

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

34th Judicial District

Vol. 4 ★ April 19, 2019 ★ Montrose, PA ★ No. 3



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**CASES REPORTED**

Patrick M. Flaherty, Appellant,  
VS.  
Susquehanna County Board of Assessment Revision, Appellee.

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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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*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.

## 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*

## SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Suzanne Brainard

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Jan Krupinski

### *Chief Public Defender*

Linda LaBarbara, Esq.

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Elizabeth M. Arnold  
MaryAnn Warren

### *Treasurer*

Jason D. Miller

### *Register of Wills/Recorder of Deeds/*

*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**

**PATRICK M. FLAHERTY,** :  
**Appellant,** :  
vs. :  
**SUSQUEHANNA COUNTY BOARD** : **No. 2018 - 753 C.P.**  
**OF ASSESSMENT REVISION,** :  
**Appellee.** :

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**OPINION**

**I. Findings of Fact**

1. Appellant is Patrick M. Flaherty (hereinafter referred to as Flaherty) and the owner of a parcel of real property located in Choconut Township, Susquehanna County, Pennsylvania, being identified by Susquehanna County Tax Parcel Number 064.03-1,003.00,000.
2. The real property consists of 1.30 acres of land upon which sits a former Roman Catholic church which had previously been known as Saint Joseph's Roman Catholic Church. (Appellant Ex. 3.)
3. Saint Joseph's Roman Catholic Church conducted regularly religious services since the 1860s at the property. While it was operated as a Roman Catholic Church and owned by the Diocese of Scranton, the property was considered to be tax-exempt.
4. The real property was acquired from the Diocese of Scranton in 2012 after the Diocese closed and deconsecrated Saint Joseph's Roman Catholic Church.
5. The 1.30 acres of real property and church structure purchased by Flaherty is surrounded by a cemetery. The Diocese of Scranton subdivided the cemetery real property prior to the sale and continues to own the cemetery. (Appellant Exs. 2-3.)
6. As part of the deconsecrating process, the Diocese of Scranton removed essentially all religious items from the inside of the church. (Appellant Exs. 5, 6, 8, 9, 10, 12, 13, 14, 15.)<sup>1</sup>
7. After purchasing the real property from the Diocese of Scranton, Flaherty and community volunteers worked at restoring the inside of the church. The process of restoring the church involved locating items removed by the Diocese of

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<sup>1</sup> The series of photos depict the church while it was an active Roman Catholic Church, pictures after the Diocese had removed religious articles, and pictures of the restoration process undertaken by Flaherty and other community volunteers.

Scranton and purchasing those items.

8. These restorations efforts resulted in the inside of the church property being restored to a close approximation of its prior appearance.
9. The structure itself is clearly identifiable as a church. (Appellant Ex. 4.)
10. As part of the real estate transaction, the real property has a restriction that prohibits any Roman Catholic rites or masses being performed on the real property.
11. Despite this prohibition, members of other denominations have utilized the property for religious services such as weddings.
12. After acquiring the real property in 2012, Flaherty filed an application seeking an exemption from real estate taxes based upon the religious use of the property.
13. On August 1, 2013, the Susquehanna County Board of Assessment Revision unanimously granted Flaherty an exemption based upon the religious use of the real property. (Appellant Ex. 1.)
14. At the August 1, 2013 meeting, the minutes reflect that the county solicitor provided the following legal opinion to the Board of Assessment Revision with respect to Flaherty's application: “[The] Board could accept case as plausible since regularly scheduled worship services are held at the church.” (Appellant Ex. 1.)
15. The Board thereafter recognized Flaherty's property as a “church” and voted to exempt it from real estate taxes. (Appellant Ex. 1.)
16. As a result of a review of all religious exempt property in Susquehanna County, Flaherty received a notice on March 9, 2018 that Flaherty's property would no longer be considered tax exempt.
17. On March 23, 2018, Flaherty filed an appeal of this determination. (Appellant's Pet., Ex. A.)
18. On May 3, 2018, the Susquehanna County Board of Assessment Revision conducted a hearing on Flaherty's appeal. (Appellant Ex. B.)
19. On May 9, 2018, the Susquehanna County Board of Assessment Revision denied Flaherty's appeal. (Appellant's Pet., Ex. B.)
20. The Susquehanna County Board of Assessment Revision provided no written explanation as to its decision to alter its prior 2013 decision that Flaherty's property was tax exempt based upon religious use nor did the Susquehanna County Board of Assessment Revision provided Flaherty with any written explanation as to its decision to deny his appeal.
21. Flaherty appealed the decision of the Susquehanna County Board of Assessment Revision's decision denying his appeal of the change of his assessment from exempt to non-exempt.
22. On December 13, 2018, Flaherty's appeal was heard before this court.
23. At the appeal hearing, the Chief County Assessor, Robert Hyde, testified that Susquehanna County was now utilizing a three-part test to determine whether a property was tax-exempt under 72 P.S. § 5020-204(a)(1). In order to qualify as

conducting “regularly stated religious worship” necessary for a tax exemption, the Assessment Office now required: (1) proof of advertisement of regularly scheduled religious services; (2) signage on the property advertising regularly scheduled religious services; and (3) notification on the website advertising regularly scheduled religious services.

24. Hyde conceded that § 5020-204(a)(1) does not require regular bulletin advertisements, signage advertisement and/or website advertisement of religious services in order to find that “regularly stated religious worship” is occurring on a property seeking tax exempt status.
25. Hyde likewise conceded that the Assessment Office does not send assessors out to verify that religious services are actually occurring on a property that has been determined to be exempt under the newly-created three-part test.
26. While Flaherty contended that there have been regularly scheduled religious services on his property every Sunday at 11:00 a.m.,<sup>2</sup> Flaherty conceded that he did not meet the newly-created advertisement requirements when he received the March 2018 notice proposing to change the property’s tax exempt status.<sup>3</sup>
27. At that time, Flaherty presented proof that he had now satisfied the Assessment Office’s new religious exemption requirements: (1) the weekly religious worship is now advertised in the bulletin that is available inside of the church (Appellant Exs. 20, 21); (2) signage has been erected advertising the weekly religious worship (Appellant Ex. 22); and (3) the church website now advertises the weekly religious worship (Appellant Exs. 23, 24, 25.)
28. Flaherty went further by actually advertising the weekly religious worship in a local newspaper and the official county legal journal. (Appellant Exs. 26, 27.)
29. During cross-examination, Hyde conceded that Flaherty’s efforts now satisfy the requirements imposed by the Assessment Office for proof of a religious worship exemption under § 5020-204(a)(1).

*The Court Opinion will continue in the next issue.*

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<sup>2</sup> As noted, the Susquehanna County Board of Assessment Revision had previously concluded in 2013 that Flaherty’s property was a “church” and that regular religious activities were occurring there. There is no indication that anything changed between 2013 and the Assessment Office’s determination to create the three-part advertisement test in 2018.

<sup>3</sup> Flaherty lives some distance from Susquehanna County and does not attend the Sunday non-denominational services that are regularly conducted at St. Joseph’s Church. Flaherty did not bring any witnesses to verify that these regularly scheduled religious services are actually occurring at St. Joseph’s Church. Hyde, however, made clear that the Assessment Office makes no official effort to verify that actual religious services are occurring; rather, the Assessment Office bases its determination upon whether the religious services are advertised as regularly occurring, i.e., in a church bulletin, through signage, and on the church website. If an applicant submits proof of these three advertisement items, Hyde indicated that a property was then granted tax exempt status under § 5020-204(a)(1).

## 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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#### EXECUTRIX NOTICE

Estate of Iris M. Wood AKA Iris Marlene Wood  
Late of Bridgewater Township  
EXECUTRIX  
Patricia Louise Stoddard  
6189 Meshoppen Creek Road  
Montrose, PA 18801  
ATTORNEY  
Michael J. Giangrieco, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**4/19/2019 • 4/26/2019 • 5/3/2019**

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#### EXECUTRIX NOTICE

Estate of D. Eloise Evans AKA  
Doris Eloise Evans AKA D. L.  
Evans AKA D. E. Evans  
Late of Montrose Borough  
EXECUTRIX  
Jill deGonzague  
15 Gail Lane  
Latham, NY 12110

#### ATTORNEY

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

**4/19/2019 • 4/26/2019 • 5/3/2019**

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#### ESTATE NOTICE

ESTATE OF ROSAMOND D. MORACK, DECEASED (died on 1/14/2019). Late of Forest City, Susquehanna County, PA. Letters of Administration have been granted and all creditors shall make demand and all debts shall make payment without delay to ROSAMOND D. MORACK C/O HARRY T. COLEMAN, ESQUIRE, 41 N. Main Street, Carbondale, PA 18407

Harry T. Coleman, Esquire  
Attorney for the Estate

**4/19/2019 • 4/26/2019 • 5/3/2019**

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#### EXECUTRIX NOTICE

Estate of Catherine C. DeCrisi  
Late of New Milford  
EXECUTRIX  
Linda Smith  
3694 E. Lake Rd.  
New Milford, PA 18834

**4/12/2019 • 4/19/2019 • 4/26/2019**

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## **EXECUTOR NOTICE**

Estate of Janice Cowan  
Late of Liberty/Hallstead  
CO-EXECUTOR  
Jeffrey Lind  
133 Squirrel Hill Rd.  
Chenango Forks, NY 13746  
CO-EXECUTOR  
Jeff Lind  
1859 Hunsinger Rd.  
Hallstead, PA 18822

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**4/12/2019 • 4/19/2019 • 4/26/2019**

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## **EXECUTRIX NOTICE**

Estate of Andrew Kahl  
Late of Thompson Township  
EXECUTRIX  
Gudrun Dwyer  
3267 River Road  
Killington, VT 05751  
ATTORNEY  
Rachael Thomas  
1220 Main Street, PO Box 244  
Susquehanna, PA 18847

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**4/12/2019 • 4/19/2019 • 4/26/2019**

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## **NOTICE OF DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN**  
that **Letters of Administration**  
have been granted in the Estate of  
Madeline E. Wagner, late of  
Clifford Township, Susquehanna  
County, Pennsylvania (died  
February 6, 2019). All persons  
indebted to the Estate are requested  
to make payment, and those having  
claims or demands are to present  
same, without delay, to the  
Administrator, Kim Kraft or John  
J. Lawler, Jr., Attorney for the

Estate, 25 North Main Street, Suite  
Two, Carbondale, Pennsylvania  
18407.

**JOHN J. LAWLER, JR.,  
ESQUIRE**

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**4/12/2019 • 4/19/2019 • 4/26/2019**

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## **NOTICE**

In the Estate of Jean Elizabeth  
Harris, deceased, late of Hallstead  
Borough, Susquehanna County,  
Pennsylvania.

Letters Testamentary in the above  
estate having been issued to Wesley  
A. Harris, all persons indebted to  
the said estate are requested to  
make payment; those having claims  
to present the same without delay  
to:

Wesley A. Harris  
21522 SR 706  
New Milford, PA 18834

OR

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

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**4/12/2019 • 4/19/2019 • 4/26/2019**

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## **EXECUTOR NOTICE**

Estate of Earle G. Gumaer AKA  
Earl G. Gumaer AKA Earl Gumaer  
Late of Harford Township  
EXECUTOR  
Samuel A. Phillips  
52 Wilcox Road

New Milford, PA 18834  
ATTORNEY  
Rachael Thomas  
1220 Main Street, PO Box 244  
Susquehanna, PA 18847

**4/12/2019 • 4/19/2019 • 4/26/2019**

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### **NOTICE**

In the Estate of Barbara T. Nettleship a/k/a Barbara Lydia Tingley Nettleship, deceased, late of Great Bend Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Michael J. Gathany, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

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

**4/5/2019 • 4/12/2019 • 4/19/2019**

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### **LEGAL AD**

### **EXECUTRIX'S NOTICE**

Letters Testamentary on the Estate of Ann I. Harvey aka Ann Harvey, who died on March 1, 2019, late of Middletown Township, Susquehanna County, Pennsylvania, having been granted the undersigned, notice is hereby given that all persons indebted to said estate are requested to make immediate payment, and all

persons having claims against it must present them duly authenticated for settlement

Tina Karabin, Executrix  
1084 McGavin Road  
Meshoppen, PA 18630

Date: March 28, 2019

Attorney Leslie Wizelman  
243 Second St., P.O. Box 114  
Wyalusing, PA 18853  
Telephone: 570-746-3844

**4/5/2019 • 4/12/2019 • 4/19/2019**

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### **NOTICE**

In the Estate of David A. Maginley, deceased, late of Montrose Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to Gene Maginley, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Gene Maginley  
14576 SR 3001  
Montrose, PA 18801

OR

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

**4/5/2019 • 4/12/2019 • 4/19/2019**

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## ESTATE NOTICE

Letters of Administration in the Estate of Joan Slocum have been granted to Dale Slocum. 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

**4/5/2019 • 4/12/2019 • 4/19/2019**

## ADMINISTRATRIX NOTICE

Estate of David D. Hine AKA  
David Dwayne Hine  
Late of Ararat Township  
ADMINISTRATRIX  
Sarah L. Hine  
154 Belmont Tpke.  
Waymart, PA 18472  
ATTORNEY  
Ronald M. Bugaj, Esq.  
308 9th St., PO Box 390  
Honesdale, PA 18431

**4/5/2019 • 4/12/2019 • 4/19/2019**

## OTHER NOTICES

### NOTICE OF CHANGE OF NAME

Notice is hereby given that on March 21, 2019, the Petitioner, Roxann F. Custer a/k/a Roxanne F. Custer, filed a Petition for Change of Name in the Court of Common Pleas of Susquehanna County, Pennsylvania, requesting an order to change her name from Roxann F. Custer to Roxanne F. Custer.

The Court has fixed the day of April 29, 2019 at 2:00 p.m., in Courtroom #1, of the Susquehanna County Courthouse, Montrose, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
PO Box 361  
Montrose, PA 18801

**4/19/2019**



**NOTICE OF CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
SUSQUEHANNA COUNTY,  
PENNSYLVANIA

CIVIL ACTION - LAW

IN RE:  
CHANGE OF NAME OF  
Haley Regina Fioredda

No. 2019-268-CP

**ORDER**

AND NOW, this 13th day of March 2019, a hearing on the Petition for Change of Name is scheduled for the 29th day of April, 2019, at 9 o'clock a.m., in Courtroom No. 1 of the Susquehanna County Courthouse, Montrose, Pennsylvania.

Petitioner is directed to give notice of the hearing by publication in two (2) newspapers of general circulation in the county where the Petitioner resides, or a county contiguous to that county. One of the publications must be in the Susquehanna.

Petitioner shall conduct an official search of the proper offices of the counties where he/she has resided within the past 5 years, including the Susquehanna County Clerk of Courts, Prothonotary and Recorder of Deeds offices and will obtain certifications dated no more than two (2) days prior to the hearing showing that there are no judgments, decrees of record or

other similar matters against the petitioner.

Petitioner shall bring all certifications to the hearing.

BY THE COURT:

/s/ Jason J. Legg  
J.

**4/19/2019**

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**NOTICE OF CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS  
SUSQUEHANNA COUNTY,  
PENNSYLVANIA

CIVIL ACTION - LAW

IN RE:  
CHANGE OF NAME OF  
John Rocco Fioredda

No. 2019-269-CP

**ORDER**

AND NOW, this 13th day of March 2019, a hearing on the Petition for Change of Name is scheduled for the 29th day of April, 2019, at 8:45 a.m., in Courtroom No. 1 of the Susquehanna County Courthouse, Montrose, Pennsylvania.

Petitioner is directed to give notice of the hearing by publication in two (2) newspapers of general circulation in the county where the Petitioner resides, or a county contiguous to that county. One of the publications must be in the Susquehanna.

Petitioner shall conduct an

official search of the proper offices of the counties where he/she has resided within the past 5 years, including the Susquehanna County Clerk of Courts, Prothonotary and Recorder of Deeds offices and will obtain certifications dated no more than two (2) days prior to the hearing showing that there are no judgments, decrees of record or other similar matters against the petitioner.

Petitioner shall bring all certifications to the hearing.

BY THE COURT:

/s/ Jason J. Legg

J.

**4/19/2019**

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### **NOTICE**

IN THE UNITED STATES  
BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT  
OF PENNSYLVANIA

Case No.: 15-70766 JAD  
Chapter 7

Document No.: 1310

Hearing Date and Time: May 3,  
2019, at 11:00 a.m.

In re:  
Somerset Regional Water  
Resources,  
LLC,  
Debtor.  
Charles O. Zebley, Jr., Trustee  
Movant,

vs.

Somerset Regional Water  
Resources, LLC; Susquehanna

County Tax Claim Bureau; Dawn D. Arnold, Tax Collector; Peoples Neighborhood Bank; Community Bank, N.A. doing business as First Liberty Bank & Trust Co.; and Cabot Oil & Gas Corporation, Respondents.

### **NOTICE OF NON-EVIDENTIARY HEARING WITH RESPONSE DEADLINE ON MOTION TO SELL THE ESTATE'S INTEREST IN REAL PROPERTY**

TO THE RESPONDENTS AND  
ALL CREDITORS AND PARTIES  
IN INTEREST:

You are hereby notified that the above Movant seeks an order to sell the estate's interest in real property in which respondents may have an interest.

Property to be sold: 68 Rafferty Road, Montrose, Bridgewater Township, Susquehanna County, Pennsylvania, parcel identification number 142.04-1,026.00,000. Oil, gas and minerals excepted and reserved.

Initial Offerer: Natasha Ann Shibley, 3292 Harmony Road, Susquehanna, PA 18847.

Initial Offer: \$50,500 with \$1,000 down

Terms of Sale: No-Contingency, "AS IS, WHERE IS;" \$1,000 in cash or certified funds at time of sale, the balance within thirty days. Buyer will pay any transfer taxes. Trustee pays Realtor Commission; Seller and Buyer will prorate as of

the date of closing on a fiscal year basis all unpaid real estate taxes, municipal liens, and assessments encumbering the property. Buyer will pay to record the deed and all other costs of closing.

Contact: Charles O. Zebley, Jr., Trustee, P.O. Box 2124, Uniontown, Pennsylvania, 15401, (724) 439-9200, for information, terms and conditions, or to examine property.

Responses and objections shall be filed and served by April 11, 2019. Higher or better bids are not an objection to the motion. If respondents fail to timely respond, the motion may be granted without a hearing.

**A hearing will be held on May 3, 2019, at 11:00 a.m. before Judge Deller in Court Room B, Penn Traffic Building, First Floor, 319 Washington Street, Johnstown, PA 15901. (Video Conferencing will be available in Courtroom D, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219.)**

**The court will entertain higher and better offers at the hearing. Terms announced at sale will supercede the terms of any prior notice.**

Requests for information regarding subject real estate should be directed to the undersigned.

**ZEBLEY MEHALOV & WHITE, P.C.**

Dated: March 25, 2019  
BY /s/ Charles O. Zebley, Jr.  
Charles O. Zebley, Jr., Trustee  
PA I.D. No. 28980  
Zebley Mehalov & White, P.C.  
P.O. Box 2124  
Uniontown, PA 15401  
(724) 439-9200  
Email: COZ@Zeblaw.com

**4/19/2019**

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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.*

### **SHERIFF'S SALE MORTGAGE FORECLOSURE MAY 28, 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  
May 28, 2019 at 9:00 AM**  
Writ of Execution No.:  
2019-153 CP  
PROPERTY ADDRESS: 306 STONEBRIDGE ROAD, UNIONDALE, PA 18470  
LOCATION: Herrick Township  
Tax ID #: 209.00-1,053.06,000.

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING  
ONE - 24 x 28 WOOD FRAMED  
GARAGE  
DEFENDANTS: BENJAMIN  
CONRAD & ERIN CONRAD  
AKA ERIN MCFADDEN-  
CONRAD  
ATTORNEY FOR PLAINTIFF:  
Brooke R. Waisbord, 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.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

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4/5/2019 • 4/12/2019 • 4/19/2019

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#### SHERIFF'S SALE MORTGAGE FORECLOSURE MAY 28, 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

**May 28, 2019 at 9:30 AM**

Writ of Execution No.:  
2019-150 CP

PROPERTY ADDRESS: 729  
HUDSON STREET, FOREST  
CITY, PA 18421

LOCATION: Forest City Borough  
Tax ID #: 268.07-1,063.00,000.

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING  
DEFENDANTS: Brenda L.  
Benjamin  
ATTORNEY FOR PLAINTIFF:  
Leon P. Haller, Esq  
(717) 234-4178

#### 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

**4/5/2019 • 4/12/2019 • 4/19/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
MAY 28, 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**  
**May 28, 2019 at 10:00 AM**  
Writ of Execution No.:  
2019-209 CP  
PROPERTY ADDRESS: 2526  
FRANKLIN HILL ROAD,  
HALLSTEAD, PA 18822  
LOCATION: Liberty Township

Tax ID #: 068.00-1,026.00,000.  
IMPROVEMENTS: ONE - ONE STORY MANUFACTURED DWELLING  
DEFENDANTS: CARL GELATT & LESLIE A. SNYDER  
ATTORNEY FOR PLAINTIFF:  
Matthew K. Fissel, Esq  
(215) 627-1322

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Lance M. Benedict,  
Susquehanna County Sheriff

**4/5/2019 • 4/12/2019 • 4/19/2019**

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**MORTGAGES AND DEEDS**

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**RECORDED FROM APRIL 4, 2019 TO APRIL 10, 2019**  
**ACCURACY OF THE ENTRIES IS NOT GUARANTEED.**

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**MORTGAGES**

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Information:	Consideration: \$1,000,000.00
Mortgagor: 13787 HALLSTEAD PROPERTIES LLC	Mortgagee: M&T BANK
Locations: Parcel # 1 - 031.00-3,057.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: J & F RESOURCES LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$152,000.00
Mortgagor: SUMMERS, GLENDON C	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SUMMERS, ANN MARIE	
Locations: Parcel # 1 - 110.00-1,019.01,000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$255,290.00
Mortgagor: KANE, ERIN NICOLE	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KANE, RYAN PATRICK	2 - STEARNS LENDING LLC
Locations: Parcel # 1 - 095.00-1,005.00,000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$180,500.00
Mortgagor: CANFIELD, TRACY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CANFIELD, JAMES	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 012.00-1,043.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$213,750.00
Mortgagor: ROUNDS, MACKENZIE A	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - FRUEHAN, DANIEL	
Locations: Parcel # 1 - 007.00-1,031.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HENGEL LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 218.00-1,002.00,000.	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: KADLECIK, ROBERT M	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - KADLECIK, REBECCA L	
Locations: Parcel # 1 - 124.17-4,041.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$50,000.00
Mortgagor: GALVIN, JAMES (AKA)	Mortgagee: COMMUNITY BANK
2 - GALVIN, JAMES D	
Locations: Parcel # 1 - 258.00-2,017.00,000.	Municipality LATHROP TOWNSHIP

Information:	Consideration: \$75,000.00
Mortgagor: MATIS, KATHRYN M 2 - MATIS, JOSEPH J	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 054.00-1,040.00.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$246,997.00
Mortgagor: WOODCOCK, LUCAS JEFFERSON III 2 - WOODCOCK, TINA A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - NATIONWIDE MORTGAGE BANKERS INC
Locations: Parcel # 1 - 238.00-1,022.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$14,412.95
Mortgagor: CRAIG, ASHLEY	Mortgagee: TELL, TIMOTHY 2 - TELL, ROSEANN
Locations: Parcel # 1 - N/A	Municipality OAKLAND BOROUGH

## DEEDS

Information:	Consideration: \$1.00
Grantor: SULLIVAN, JEANNE M	Grantee: GRASSI, PAULA
Locations: Parcel # 1 - 087.00-1,060.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FLYNN, STACY 2 - FLYNN, MCIHAEL	Grantee: FLYNN, STACY
Locations: Parcel # 1 - N/A	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$6,000.00
Grantor: EXR LLC	Grantee: SUSQUEHANNA COUNTY HOUSING/ REDEVELOPMENT AUTHORITY
Locations: Parcel # 1 - 268.06-2,063.00.000.	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: HABITAT FOR HUMANITY OF SUSQUEHANNA COUNTY INC	Grantee: TREHAB
Locations: Parcel # 1 - 054.11-5,048.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$258,000.00
Grantor: VITALI, LISA R	Grantee: WESTENDORF, WALTER H
Locations: Parcel # 1 - 100.00-1,005.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information: CORRECTIVE OIL GAS & MINERAL DEED	Consideration: \$1.00
Grantor: STONE, GARY (AKA) 2 - STONE, GARY S 3 - STONE, BARBARA J (AKA) 4 - STONE, BARBARA	Grantee: HIGH BRIDGE LP
Locations: Parcel # 1 - 032.00-2,015.01.000. 2 - 032.00-2,017.00.000. 3 - 032.00-2,023.00.000. 4 - 032.00-2,016.00.000. 5 - 051.00-1,016.00.000.	Municipality GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP GREAT BEND TOWNSHIP

Information:	Consideration:
Grantor: LANE, RUSSELL 2 - LANE, NAOMI	Grantee: KANE, ERIN NICOLE 2 - KANE, RYAN PATRICK
Locations: Parcel # 1 - 095.00-1,005.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTON, CAROL	Grantee: PENNSYLVANIA COMMONWEALTH OF - DEPT OF TRANSPORTATION
Locations: Parcel # 1 - 256.00-1,011.00.000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOD, JANE E	Grantee: WOOD, TIMOTHY M
Locations: Parcel # 1 - 122.00-1,032.04.000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: PERANICH, CORY M 2 - PERANICH, MELANIE B	Grantee: ROUNDS, MACKENZIE A 2 - FRUEHAN, DANIEL
Locations: Parcel # 1 - 007.00-1,031.00.000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: ALBRECHT, PATRICIA ANNE	Grantee: WHITE, WILLIAM A 2 - WHITE, CAROLYN B
Locations: Parcel # 1 - 087.00-1,077.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: YAKELY, MARY L	Grantee: BUTLER, KAY
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information:	Consideration: \$1.00
Grantor: LINSCOTT FAMILY LIVING TRUST	Grantee: LINSCOTT, WILLIAM R
Locations: Parcel # 1 - 113.00-1,041.00.000.	Municipality JACKSON TOWNSHIP
Information: MINERAL DEED	Consideration: \$1.00
Grantor: OSMUN, JEFFREY E 2 - OSMUN, CINDY C	Grantee: OSMUN, JEFFREY E (TRUST) 2 - OSMUN, CINDY C (TRUST)
Locations: Parcel # 1 - 090.00-1,053.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: PISELLI, GABRIEL 2 - PISELLI, ADRIENNE	Grantee: TRIBUANI, MICHAEL A 2 - TRIBUANI, BARBARA
Locations: Parcel # 1 - 137.02-1,030.00.000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KNAPPENBERGER, JAMES L (ESTATE)	Grantee: KUSHMAR, TIMOTHY P 2 - KUSHMAR, CAROL A
Locations: Parcel # 1 - 041.00-1,019.01.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: MURPHY, RUTH E	Grantee: DECKER, MICHAEL 2 - DECKER, KERRY
Locations: Parcel # 1 - 138.00-1,004.00.000.	Municipality RUSH TOWNSHIP

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Information: OIL, GAS & MINERAL DEED	Consideration: \$1.00
Grantor: MURPHY, RUTH E	Grantee: MURPHY, ROBERT F
Locations: Parcel #	Municipality
1 - 138.00-1,004.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$13,500.00
Grantor: CUNNINGHAM, JORDAN	Grantee: CRAIG, ASHLEY
2 - CUNNINGHAM, JEANETTE M	
Locations: Parcel #	Municipality
1 - 054.11-1,028.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$1.00
Grantor: VERGARI, PAUL P	Grantee: VERGARI, CHRISTOPHER P
2 - VERGARI, KAREN	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OAKES, ROBERT LOUIS	Grantee: OAKES, MICHELE L
2 - OAKES, PHYLLIS	
Locations: Parcel #	Municipality
1 - N/A	JESSUP TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: SLOCUM, DALE	Grantee: CMA LAND CO LLC
2 - SLOCUM, JOAN (ESTATE)	
3 - LILLIBRIDGE, GREGORY	
Locations: Parcel #	Municipality
1 - 077.00-1,003.01,000.	HARMONY TOWNSHIP

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**SUSQUEHANNA COUNTY BAR ASSOCIATION**

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

