

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



IN THIS ISSUE

COURT OPINION, PT. 1	4
LEGAL NOTICES	7
SHERIFF'S SALES	13
MORTGAGES & DEEDS	16

CASES REPORTED

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

© 2019 Legal Journal of Susquehanna County



**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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

Michael Briechle, Esq., Editor
mike@briechlelaw.com

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086
susqco.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Michael Briechle, Esq.

Vice-President
Francis X. O'Connor, Esq.

Secretary
Rachael A. Ballard-Thomas, Esq.

Treasurer
Zachary D. Morahan, Esq.

Court Administrator
Cathy Hawley

Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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	\$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

Judge of the Court of Common Pleas

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

Magisterial District Judges

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

Court Administrator

Cathy Hawley

Sheriff

Lance Benedict

District Attorney

Marion O'Malley, Esq.

Prothonotary, Clerk of The Court

Jan Krupinski

Chief Public Defender

Linda LaBarbara, Esq.

Commissioners

Alan M. Hall

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

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.	:	

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.)¹
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

1 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.,² 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.³
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.

2 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.

3 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

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of 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

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

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

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

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

4/12/2019 • 4/19/2019 • 4/26/2019

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

4/12/2019 • 4/19/2019 • 4/26/2019

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**

4/12/2019 • 4/19/2019 • 4/26/2019

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

4/12/2019 • 4/19/2019 • 4/26/2019

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

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

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

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

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.
Brieche 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 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

**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 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

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

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

Lance M. Benedict,
Susquehanna County Sheriff

4/5/2019 • 4/12/2019 • 4/19/2019

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

Lance M. Benedict,
Susquehanna County Sheriff

4/5/2019 • 4/12/2019 • 4/19/2019

**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

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

Lance M. Benedict,
Susquehanna County Sheriff

4/5/2019 • 4/12/2019 • 4/19/2019

MORTGAGES AND DEEDS

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

MORTGAGES

Information:	Consideration: \$1,000,000.00
Mortgagor: 13787 HALLSTEAD PROPERTIES LLC	Mortgagee: M&T BANK
Locations: Parcel #	Municipality
1 - 031.00-3,057.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: J & F RESOURCES LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$152,000.00
Mortgagor: SUMMERS, GLENDON C	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - SUMMERS, ANN MARIE	
Locations: Parcel #	Municipality
1 - 110.00-1,019.01,000.	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 #	Municipality
1 - 095.00-1,005.00,000.	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 #	Municipality
1 - 012.00-1,043.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$213,750.00
Mortgagor: ROUNDS, MACKENZIE A	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - FRUEHAN, DANIEL	
Locations: Parcel #	Municipality
1 - 007.00-1,031.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HENGEL LLC	Mortgagee: PS BANK
Locations: Parcel #	Municipality
1 - 218.00-1,002.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: KADLECIC, ROBERT M	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - KADLECIC, REBECCA L	
Locations: Parcel #	Municipality
1 - 124.17-4,041.00,000.	MONTROSE 2W
Information:	Consideration: \$50,000.00
Mortgagor: GALVIN, JAMES (AKA)	Mortgagee: COMMUNITY BANK
2 - GALVIN, JAMES D	
Locations: Parcel #	Municipality
1 - 258.00-2,017.00,000.	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, MCIAEL	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	Grantee: KANE, ERIN NICOLE
2 - LANE, NAOMI	2 - KANE, RYAN PATRICK
Locations: Parcel #	Municipality
1 - 095.00-1,005.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BUTTON, CAROL	Grantee: PENNSYLVANIA COMMONWEALTH OF -
	DEPT OF TRANSPORTATION
Locations: Parcel #	Municipality
1 - 256.00-1,011.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOOD, JANE E	Grantee: WOOD, TIMOTHY M
Locations: Parcel #	Municipality
1 - 122.00-1,032.04,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: PERANICH, CORY M	Grantee: ROUNDS, MACKENZIE A
2 - PERANICH, MELANIE B	2 - FRUEHAN, DANIEL
Locations: Parcel #	Municipality
1 - 007.00-1,031.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: ALBRECHT, PATRICIA ANNE	Grantee: WHITE, WILLIAM A
	2 - WHITE, CAROLYN B
Locations: Parcel #	Municipality
1 - 087.00-1,077.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$15,000.00
Grantor: YAKELY, MARY L	Grantee: BUTLER, KAY
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: LINSKOTT FAMILY LIVING TRUST	Grantee: LINSKOTT, WILLIAM R
Locations: Parcel #	Municipality
1 - 113.00-1,041.00,000.	JACKSON TOWNSHIP
Information: MINERAL DEED	Consideration: \$1.00
Grantor: OSMUN, JEFFREY E	Grantee: OSMUN, JEFFREY E (TRUST)
2 - OSMUN, CINDY C	2 - OSMUN, CINDY C (TRUST)
Locations: Parcel #	Municipality
1 - 090.00-1,053.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$80,000.00
Grantor: PISELLI, GABRIEL	Grantee: TRIBUIANI, MICHAEL A
2 - PISELLI, ADRIENNE	2 - TRIBUIANI, BARBARA
Locations: Parcel #	Municipality
1 - 137.02-1,030.00,000.	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KNAPPENBERGER, JAMES L (ESTATE)	Grantee: KUSHMAR, TIMOTHY P
	2 - KUSHMAR, CAROL A
Locations: Parcel #	Municipality
1 - 041.00-1,019.01,000.	APOLACON TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: MURPHY, RUTH E	Grantee: DECKER, MICHAEL
	2 - DECKER, KERRY
Locations: Parcel #	Municipality
1 - 138.00-1,004.00,000.	RUSH TOWNSHIP

Information: OIL, GAS & MINERAL DEED

Grantor: MURPHY, RUTH E

Locations: Parcel #

1 - 138.00-1,004.00,000.

Information:

Grantor: CUNNINGHAM, JORDAN

2 - CUNNINGHAM, JEANETTE M

Locations: Parcel #

1 - 054.11-1,028.00,000.

Information:

Grantor: VERGARI, PAUL P

2 - VERGARI, KAREN

Locations: Parcel #

1 - N/A

Information:

Grantor: OAKES, ROBERT LOUIS

2 - OAKES, PHYLLIS

Locations: Parcel #

1 - N/A

Information:

Grantor: SLOCUM, DALE

2 - SLOCUM, JOAN (ESTATE)

3 - LILLIBRIDGE, GREGORY

Locations: Parcel #

1 - 077.00-1,003.01,000.

Consideration: \$1.00

Grantee: MURPHY, ROBERT F

Municipality

RUSH TOWNSHIP

Consideration: \$13,500.00

Grantee: CRAIG, ASHLEY

Municipality

OAKLAND BOROUGH

Consideration: \$1.00

Grantee: VERGARI, CHRISTOPHER P

Municipality

HERRICK TOWNSHIP

Consideration: \$1.00

Grantee: OAKES, MICHELE L

Municipality

JESSUP TOWNSHIP

Consideration: \$125,000.00

Grantee: CMA LAND CO LLC

Municipality

HARMONY TOWNSHIP

**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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