipality MONTROSE
Information:	Consideration: \$450,000.00
Grantor: HENDERSON, W J 2 - HOFFMANN, BEN 3 - LANE, THOMAS J	Grantee: GSB REAL ESTATE HOLDINGS LLC
Locations: Parcel # 1 - N/A	Municipality HARMONY TOWNSHIP
Information: INT NO 28 UNIT NO 37	Consideration: \$100.00
Grantor: LLOYD, DONALD	Grantee: BLODGETT, MAUREEN
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information: INT NO 33 UNIT NO 47 Grantor: HIGGINS, ROSE MARIE (AKA) 2 - HIGGINS, ROSE Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: MENDEZ, GABRIEL 2 - MENDEZ, PHILIP Municipality HERRICK TOWNSHIP
Information: INT NO 31 UNIT NO 27 Grantor: BECHTLE, DAVID Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BECHTLE, DAVID Municipality HERRICK TOWNSHIP
Information: INT NO 47 UNIT NO 43 Grantor: POTTS, EDWARD 2 - POTTS, YVONNE Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: HOMILY, SHARAD Locations: Parcel # 1 - 048.00-1,060.01,000.	Consideration: \$1.00 Grantee: PENNSYLVANIA COMMONWEALTH OF -DEPT OF TRANSPORTATION Municipality LIBERTY TOWNSHIP
Information: Grantor: LAWRENCE, CHERYL A (FKA) 2 - CAHILL, CHERYL A Locations: Parcel # 1 - 027.09-1,027.01,000.	Consideration: \$10.00 Grantee: GIBLIN, JOHN G Municipality SILVER LAKE TOWNSHIP
Information: Grantor: FINNEGAN, EUGENE 2 - FINNEGAN, CHRISTINE Locations: Parcel # 1 - N/A	Consideration: \$100,000.00 Grantee: DRAB, WALTER 2 - DRAB, EILEEN Municipality MIDDLETOWN TOWNSHIP
Information: SUBSURFACE Grantor: MCFARLAND, JEANMARIE Locations: Parcel # 1 - 164.00-1,049.02,000.	Consideration: \$21,345.00 Grantee: LAMBERT, PETER J Municipality BROOKLYN TOWNSHIP
Information: Grantor: RUHF, ETHEL MAE (ESTATE) 2 - RUHF, JANET 3 - RUHF, GERALD S 4 - RUHF, TERRY L 5 - STANELY, JUDY 6 - RUHF, PAUL A 7 - RUHF, BRETT 8 - RUHF, BRADLEY Locations: Parcel # 1 - N/A	Consideration: \$22,000.00 Grantee: BENNETT, GARY D Municipality RUSH TOWNSHIP
Information: Grantor: BRANDNER, ANTHONY F Locations: Parcel # 1 - N/A	Consideration: \$10,500.00 Grantee: KEIPER, CHRIS 2 - KEIPER, MARY Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: YAKOSKI, THOMAS 2 - YAKOSKI, TONIPAUOLA Locations: Parcel # 1 - 255.07-1,001.01,000.	Consideration: \$260,000.00 Grantee: KERR, MATTHEW J 2 - KERR, AMY J Municipality SPRINGVILLE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KARAKASH, JOHN T	Grantee: CABINHILL FARM PARTNERS LLC
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CAVENDER, DIANE S	Grantee: CAVENDER, CHARLES D
Locations: Parcel #	Municipality
1 - 222.00-3,005.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$37,000.00
Grantor: MCCARTHY, KATHLEEN	Grantee: SAVINO, MARIO
2 - MCCARTHY, MICHAEL	
3 - MCCARTHY, ANGELA	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$2,000.00
Grantor: CORDNER, ROBERT L	Grantee: FRUEHAN, TIMOTHY R
2 - CORDNER, GLADYS M	2 - HOLBROOK, NORMA
Locations: Parcel #	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$110,000.00
Grantor: RIFENBURY, MARGARET E	Grantee: CEBULAR, RAYMOND E
Locations: Parcel #	Municipality
1 - 029.00-1,044.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KELLEY SR, JAMES L	Grantee: KELLEY SR, JAMES L
2 - KELLEY, BARBARA A	2 - KELLEY, BARBARA A
Locations: Parcel #	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BABCOCK, JEFFREY D (AKA)	Grantee: BABCOCK, JEFFREY D
2 - BABCOCK, JEFFERY D	
Locations: Parcel #	Municipality
1 - 016.00-2,003.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEAUTZ, EDMUND S	Grantee: BEAUTZ, EDMUND S
2 - BEAUTZ, CAROL L	2 - BEAUTZ, CAROL L
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: BEAUTZ, EDMUND S	Grantee: BEAUTZ, EDMUND S
2 - BEAUTZ, CAROL L	2 - BEAUTZ, CAROL L
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: BEAUTZ, EDMUND S	Grantee: BEAUTZ, EDMUND S
2 - BEAUTZ, CAROL L	2 - BEAUTZ, CAROL L
Locations: Parcel #	Municipality
1 - N/A	UNIONDALE BOROUGH

Information:	Consideration: \$140,000.00
Grantor: LEWINTER, MINDI SUE	Grantee: LAMBERT, MICHAEL PATRICK
2 - LEWINTER, DAVID E	2 - BARSHINGER-LAMBERT, ADRIEN MERCEDES
3 - FISHLOW, STACY MICHELLE	3 - LAMBERT, ADRIEN MERCEDES BARSHINGER
4 - FISHLOW, JON	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: THE LAKESIDE OUTING CLUB INC AKA LAKESIDE OUTING CLUB INC	Grantee: LLOYD, THOMAS D
2 - LAKESIDE OUTING CLUB INC (AKA)	2 - LLOYD, CATHERINE A
Locations: Parcel #	Municipality
1 - 111.10-1.013.00.000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOCKER, CHARLES W (ESTATE)	Grantee: CURRENT, JAMES M
Locations: Parcel #	Municipality
1 - 133.00-1.002.00.000.	THOMPSON TOWNSHIP
Information:	Consideration: \$269,000.00
Grantor: OLIVER, DANA J	Grantee: BEAR SWAMP FOREST LLC
Locations: Parcel #	Municipality
1 - 238.00-1.037.00.000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$10,000.00
Grantor: OGLE, RUTH	Grantee: GRIFFITHS, GARETH D
	2 - GRIFFITHS, COLLEEN M
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NOONAN, ASBJORG	Grantee: LOWNES, KIM E
Locations: Parcel #	Municipality
1 - 189.00-2.010.00.000.	HERRICK TOWNSHIP
Information:	Consideration: \$132,000.00
Grantor: CHADWICK, KEITH D	Grantee: STANTON, ELIZABETH L
2 - CHADWICK, GAIL E	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OLVER, JOHN	Grantee: OLVER, KEVIN
2 - OLVER, MARY	
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP





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