

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ April 26, 2019 ★ Montrose, PA ★ No. 4



IN THIS ISSUE

COURT OPINION, PT. 2	4
LEGAL NOTICES	7
MORTGAGES & DEEDS	11

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.



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

No. 2018 - 753 C.P.

**Patrick M. Flaherty,
Appellant,**

vs.

**Susquehanna County Board of Assessment Revision,
Appellee.**

Opinion continued from the April 19, 2019 issue

II. Discussion

A party seeking a tax exemption under § 5020-204 “bears a heavy burden of proving that [he] deserving of a tax exemption.” Saint Joseph Hospital v. Berks County Board of Assessment Appeals, 709 A.2d 928, 938 (Pa. Commw. Ct. 1998). “Taxation of property is the rule; therefore, statutory exceptions must be strictly construed.” In re Order of St. Paul the First Hermit, 873 A.2d 31, 36 (Pa. Commw. Ct. 2005) (quoting Borough of Homestead v. St. Mary Magdalen Church, 798 A.2d 823, 828 (Pa. Commw. Ct. 2002)), appeal denied, 918 A.2d 749 (Pa. 2007). Under § 5020-204(a)(1), the following property is exempt from real estate taxation: “All churches, meeting-houses, or other actual places of *regularly stated religious worship*, with the ground thereto annexed necessary for the occupancy and enjoyment of the same.” Id. (emphasis added). In particular, sporadic use of a property for religious worship does not satisfy the requirements of § 5020-204(a)(1). See First Hermit, 873 A.2d at 36 (finding that shrine was tax exempt but that retreat house was not tax exempt even though it was occasionally used for religious classes or meetings); cf. St. Aloysius Roman Catholic Church v. Fayette County Board of Assessment Appeals, 849 A.2d 293, 296 (Pa. Commw. 2004) (“Church residences can fall within the exemption, but only when *primarily* used for *religious* purposes, i.e., regularly scheduled weekly Sunday school classes and fellowship meetings, and when the residential use occurred merely on an occasional basis.”).⁴

4 Flaherty funds the maintenance and expenses associated with Saint Joseph’s Church through a non-profit organization comprised of concerned community volunteers. Flaherty conceded that the church property is occasionally used for fundraising events organized through this non-profit group for purposes of obtaining funds necessary to maintain Flaherty’s property. The occasional use of the property for fundraising activities would not disqualify the property from receiving tax-exempt status. See Benedictine Sisters of Pittsburgh v. Fayette County Board of Assessment Appeals, 844 A.2d 86, 89 (Pa. Commw. Ct. 2004) (noting that “an actual place of regularly stated religious worship is not required to be used exclusively for religious worship”), appeal denied, 898 A.2d 1073 (Pa. 2006).

The record demonstrates that Saint Joseph's Church is utilized for religious services on a weekly basis. In addition to these weekly religious services, Saint Joseph Church has also been used for wedding ceremonies and continues to be available for both weddings and baptisms. While occasional fundraising activities occur on the property, there is no dispute that Saint Joseph' Church – as restored by Flaherty and community volunteers – is exclusively designed in a manner that befits only religious ceremonies. As currently configured, Saint Joseph's Church has no other reasonable use aside from a place for religious worship.

A review of applicable precedent reveals that other properties with less of a patent religious character have been granted tax exempt status under § 5020-204(a)(1). For instance, in Benedictine Sisters, the Commonwealth Court considered a religious tax exemption for a 4-acre parcel of real property owned by a religious order of Roman Catholic nuns consisting of a 3-bedroom ranch home that included a swimming pool and detached garage. Benedictine Sisters, 844 A.2d at 87. The Sisters filed a request for a tax exemption contending that the real property was used for religious retreats which occurred during 9 out of 12 months every calendar year. The county opposed the application and contended that the property was simply a vacation property for the nuns not a place of regular religious worship. While no formal religious ceremonies occurred at the residence, the Commonwealth Court concluded:

Here, the Benedictine Sisters use the Property for adoration, prayer and meditation; this constitutes worship . . . [T]he concept of worship is not limited to a formal service. The Benedictine Sisters engage in prayer, spiritual readings and discussions; these are the very activities found to be worship in [prior precedent]. . . [T]he identity of the Sisters on retreat changes from week to week, but the use of the Property as a spiritual retreat is constant.

Id. at 90. As Benedictine Sisters demonstrates, there is nothing in the concept of religious worship under § 5020-204(a)(1) that requires the advertisement hurdles that have been imposed by the Susquehanna County Assessment Office in order to prove "regularly stated religious worship." See Mount Zion New Life Center v. Board of Assessment and Revision, 503 A.2d 1065, 1068-69 (Pa. Commw. Ct. 1986) ("However, the concept of regularly stated religious worship is not limited only to a house of worship which has a finite congregation and a sign or other mode of communication stating times of weekly worship.").⁵

5 In Mount Zion, the Commonwealth Court recognized the that there is some conflict in the precedent as to the necessity for strict scheduling of religious services in order to obtain a tax exemption:

Thus, [the Superior Court in Laymen's Week-end Retreat League of Philadelphia v. Butler, 83 Pa. Super. 1 (1924)] deemphasized the mere existence of an established schedule as the controlling criteria for regularly stated worship. Instead, the court focused on the intent of individuals to join together in worship, with the worshipers' establishment of a schedule being a manifestation of that intent.

Yet, there remains Chief Justice Agnew's observation that "statedly means at certain times, not occasionally." Mullen v. Erie County, 85 Pa. 288,] 291 [(1877)].

Id. at 445. While regular scheduling of religious services constitutes evidence of "regularly stated religious worship," it is not the only means of demonstrating that a property should be exempt under § 5020-204(a)(1).

Rather, under § 5020-204(a)(1), property is exempt where the taxpayer demonstrates that the primary purpose of the property is regular religious worship. See Four Quarters Interfaith Sanctuary of Earth Religion v. Bedford County Board of Assessment, 99 A.3d 603, 607 (Pa. Commw. 2014) (noting that “primary purpose test” exempts any property where the property’s “primary purpose is worship and other activities are merely incidental”); First Hermit, 873 A.2d at 38-39 (finding two chapels, reference library, confessional rooms, sacristy portions of retreat house, religious education classrooms and cemetery offices tax exempt as places of regularly stated religious worship); Benedictine Sisters, 844 A.2d at 90 (holding that a residential home used for religious retreats was tax exempt); Evangel Baptist Church v. Mifflin County Board of Assessment Appeals, 815 A.2d 1174 (Pa. Commw. Ct.) (finding residential home was tax exempt where it was used for Sunday school classes, fellowship meetings and occasional housing of missionaries), appeal denied, 827 A.2d 1202 (Pa. 2003); Mount Zion, 503 A.2d at 1069 (finding that portions of a 104-acre parcel of real estate used for religious retreats by a variety of different religious organizations with no set worship schedule was tax exempt because those tax exempt religious use areas were “not diverted to inconsistent activities”); Chevra Achewa Anshe Cheval v. City of Philadelphia, 176 A. 779 (Pa. Super. Ct. 1935) (finding that property entitled to religious tax exemption where “building is used only for religious worship and for matters necessary to the conduct of such worship”); but see Appeal of Holland Universal Life Church of Love, 394 A.2d 665, 667 (Pa. Commw. Ct. 1978) (finding that parsonage used to house pastor and family that was occasionally used for instruction and prayer groups was not entitled to tax exemption because it was “not in actual or exclusive use for religious worship”).

Flaherty has demonstrated that the primary purpose of Saint Joseph’s Church is religious worship; indeed, the evidence demonstrates that the property has no other reasonable or functional use aside from religious worship. Through the efforts of Flaherty and other concerned citizens, Saint Joseph’s Church has been restored and continues to serve the community as a place of worship as it has done for more than 150 years. Its primary and sole purpose remains to be a structure devoted to religious worship albeit such worship can no longer involve Roman Catholic rites, liturgies or ceremonies. In short, the character of Flaherty’s property has not changed – it is a church where members of the general public may gather regularly for religious worship. The property has no other purpose. For these reasons, Flaherty’s appeal will be sustained and the property is ordered to be tax exempt 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.

ESTATE NOTICE

In the Estate of Thomas M. Jurista, late of the Township of Silver Lake, Susquehanna County, Pennsylvania,

Letters of Administration in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to:

Mary Joanna Jurista
19130 State Route 167
Brackney, PA 18812

or

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

4/26/2019 • 5/3/2019 • 5/10/2019

ESTATE NOTICE

In the Estate of William S. Conyer, late of the Township of Silver Lake, Susquehanna County, Pennsylvania,

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to:

Mercedes Q. Davis
8032 Lowber Avenue
P. O. Box 18923
Philadelphia, PA 19119

or

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

4/26/2019 • 5/3/2019 • 5/10/2019

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

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

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

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

OTHER NOTICES

NOTICE

Take notice that the following account has been filed to the Common Pleas Court of Wayne County, and will be presented for approval on May 16, 2019 at 9:00 A.M. in Court Room #2, Wayne County Court, Honesdale, Pa.

First and final Account of Marissa McAndrew, Esquire, Counsel for the Janet P. Lepro Funded Revocable Trust, Case No. 69-O.C.D.-2015.

4/26/2019 • 5/3/2019

NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON
PLEAS
OF SUSQUEHANNA COUNTY,
PENNSYLVANIA
NO. 2018-1537-CP

SUNTRUST BANK S/B/M
SUNTRUST MORTGAGE, INC.

Vs.

ROBIN D. CONRAD

NOTICE TO: ROBIN D.
CONRAD
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Being Premises: RR 1 BOX 1154,
A/K/A 2149 NEW YORK
AVENUE, HALLSTEAD, PA
18822-9365

Being in GREAT BEND
TOWNSHIP, County of
SUSQUEHANNA, Commonwealth

of Pennsylvania, 012.00-
1,033.00,000

Improvements consist of
residential property.
Sold as the property of ROBIN D.
CONRAD

Your house (real estate) at RR 1
BOX 1154, A/K/A 2149 NEW
YORK AVENUE, HALLSTEAD,
PA 18822-9365 is scheduled to be
sold at the Sheriff's Sale on
06/25/2019 at 10:00 AM, at the
SUSQUEHANNA County
Courthouse, 105 Maple Street,
Montrose, PA 18801-1219, to
enforce the Court Judgment of
\$84,603.07 obtained by,
SUNTRUST BANK S/B/M
SUNTRUST MORTGAGE, INC.
(the mortgagee), against the above
premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

4/26/2019

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 11, 2019 TO APRIL 17, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$330,000.00
Mortagor: SNAKE CREEK VOLUNTEER FIRE CO	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 029.00-1,044.01,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$330,000.00
Mortagor: SNAKE CREEK VOLUNTEER FIRE COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 029.00-1,022.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$330,000.00
Mortagor: SNAKE CREEK VOLUNTEER FIRE COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 029.00-1,021.00,000. 2 - 029.00-1,020.00,000.	Municipality LIBERTY TOWNSHIP LIBERTY TOWNSHIP
Information:	Consideration: \$25,000.00
Mortagor: HAYES, ROGER P 2 - HAYES, MARY ANN	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 142.04-1,010.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$100,000.00
Mortagor: PRISTINE VISION LLC	Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
Locations: Parcel # 1 - 124.17-3,054.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$100,000.00
Mortagor: PRISTINE VISION LLC	Mortgagee: NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION
Locations: Parcel # 1 - 124.17-3,054.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$37,300.00
Mortagor: ROSENKRANS, KATY B	Mortgagee: SEFCU
Locations: Parcel # 1 - 026.00-2,064.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$222,888.00
Mortagor: HARRIS, CHRISTOPHER W 2 - HARRIS, MELISSA M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 162.00-1,007.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$98,135.00
Mortagor: LANDON, ANTHONY S	Mortgagee: PENNYMAC LOAN SERVICES LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 055.05-1,026.00,000.	Municipality LANESBORO BOROUGH

Information:	Consideration: \$24,600.00
Mortgagor: MECCA, PETER	Mortgagee: GABERT, DONNA J
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
~.~	
Information: OPEN-END MTG	Consideration: \$60,000.00
Mortgagor: ROBINSON, MICHAEL E	Mortgagee: NBT BANK
2 - ROBINSON, HOLLY J	
Locations: Parcel #	Municipality
1 - 167.00-1,047.00,000.	HARFORD TOWNSHIP
Information:	Consideration: \$59,000.00
Mortgagor: WESCOTT, JASON K	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - WESCOTT, VALERIE S	
Locations: Parcel #	Municipality
1 - 031.19-4,002.00,000.	GREAT BEND TOWNSHIP
Information: OPEN-END MTG	Consideration: \$90,000.00
Mortgagor: GRIFFIN, DANNY	Mortgagee: NBT BANK
2 - GRIFFIN, SHAREN	
Locations: Parcel #	Municipality
1 - 206.00-2,035.08,000.	GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$10,000.00
Mortgagor: BINNER, LORI E (AKA)	Mortgagee: NBT BANK
2 - BRENNAN, LORI ELAINE	
Locations: Parcel #	Municipality
1 - 168.00-2,021.01,000.	GIBSON TOWNSHIP
Information: OPEN-END MTG	Consideration: \$20,000.00
Mortgagor: BISTOCCHI, LISA	Mortgagee: NBT BANK
Locations: Parcel #	Municipality
1 - 107.03-1,009.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$218,700.00
Mortgagor: FURMAN, CHRISTY	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - FURMAN, LYNN	2 - HOMESTEAD FUNDING CORP
Locations: Parcel #	Municipality
1 - 020.00-2,003.08,000.	APOLACON TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: HOUSE, EDWARD C SR	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - HOUSE, TERRY B	
Locations: Parcel #	Municipality
1 - 144.00-1,021.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: SEVERCOOL, DALE	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - SEVERCOOL, DEBRA JO	
Locations: Parcel #	Municipality
1 - 197.00-3,007.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$304,215.00
Mortgagor: PATTI, MARIE	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PATTI, JOSEPH	
Locations: Parcel #	Municipality
1 - 239.00-2,031.01,000.	LATHROP TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: OWENS, MACHELLE I (ESTATE)	Grantee: OWENS, MACHELLE I
2 - KOCHMER, JOSEPH PAUL JR (ESTATE)	2 - OWENS, WILLIAM
3 - KOCHMER, RACHEL (ESTATE)	3 - KOCHMER, JOSEPH PAUL JR
4 - KOCHMER, SCOTT	4 - KOCHMER, DIANE
5 - KOCHMER, ROBERT	5 - KOCHMER, ROBERT W
6 - OWENS, MACHELLE I	
Locations: Parcel #	Municipality
1 - 208.00-3,001.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$101,000.00
Grantor: POULSEN, CARL	Grantee: GAUTHIER, LOUIS
2 - POULSEN, JULIETA	2 - GAUTHIER, JENNIFER
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIEFRIED, JOSEPH L SR	Grantee: SIEFRIED, JOSEPH L SR
2 - SIEFRIED, MARGARET ANN	2 - SIEFRIED, MARGARET ANN
	3 - SIEFRIED, JOHN-RAYMOND
Locations: Parcel #	Municipality
1 - 127.00-1,002.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$25,500.00
Grantor: CITIMORTGAGE INC	Grantee: MOUNTAINVIEW TRUST
Locations: Parcel #	Municipality
1 - 183.00-1,012.01,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: CRELLER, ROBERT P	Grantee: RESPOL OIL & GAS USA LLC
2 - CRELLER, LINDA M	
Locations: Parcel #	Municipality
1 - 021.04-1,055.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARREN, MAUREEN	Grantee: WARREN, NELSON J
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARREN, NELSON J	Grantee: WARREN, NELSON J (TRUSTEE)
2 - WARREN, DONNA MARIE	2 - WARREN, DONNA MARIE (TRUSTEE)
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FRANCISCO, JOAN	Grantee: FRANCISCO FAMILY TRUST OF 2019
Locations: Parcel #	Municipality
1 - 201.00-2,043.00,000.	BROOKLYN TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: LYNCH, ELEANOR M (ESTATE)	Grantee: KRM MANAGEMENT
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$1.00
Grantor: LATWINSKI, EDWARD S JR (ESTATE AKA)	Grantee: LATWINSKI, EDWARD III
2 - LATWINSKI, EDWARD JR (ESTATE AKA)	2 - LATWINSKI, DENNIS
3 - LATWINSKI, EDWARD (ESTATE)	3 - LATWINSKI, GERALD
	4 - LATWINSKI, RONALD
Locations: Parcel #	Municipality
1 - 226.00-1,038.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: LATWINSKI, EDWARD S JR (ESTATE AKA) 2 - LATWINSKI, EDWARD JR (ESTATE AKA) 3 - LATWINSKI, EDWARD (ESTATE)	Grantee: LATWINSKI, EDWARD III 2 - LATWINSKI, DENNIS 3 - LATWINSKI, GERALD 4 - LATWINSKI, RONALD
Locations: Parcel # 1 - 226.00-1,039.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VANDERVORT, CARL L 2 - VANDERVORT, STACY L	Grantee: VANDERVORT, CARL L 2 - VANDERVORT, STACY L
Locations: Parcel # 1 - N/A	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$1.00
Grantor: MONTROSE HILLBILLIES IV LP 2 - NEWHART, LAWRENCE E 3 - NEWHART, SUSAN G	Grantee: KASTEN, MARK W 2 - KASTEN, SHERRY L
Locations: Parcel # 1 - 088.00-1,079.00.000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBERT A STANKIEWICZ (TRUST) 2 - BEVERLY D STANKIEWICZ	Grantee: HOLLENBECK, DEVIN R
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$2,808.52
Grantor: POTTER, JEFFREY S (BY SHERIFF) 2 - POTTER, MARCIA ANN (BY SHERIFF AKA) 3 - POTTER, MARCIA A (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: Parcel # 1 - 054.16-2,062.00.000.	Municipality SUSQUEHANNA
Information:	Consideration: \$137,000.00
Grantor: BRASSETT, IAN J	Grantee: SURACI, NICHOLAS J
Locations: Parcel # 1 - 172.00-1,073.00.000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$315,000.00
Grantor: MAPLE HIGHLANDS LLC	Grantee: COUNTRY ROADS OF UNIONDALE LLC
Locations: Parcel # 1 - 210.00-1,029.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$110,000.00
Grantor: TAYLOR, ROBERT G 2 - TAYLOR, SUSAN MARY MOORE	Grantee: COUNTRY ROADS OF UNIONDALE LLC
Locations: Parcel # 1 - 210.14-1,008.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: SOUTHARD, JOHN L SR (ESTATE) 2 - SOUTHARD, JOHN L JR 3 - SOUTHARD, CYNTHIA DEBORAH	Grantee: LAMARCA, CATALDO 2 - LAMARCA, MICHELLE
Locations: Parcel # 1 - 099.01-1,011.00.000.	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GOULD, NELSON L SR 2 - GOULD, VIRGINIA L	Grantee: GALUSHA, DEBORAH 2 - GALUSHA, BRETT
Locations: Parcel # 1 - 092.00-1,019.01.000.	Municipality NEW MILFORD TOWNSHIP

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

Information:	Consideration: \$62,000.00
Grantor: GUERRIERO, JAMES R 2 - HAMMER, ROSALIND	Grantee: HAYES, MERRIL 2 - STURTEVANT, SCOTT J
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BOMBAS, CAROL 2 - BOMBAS, ANTHONY	Grantee: FAIRWEATHER, JOAN 2 - FAIRWEATHER, CHARLES
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: HANEY, EDWARD J (ESTATE)	Grantee: MOYER, FRANK JR
Locations: Parcel # 1 - 194.00-1,008.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$227,000.00
Grantor: FAIR, JEFFREY S 2 - FAIR, JULIE A	Grantee: HARRIS, CHRISTOPHER W
Locations: Parcel # 1 - 162.00-1,007.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENSON, VIRGINIA (ESTATE AKA) 2 - BENSON, VIRGINIA RUTH (ESTATE)	Grantee: BENSON, JODI L
Locations: Parcel # 1 - 054.16-2,004.00,000.	Municipality SUSQUEHANNA
Information:	Consideration: \$35,000.00
Grantor: GABERT, DONNA	Grantee: MECCA, PETER
Locations: Parcel # 1 - N/A	Municipality LENOX TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: PERRY, DONNA M	Grantee: PETROSKI, MARTIN T JR
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TRAVERSI, EMILY MARIE	Grantee: TRAVERSI, EMILY MARIE
Locations: Parcel # 1 - 133.00-2,055.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CUDO, SUSAN 2 - CUDO, STEVEN	Grantee: SMITH, RACHEL A 2 - SMITH, WAYNE C
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$6,250.00
Grantor: TRIVETT, DANIEL M JR 2 - TRIVETT, ROBIN J 3 - TRIVETT, LORI JO (NKA) 4 - SASSAMAN, LORI JO	Grantee: FREEMAN, SHAWN 2 - HARE, RODNEY DEAN
Locations: Parcel # 1 - 213.00-1,004.00,000.	Municipality AUBURN TOWNSHIP
Information: INTERVAL NO (S)51 UNIT NO (S)37	Consideration: \$100.00
Grantor: KUZMINSKI, KATHLEEN	Grantee: BREMER HOF OWNERS INC
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP

Information: INERVAL NO(S) 33 UNIT NO (S)24	Consideration: \$100.00
Grantor: MACULLOCH, AMANDA J	Grantee: MOLTER, GREGORY 2 - MOLTER, KELLY
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$56,500.00
Grantor: ROWAN TREE DEVELOPMENTS	Grantee: R&S REALTY OF NEW YORK LLC
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: VANTEGER TOWING LLC	Grantee: STERNIK, JASON
Locations: Parcel # 1 - 031.00-2,084.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: COLWELL, PAMELA A	Grantee: COLWELL, GARY R JR
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BENEDICT, ANGELA (BY US MARSHAL)	Grantee: UNITED STATES DEPARTMENT OF AGRICULTURE
2 - BENEDICT, JASON (BY US MARSHAL)	
3 - UNITED STATES MARSHAL	
Locations: Parcel # 1 - 031.19-1,039.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$94,000.00
Grantor: MELLON, BARBARA BAEHLER	Grantee: RYERSON, JUDITH BAEHLER 2 - OLSEN, KATHERINE BAEHLER
Locations: Parcel # 1 - 185.00-1,036.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$243,000.00
Grantor: WINSKIE, ELTON E 2 - WINSKIE, BILLIE T	Grantee: FURMAN, LYNN 2 - FURMAN, CHRISTY
Locations: Parcel # 1 - 020.00-2,003.08,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: PAGANO, JOSEPH A	Grantee: PAGANO, JOSEPH A 2 - PAGANO, JEANETTE F
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2018 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.



General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

submitted camera-ready or via email in PDF

or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

All charges subject to artwork, advertisement fees, call for details

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year

Full Page:

4" W X 7" H

Half Page:

4" W X 3 1/2" H

Quarter Page:

2" W X 3 1/2" H

4" W X 1 3/4" H

Eighth Page:

2" W X 1 3/4" H



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:

Bailey Design and Advertising
c/o SCBA/Estate Notice Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086

Email: baileyd@ptd.net



Susquehanna Legal Journal Subscription Form PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email baileyadv@ptd.net

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

