

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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



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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.



PA LEGAL ADS

*The Official Legal Publication of Susquehanna County, Pennsylvania*



Legal Journal of Susquehanna County

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

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F: 570-647-0086

susqco.com

Submit advertisements to  
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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.

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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.

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#### **Auditors**

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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.

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*Opinion continued from the April 19, 2019 issue*

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## 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.”).<sup>4</sup>

<sup>4</sup> 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's 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.”).<sup>5</sup>

5 In Mount Zion, the Commonwealth Court recognized 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 worshippers' 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”); Chevro 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

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

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#### ESTATE NOTICES

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

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#### ESTATE NOTICE

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**

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#### 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**

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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

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

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

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**

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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## OTHER NOTICES

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## 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

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**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**

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**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
Mortgagor: SNAKE CREEK VOLUNTEER FIRE CO	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 029.00-1,044.01,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$330,000.00
Mortgagor: SNAKE CREEK VOLUNTEER FIRE COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 029.00-1,022.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$330,000.00
Mortgagor: SNAKE CREEK VOLUNTEER FIRE COMPANY	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 029.00-1,021.00,000.	LIBERTY TOWNSHIP
2 - 029.00-1,020.00,000.	LIBERTY TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: HAYES, ROGER P	Mortgagee: VISIONS FEDERAL CREDIT UNION
2 - HAYES, MARY ANN	
Locations: Parcel #	Municipality
1 - 142.04-1,010.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: PRISTINE VISION LLC	Mortgagee: CENTRAL BRADFORD PROGRESS AUTHORITY
Locations: Parcel #	Municipality
1 - 124.17-3,054.00,000.	MONTROSE 2W
Information:	Consideration: \$100,000.00
Mortgagor: PRISTINE VISION LLC	Mortgagee: NORTHERN TIER REGIONAL PLANNING AND DEVELOPMENT COMMISSION
Locations: Parcel #	Municipality
1 - 124.17-3,054.00,000.	MONTROSE 2W
Information:	Consideration: \$37,300.00
Mortgagor: ROSENKRANS, KATY B	Mortgagee: SEFCU
Locations: Parcel #	Municipality
1 - 026.00-2,064.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$222,888.00
Mortgagor: HARRIS, CHRISTOPHER W	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - HARRIS, MELISSA M	2 - FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel #	Municipality
1 - 162.00-1,007.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$98,135.00
Mortgagor: LANDON, ANTHONY S	Mortgagee: PENNYMAC LOAN SERVICES LLC
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
Locations: Parcel #	Municipality
1 - 055.05-1,026.00,000.	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)	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 - 226.00-1,039.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VANDERVORT, CARL L	Grantee: VANDERVORT, CARL L
2 - VANDERVORT, STACY L	2 - VANDERVORT, STACY L
Locations: Parcel #	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$1.00
Grantor: MONTROSE HILLBILLIES IV LP	Grantee: KASTEN, MARK W
2 - NEWHART, LAWRENCE E	2 - KASTEN, SHERRY L
3 - NEWHART, SUSAN G	
Locations: Parcel #	Municipality
1 - 088.00-1,079.00,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ROBERT A STANKIEWICZ (TRUST)	Grantee: HOLLENBECK, DEVIN R
2 - BEVERLY D STANKIEWICZ	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$2,808.52
Grantor: POTTER, JEFFREY S (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
2 - POTTER, MARCIA ANN (BY SHERIFF AKA)	
3 - POTTER, MARCIA A (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 054.16-2,062.00,000.	SUSQUEHANNA
Information:	Consideration: \$137,000.00
Grantor: BRASSETT, IAN J	Grantee: SURACI, NICHOLAS J
Locations: Parcel #	Municipality
1 - 172.00-1,073.00,000.	ARARAT TOWNSHIP
Information:	Consideration: \$315,000.00
Grantor: MAPLE HIGHLANDS LLC	Grantee: COUNTRY ROADS OF UNIONDALE LLC
Locations: Parcel #	Municipality
1 - 210.00-1,029.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$110,000.00
Grantor: TAYLOR, ROBERT G	Grantee: COUNTRY ROADS OF UNIONDALE LLC
2 - TAYLOR, SUSAN MARY MOORE	
Locations: Parcel #	Municipality
1 - 210.14-1,008.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: SOUTHARD, JOHN L SR (ESTATE)	Grantee: LAMARCA, CATALDO
2 - SOUTHARD, JOHN L JR	2 - LAMARCA, MICHELLE
3 - SOUTHARD, CYNTHIA DEBORAH	
Locations: Parcel #	Municipality
1 - 099.01-1,011.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GOULD, NELSON L SR	Grantee: GALUSHA, DEBORAH
2 - GOULD, VIRGINIA L	2 - GALUSHA, BRETT
Locations: Parcel #	Municipality
1 - 092.00-1,019.01,000.	NEW MILFORD TOWNSHIP

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

Information: INTERVAL NO(S) 33 UNIT NO (S)24  
Grantor: MACULLOCH, AMANDA J

Consideration: \$100.00  
Grantee: MOLTER, GREGORY  
2 - MOLTER, KELLY

Locations: Parcel #  
1 - N/A

Municipality  
HERRICK TOWNSHIP

Information:  
Grantor: ROWAN TREE DEVELOPMENTS  
Locations: Parcel #  
1 - N/A

Consideration: \$56,500.00  
Grantee: R&S REALTY OF NEW YORK LLC  
Municipality  
GREAT BEND BOROUGH

Information:  
Grantor: VANTEGER TOWING LLC  
Locations: Parcel #  
1 - 031.00-2,084.00,000.

Consideration: \$1.00  
Grantee: STERNIK, JASON  
Municipality  
GREAT BEND TOWNSHIP

Information:  
Grantor: COLWELL, PAMELA A  
Locations: Parcel #  
1 - N/A

Consideration: \$1.00  
Grantee: COLWELL, GARY R JR  
Municipality  
GREAT BEND TOWNSHIP

Information:  
Grantor: BENEDICT, ANGELA (BY US MARSHAL)  
  
2 - BENEDICT, JASON (BY US MARSHAL)  
3 - UNITED STATES MARSHAL

Consideration: \$1.00  
Grantee: UNITED STATES DEPARTMENT OF  
AGRICULTURE

Locations: Parcel #  
1 - 031.19-1,039.00,000.

Municipality  
HALLSTEAD BOROUGH

Information:  
Grantor: MELLON, BARBARA BAEHLER

Consideration: \$94,000.00  
Grantee: RYERSON, JUDITH BAEHLER  
2 - OLSEN, KATHERINE BAEHLER

Locations: Parcel #  
1 - 185.00-1,036.00,000.

Municipality  
HARFORD TOWNSHIP

Information:  
Grantor: WINSKIE, ELTON E  
2 - WINSKIE, BILLIE T  
Locations: Parcel #  
1 - 020.00-2,003.08,000.

Consideration: \$243,000.00  
Grantee: FURMAN, LYNN  
2 - FURMAN, CHRISTY  
Municipality  
APOLACON TOWNSHIP

Information:  
Grantor: PAGANO, JOSEPH A

Consideration: \$1.00  
Grantee: PAGANO, JOSEPH A  
2 - PAGANO, JEANETTE F

Locations: Parcel #  
1 - N/A

Municipality  
HALLSTEAD BOROUGH



# Susquehanna County LEGAL JOURNAL

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