

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	7
MORTGAGES & DEEDS	9



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Court of Common Pleas
34th Judicial District:

The Hon. Jason J. Legg
President 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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The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

All other notices will be billed at \$1.95 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
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*Individual copies available for \$5 each Subscription Year: March–February
Prorated subscriptions available*

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Rick Ainey

Susquehanna County Courthouse — 31 Lake Avenue, Montrose, PA 18801 ★ 570.278.4600

Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

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.

ESTATE NOTICE

Nancy Wind Ross a/k/a Nancy W. Ross, Deceased. Late of Union Dale Borough, Susquehanna County, PA. D.O.D. 10/27/24. 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 B. Elliot Ross, Executor, c/o Brett W. Senior, Esq., 125 Strafford Ave., #112, Wayne, PA 19087. Atty.: Brett W. Senior, Atty., Brett Senior & Assoc., PC, 125 Strafford Ave., #112, Wayne, PA 19087

7/18/2025 • 7/25/2025 • 8/1/2025

NOTICE

In the Estate of Gary Sternberg a/k/a Gary G. Sternberg, deceased, late of Great Bend Township, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Ronald G. Sternberg and Kimberly C. Sternberg, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Ronald G. Sternberg
131 Walling Road
Port Crane, NY 13833

OR

Kimberly C. Sternberg
361 Foxwood Drive
Richmond, KY 40475

OR

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

7/18/2025 • 7/25/2025 • 8/1/2025

ESTATE NOTICE

Estate of Ignazio Cavallaro
Late of Susquehanna/Montrose
EXECUTOR
T. Cavallaro
6526 South Kanner Hwy
Stuart, FL 34997

7/18/2025 • 7/25/2025 • 8/1/2025

ESTATE NOTICE

RE: Estate of Samuel Colman Jr., late of Montrose, Susquehanna County, Pennsylvania (died October 19, 2024). Letters Testamentary in the above estate 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 estate shall make payment thereof without delay to Claudia Anne Colman, Executrix, or to James W. Reid, Esquire, Oliver, Price & Rhodes, LLP, Attorneys for the Estate, 1212 South Abington Road, Clarks Summit, Pennsylvania 18411.

Oliver, Price and Rhodes, LLP
By. James W. Reid, Esquire

7/18/2025 • 7/25/2025 • 8/1/2025

ESTATE NOTICE

Estate of Kenneth J. Kublo
AKA Ken
Late of Silver Lake Township,
Susquehanna County, Pa.
EXECUTOR
Deborah Slentz
4199 State Highway 8
New Berlin, NY 13411

7/11/2025 • 7/18/2025 • 7/25/2025

ESTATE NOTICE

Robert M. Purcell, Deceased. Late of Ararat Twp. Susquehanna County, PA. D.O.D. 4/23/24. Letters of Administration 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 Edward P. Purcell, Administrator, c/o John S. Custer, Jr., Esq., 7 St. Albans Circle, Newtown Square, PA 19073. Atty.: John S. Custer, Jr., Custer & Custer, 7 St. Albans Circle, Newtown Square, PA 19073.

7/11/2025 • 7/18/2025 • 7/25/2025

DECEDENT'S ESTATE

**ESTATE OF ROSEMARY
PHILLIPS A/K/A
ROSEMARY PASHCHUK
PHILLIPS, DECEASED
Late of Nicholson, Pennsylvania
(Died January 4, 2025)**

Letters Testamentary have been granted to Mr. Samuel Spadine. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, 345 Wyoming Avenue, Suite 200, Scranton, PA, 18503.

7/11/2025 • 7/18/2025 • 7/25/2025

ESTATE NOTICE

Estate of Charles Gayson
Late of Bridgewater Township
EXECUTOR
Naomi Elaine Petrzala
181 Cherry Street
Montrose, PA 18801

ATTORNEY

Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of George Ellis Faux
Late of Bridgewater Township
ADMINISTRATOR

Mathew J. Faux
23 Thunderbird Trail
Tunkhannock, PA 18657

ATTORNEY

Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of Sarah B. Traver
AKA Sara B. Traver
Late of Auburn Township
EXECUTOR

Thomas H. Traver
5011 SR 3011
Meshoppen, PA 18630

ATTORNEY

Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of Thomas E. Flaherty
AKA Thomas Flaherty AKA
Thomas Edward Flaherty
Late of Choconut Township
EXECUTOR

John T. Flaherty
80 Quinn Road
Friendsville, PA 18818

ATTORNEY

Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

7/4/2025 • 7/11/2025 • 7/18/2025

OTHER NOTICES

ORPHAN'S 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:

The Estate of Joseph A. Blaisure,
deceased

Mary Lou Warner, Executrix
Michael J. Giangrieco, Esq.
Giangrieco Law P.C.
Attorney for the Estate

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, August 12, 2025, and if no exceptions have been filed thereto the account will be Confirmed Final.

WENDY ZAPOLSKI
CLERK OF ORPHANS' COURT

7/18/2025 • 7/25/2025

**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**

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
08/26/2025 09:30 AM**

Writ of Execution No.:
2025-0258 CP

PROPERTY ADDRESS: 200
Mountain Laurel Drive, Clifford
Township, PA 18421

LOCATION: Clifford Township
Tax ID #: 248.00-1,052.00,000.

IMPROVEMENTS: ONE – 2 story
wood frame dwelling with vinyl siding
ONE – attached wood framed 2

card garage with vinyl siding
DEFENDANTS: Warren G. Lahr, Jr.

ATTORNEY FOR PLAINTIFF:
Geraldine M. Linn, Esq.
(215) 627-1322

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

7/4/2025 • 7/11/2025 • 7/18/2025

**SHERIFF'S SALE
MORTGAGE FORECLOSURE**

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
08/26/2025 10:00 AM**

Writ of Execution No.:
2025-0222 CP

PROPERTY ADDRESS: 12116
State Route 3001, Montrose, PA
18801

LOCATION: Dimock Township
Tax ID #: 179.00-1,049.00,000.

IMPROVEMENTS: ONE – 2 story
wood frame dwelling with vinyl siding
ONE – 10' x 13' wood shed,
yellow in color, brown trim

DEFENDANTS: Daniel L. Strohl
ATTORNEY FOR PLAINTIFF:
Carl J. Poveromo, Esq.
(570) 346-7441

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

7/4/2025 • 7/11/2025 • 7/18/2025

SHERIFF'S SALE MORTGAGE FORECLOSURE

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

09/09/2025 09:00 AM

Writ of Execution No.: 2025-0019 CP

PROPERTY ADDRESS: 33 High
Street, Susquehanna, PA 18847
LOCATION: Susquehanna
Borough
Tax ID #: 054.15-2,097.00,000.
IMPROVEMENTS: ONE – two
story wood framed dwelling
aluminum sided with 8' x 20' porch
and attached deck
ONE – 8' x 12' wood framed
plywood sided shed
DEFENDANTS: John R. Stackowitz,
Jr., a/k/a John R. Stackowitz
ATTORNEY FOR PLAINTIFF:
Nicholas D. 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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

7/18/2025 • 7/25/2025 • 8/1/2025

MORTGAGES AND DEEDS

*RECORDED FROM JULY 3, 2025 TO JULY 9, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: CARPENTER, SHARI 2 - CARPENTER, STEVEN	Consideration: \$224,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 090.00-1,060.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Mortgagor: LINDSEY, AMBER R Locations: Parcel # 1 - N/A	Consideration: \$140,000.00 Mortgagee: LINDSEY, HELEN Municipality LIBERTY TOWNSHIP
Information: Mortgagor: FEENEY, GERALD 2 - FEENEY, PAMELA Locations: Parcel # 1 - 006.00-1,017.01,000.	Consideration: \$160,000.00 Mortgagee: NBT BANK Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: FERRANTI, STEVEN Locations: Parcel # 1 - 042.19-1,038.00,000.	Consideration: \$195,000.00 Mortgagee: TIOGA STATE BANK Municipality CHOCONUT TOWNSHIP
Information: Mortgagor: FEDUCHAK, GREGORY S 2 - FEDUCHAK, MICHELE R Locations: Parcel # 1 - 224.00-1,051.00,000.	Consideration: \$110,000.00 Mortgagee: NBT BANK Municipality LENOX TOWNSHIP
Information: Mortgagor: SHELDON, ADAM LLOYD (AKA) 2 - SHELDON, ADAM L 3 - SHELDON, ASHLEY KARIN (AKA) 4 - SHELDON, ASHLEY K Locations: Parcel # 1 - 031.11-1,015.00,000.	Consideration: \$68,300.00 Mortgagee: NBT BANK Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: WALTER, HENRY 2 - WALTER, KIMBERLY Locations: Parcel # 1 - 268.07-6,073.00,000.	Consideration: \$25,000.00 Mortgagee: NBT BANK Municipality FOREST CITY
Information: Mortgagor: BARLOW, BRANDON 2 - BARLOW, STEPHANIE Locations: Parcel # 1 - 248.00-1,004.00,000.	Consideration: \$184,584.00 Mortgagee: PS BANK Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: AVILA, MARC ANTHONY Locations: Parcel # 1 - 123.04-1,008.00,000.	Consideration: \$302,553.00 Mortgagee: PENNYMAC LOAN SERVICES LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: REYAN, TANNER 2 - REYAN, CASEY Locations: Parcel # 1 - 232.00-1,025.02,000.	Consideration: \$460,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST CO Municipality AUBURN TOWNSHIP

Information: Mortgagor: MANCUSO, MICHAEL 2 - MANCUSO, JENNIFER	Consideration: \$175,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 208.00-2,025.00,000.	Municipality HERRICK TOWNSHIP
Information: Mortgagor: W A Y STORAGE LLC	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 012.00-1,003.01,000.	Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: KOZAK, RENEE A	Consideration: \$49,900.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SPRING EQ LLC
Locations: Parcel # 1 - 050.00-3,009.00,000.	Municipality GREAT BEND TOWNSHIP
Information: Mortgagor: LEWIS, SHELLEY	Consideration: \$150,000.00 Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 124.00-1,017.00,000.	Municipality BRIDGEWATER TOWNSHIP

DEEDS

Information: INTERVAL 1 UNIT 24 Grantor: BUSH, CHARLES (AKA) 2 - BUSH, CHARLES G (AKA) 3 - BUSH, CHARLES GIII	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: DAVID AND DIONNE POLIACIK FARM LLC	Consideration: \$1.00 Grantee: POLICIAK, DAVID M 2 - POLICIAK, DIONNE E
Locations: Parcel # 1 - 121.00-1,022.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Grantor: STREICKER, WILLIAM F (TRUST BY TRUSTEE)	Consideration: \$241,000.00 Grantee: EASTERN HEMLOCK LLC
Locations: Parcel # 1 - 175.00-1,064.00,000. 2 - 174.00-1,014.00,000. 3 - 174.00-1,008.00,000.	Municipality RUSH TOWNSHIP RUSH TOWNSHIP RUSH TOWNSHIP
Information: Grantor: LINDSEY, HELEN	Consideration: \$140,000.00 Grantee: LINDSEY, AMBER R
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Grantor: BRANDNER, ANTON CONRAD (ESTATE AKA) 2 - BRANDNER, ANTON C (ESTATE)	Consideration: \$900,000.00 Grantee: REVELATION FARMS LLP
Locations: Parcel # 1 - 255.00-1,043.00,000. 2 - 255.00-1,029.00,000.	Municipality SPRINGVILLE TOWNSHIP SPRINGVILLE TOWNSHIP
Information: CORRECTIVE OIL GAS AND MINERAL Grantor: KROPCHO, MARY LOU (ESTATE)	Consideration: \$1.00 Grantee: KROPCHO, JOHN JR
Locations: Parcel # 1 - 161.12-1,026.00,000. 2 - 161.12-1,017.00,000.	Municipality BRIDGEWATER TOWNSHIP BRIDGEWATER TOWNSHIP
Information: Grantor: UTTER, ROBERT C	Consideration: \$285,000.00 Grantee: FERRANTI, STEVEN
Locations: Parcel # 1 - 042.19-1,038.00,000.	Municipality CHOCONUT TOWNSHIP

Information: Grantor: DAMATO, SALVATORE 2 - DAMATO, TONI D Locations: Parcel # 1 - 123.04-1,008.00,000.	Consideration: \$313,000.00 Grantee: AVILA, MARC ANTHONY Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CAVAGGIONI, ATTILIO (ESTATE) Locations: Parcel # 1 - 249.19-3,029.00,000.	Consideration: \$10.00 Grantee: FARLEY, NICOLE Municipality FOREST CITY 2W
Information: Grantor: KLEIN, DAVID 2 - KLEIN, LISA Locations: Parcel # 1 - N/A	Consideration: \$1,000.00 Grantee: KIELCESKI, STEPHEN W 2 - KIELCESKI, LORAINE L Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: EMMETT, ROSE ELLEN Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: EMMETT, ROSE ELLEN 2 - EMMETT, MARGARET M 3 - EMMETT, MARY A Municipality FOREST CITY
Information: Grantor: EMMETT, MARGARET M Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: EMMETT, MARGARET M 2 - EMMETT, ROSE E 3 - EMMETT, MARY A Municipality FOREST CITY
Information: Grantor: HOBSON, PATRICK N 2 - HOBSON, URSULA Locations: Parcel # 1 - 209.09-1,007.00,000.	Consideration: \$1.00 Grantee: HOBSON, URSULA Municipality HERRICK TOWNSHIP
Information: MINERAL DEED Grantor: US ENERGY DEVELOPMENT CORPORATION Locations: Parcel # 1 - 164.00-1,025.00,000. 2 - 164.00-1,051.00,000. 3 - 164.00-1,034.00,000. 4 - 165.00-1,014.00,000.	Consideration: \$148,248.23 Grantee: TIJA NG, WEI 2 - YAMAMOTO, YOKO 3 - L&M PANG FAMILY LIMITED PARTNERSHIP LLLP 4 - OBRIEN PROPERTIES LLC 5 - 1919 VENTURES LLC 6 - EZR INVESTMENTS LLC Municipality BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP BROOKLYN TOWNSHIP
Information: Grantor: TAYLOR, CLIFFORD W 2 - TAYLOR, DAWN E Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: TAYLOR, THADD Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: SISOCK, MARK K 2 - SISOCK, MARY L Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: SISOCK, MARY L Municipality JACKSON TOWNSHIP



Legal Journal of Susquehanna County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431