

# OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ October 29, 2021 ★ Montrose, PA ★ No. 31



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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

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

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P: 570-251-1512  
F: 570-647-0086

susqco.com

Submit advertisements to  
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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.*

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

#### **Subscription Rates**

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each*

*Subscription Year: March–February*

*Prorated subscriptions available*

### SUSQUEHANNA COUNTY OFFICIALS

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Kenneth W. Seamans, *Senior Judge*

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Jodi L. Cordner, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **District Attorney**

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#### **Prothonotary, Clerk of The Court**

Jan Krupinski

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

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Alan M. Hall — Vice-Chair

Judith Herschel

#### **Treasurer**

Jason D. Miller

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#### **Clerk of The Orphan's Court**

Michelle Estabrook

#### **Coroner**

Anthony J. Conarton

#### **Auditors**

Robert DeLuca

Richard Suraci

Rick Ainey

Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600

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

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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**ADMINISTRATRIX NOTICE**

Estate of Maurice G. Roszel  
Late of Franklin Township  
ADMINISTRATRIX  
Kimmie Sue Roszel  
983 Conroy Rd.  
Montrose, PA 18801  
ATTORNEY  
Beardsley Law PLLC  
37 Public Ave.  
Montrose, PA 18801

**10/29/2021 • 11/5/2021 • 11/12/2021**

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**ESTATE NOTICE**

In the Estate of Richard Alford  
Foster of Gibson Township,  
Susquehanna County,  
Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Holly Benedict. 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, Esquire  
McAndrew Law Offices, PC  
630 Main Street  
Forest City, PA 18421  
(570) 785 - 3333  
Attorney for the Estate

**10/29/2021 • 11/5/2021 • 11/12/2021**

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**ESTATE NOTICE**

In the Estate of Charles Douglas  
Gorton, of Susquehanna,  
Susquehanna County,  
Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Derik Gorton. 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, Esquire  
McAndrew Law Offices, PC  
630 Main Street  
Forest City, PA 18421  
(570) 785 - 3333  
Attorney for the Estate

**10/29/2021 • 11/5/2021 • 11/12/2021**

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**ESTATE NOTICE**

ESTATE OF STEVEN B.  
GEHMAN

Late of LAWTON

Letters Testamentary on the above estate have been granted to the undersigned, who requests all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay, to

Aaron J. Gronski  
603 Thompson Rd.  
Lithia, FL 33547-2826

Executor,  
or his attorney,

CHARLOTTE A. HUNSBERGER,  
Esquire  
LANDIS, HUNSBERGER,  
GINGRICH & WEIK, LLP  
114 East Broad Street, P.O. Box  
64769  
Souderton, Pennsylvania 18964

**10/29/2021 • 11/5/2021 • 11/12/2021**

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**ESTATE NOTICE**

In the Estate of Beverly G.  
DeGroat, late of the Township of  
Liberty, 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:

Mark D. Terry  
1121 Valley View Road  
Montrose, PA 18801

or

Attorney for the Estate  
Zachary D. Morahan, Esq.  
Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

**10/22/2021 • 10/29/2021 • 11/5/2021**

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**ESTATE NOTICE**

In the Estate of Thomas P. English,  
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:

Michael C. English  
2969 Day Hollow Road  
Owego, NY 13827

or

Stephen R. English  
16435 State Route 167  
Montrose, PA 18801

or

Attorney for the Estate  
Zachary D. Morahan, Esq.

Coughlin & Gerhart, LLP  
21-23 Public Avenue  
Montrose, PA 18801

10/22/2021 • 10/29/2021 • 11/5/2021

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### ESTATE NOTICE

In the Estate of George H. Ritter  
a/k/a George H. Ritter, Jr., late of  
the Township of New Milford,  
County of Susquehanna, and  
Commonwealth of Pennsylvania,  
deceased, who died on July 25,  
2021.

Letters Testamentary have been  
granted to the undersigned. All  
persons having claims against the  
estate of said decedent are  
requested to make known the same  
and persons indebted to make  
payment without delay to:

Lynda R Karl  
Catherine J. Garbus, Esquire  
24 E. Tioga Street  
Tunkhannock, PA 18657  
(570) 836-6749

10/15/2021 • 10/22/2021 • 10/29/2021

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### ESTATE NOTICE

Estate of Curtis C. Stone a/k/a Curtis  
Charles Stone, Deceased. Late of  
Brooklyn Twp., Susquehanna  
County, PA. D.O.D. 7/30/21. Letters  
Testamentary on the above Estate  
have been granted to the  
undersigned, who request all persons  
having claims or demands against  
the estate of the decedent to make

known the same and all persons  
indebted to the decedent to make  
payment without delay to Sara S.  
Miller, Executrix, c/o Robert T.  
Kelly, Jr., Esq., 425 Spruce St., Ste.  
200, Scranton, PA 18503. Or to her  
Atty.: Robert T. Kelly, Jr., Myers,  
Brier & Kelly, LLP, 425 Spruce St.,  
Ste. 200, Scranton, PA 18503

10/15/2021 • 10/22/2021 • 10/29/2021

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### ESTATE NOTICE

Notice is hereby given that letters  
testamentary have been granted in  
the ESTATE OF PAUL J.  
SCHULER late of Montrose,  
Pennsylvania, (died March 19,  
2019) to Paul J. Schuler, II,  
Administrator. All persons indebted  
to the estate are required to make  
payment, and those having claims  
or demands to present the same  
without delay to Paul J. Schuler, II  
or to Levene Gouldin & Thompson,  
LLP, attorneys for the estate, 450  
Plaza Drive, Vestal, NY 13850.

10/15/2021 • 10/22/2021 • 10/29/2021

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### OTHER NOTICES

#### ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to  
all persons interested in the  
following named Estate. The  
accountant of said Estate has filed  
in the Register's Office of  
Susquehanna County the  
accounting which has been

certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:

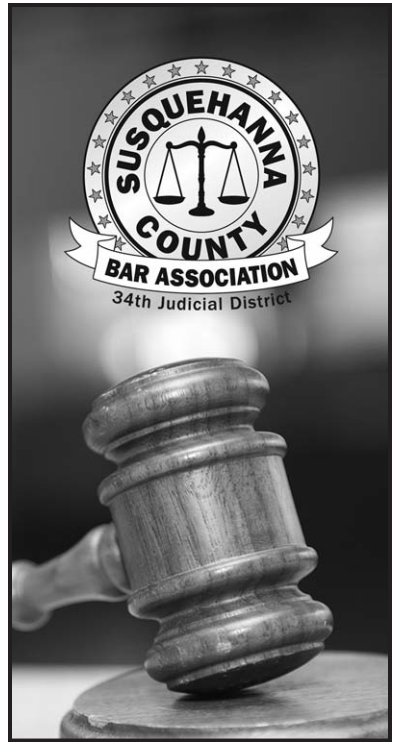
The Estate of MAUREEN F.  
STIASTNY, deceased  
Elizabeth Montalvo, Executrix

The above accountings will be presented to the Judge of the Court of Common Pleas on Tuesday, November 16, 2021, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK  
CLERK OF ORPHANS' COURT

10/29/2021 • 11/5/2021

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## MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 14, 2021 TO OCTOBER 20, 2021  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## DEEDS

Information:	Consideration: \$529,800.00
Grantor: KARPIEN, SALLY D	Grantee: MURPHY, SEAN 2 - MURPHY, ANNEMARIE
Locations: Parcel #	Municipality
1 - 209.00-1,035.17,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STONE, ROBERT	Grantee: BURCHELL, JESSICA 2 - STONE, BRADLEY 3 - STONE, ERICK
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$600,000.00
Grantor: BIDWELL, RICHARD 2 - BIDWELL, DIANE	Grantee: WALSH, BRIAN P 2 - WALSH, KRISTINE MCMULLEN
Locations: Parcel #	Municipality
1 - 226.07-1,022.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$270,000.00
Grantor: LABAR, DONNA	Grantee: COSGROVE, STEVEN 2 - COSGROVE, ALISON E
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: PEET, NOEL E 2 - PEET, DOROTHY A	Grantee: GINGERLOWSKI, LEO J JR 2 - GINGERLOWSKI, ELIZABETH L
Locations: Parcel #	Municipality
1 - 240.00-1,049.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TERRY, WALTER JAY 2 - BENDYK, JOSEPH (ESTATE)	Grantee: TERRY, WALTER JAY
Locations: Parcel #	Municipality
1 - 192.00-1,014.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: FRAGIN, HOWARD (TRUST BY TRUSTEE) 2 - FRAGIN, JILL S (TRUST BY TRUSTEE)	Grantee: MHB ENTERPRISES LLC
Locations: Parcel #	Municipality
1 - 209.10-1,024.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$91,000.00
Grantor: DILELLO, JODEE (ESTATE) 2 - PARKER, DEANN	Grantee: KAYS, MAKAYLA JEAN 2 - YARBROUGH, TERRY DALE II
Locations: Parcel #	Municipality
1 - 055.05-1,040.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: MIREIDER, ROBERT SR	Grantee: MIREIDER, ROBERT SR
Locations: Parcel #	Municipality
1 - N/A	LANESBORO BOROUGH



Information:	Consideration: \$1.00
Grantor: KELLY, PAUL A	Grantee: KELLY, PAUL A
2 - KELLY, PAMELA E	2 - KELLY, PAMELA E
Locations: Parcel #	Municipality
1 - 246.00-1,021.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$3,933.19
Grantor: DURST, ROBERT (BY SHERIFF)	Grantee: DEUTSCHE BANK NATIONAL TRUST COMPANY
Locations: Parcel #	Municipality
1 - 268.07-3,030.00,000.	FOREST CITY 2W
- -	
Information:	Consideration: \$5,700.28
Grantor: HIGGS, STEPHANIE (BY SHERIFF)	Grantee: FEDERAL NATIONAL MORTGAGE ASSOC
2 - GRUBER, DONALD P (BY SHERIFF)	
Locations: Parcel #	Municipality
1 - 036.14-1,019.00,000.	LANESBORO BOROUGH
Information:	Consideration: \$15,000.00
Grantor: REHRIG, WILLIAM JR	Grantee: SCHAFFER, BRIAN
2 - SCHWARTZ, RUDOLPH JR	2 - SCHWART, RUDOLPH III
3 - SCHWARTZ, BARBARA	
Locations: Parcel #	Municipality
1 - 079.04-1,014.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRIFFITHS, BEVERLY C (AKA)	Grantee: GRIFFITHS, BEVERLY C (TRUST)
2 - GRIFFITHS, BEVERLY (AKA)	
Locations: Parcel #	Municipality
1 - 226.00-2,051.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$175,000.00
Grantor: GRESCHAK, JAMES M (ESTATE)	Grantee: KLUSEWITZ, GREGORY
	2 - KLUSEWITZ, ALICIA
Locations: Parcel #	Municipality
1 - 209.01-1,017.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$29,995.00
Grantor: MIREIDER, ROBERT SR	Grantee: LOCKWOOD, KENNETH F
	2 - LOCKWOOD, MALISSA M
Locations: Parcel #	Municipality
1 - N/A	LANESBORO BOROUGH
Information:	Consideration: \$1.00
Grantor: BROWN, CHRISTOPHER G	Grantee: MORRIS, LISA L (FKA)
	2 - BROWN, LISA L
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$50,000.00
Grantor: NOCELLA, SANDRA L	Grantee: KELLY, SEAN
Locations: Parcel #	Municipality
1 - 079.04-1,005.00,000.	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$240,000.00
Grantor: WILLIAMS, JOHN L	Grantee: SCHMIDT, HENRY W
	2 - PATROCOA A
Locations: Parcel #	Municipality
1 - 249.19-3,028.00,000.	FOREST CITY 2W
2 - 249.19-3,027.00,000.	FOREST CITY 2W
Information:	Consideration: \$20,000.00
Grantor: BANKER, RICHARD A (ESTATE)	Grantee: BANKER, RICHARD S
2 - BANKER, FAYE K	2 - BANKER, ANNA D
Locations: Parcel #	Municipality
1 - 054.11-4,050.00,000.	SUSQUEHANNA

Information:	Consideration: \$119,900.00
Grantor: MILLS, CLIFTON WAYNE JR (ESTATE AKA)	Grantee: TRANSUE, CAROL A
2 - MILLS, CLIFTON W (ESTATE AKA)	
3 - MILLS, WAYNE (ESTATE)	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: MINERAL OIL AND GAS LEASE	Consideration: \$1.00
Grantor: TRANSUE, CAROL A	Grantee: TRNASUE, JOHN R
	2 - PAOLUCCI, AMY J
Locations: Parcel #	Municipality
1 - 107.03-1,011.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$185,000.00
Grantor: BOHN, PETER	Grantee: TAETZSCH, ROY SCOTT
2 - BOHN, UTE	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$233,000.00
Grantor: DAVENPORT, MARK W II	Grantee: GOTTSCHALL, ERIC
2 - DAVENPORT, NATALIE C	2 - GOTTSCHALL, DANIELLE
Locations: Parcel #	Municipality
1 - 021.04-1,064.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ARROWSMITH, RICHARD D	Grantee: ARROWSMITH, JEFFERY B
	2 - ARROWSMITH, BRADLEY J
	3 - ARROWSMITH, KYLE R
Locations: Parcel #	Municipality
1 - 179.03-1,015.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MASONLONIS, BEVERLY J	Grantee: MASONLONIS, BEVERLY J
	2 - MASONLONIS, MEVLIN A
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$220,000.00
Grantor: MCBRIDE, KAY J	Grantee: KENNEDY, CHRISTOPHER J
2 - DOUGHERTY, TIMOTHY J	2 - KENNEDY, STEPHANIE ASHTIN
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$250,000.00
Grantor: COLE LIVING TRUST	Grantee: SPILECKI, JERROLD P
	qssss2 - SPILECKI, SUSAN K
Locations: Parcel #	Municipality
1 - 209.10-1,040.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: TATOR, NANCY AUDREY	Grantee: GIBSON TOWNSHIP
2 - TATOR, ALLEN	
3 - WRIGHT, ELWIN	
4 - WRIGHT, JUDITE	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: THE SAWYERS FAMILY TRUST	Grantee: LOPATOF SKY, MICHAEL
	2 - LOPATOF SKY, JESSICA
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: RAFFERTY, EDWARD W	Grantee: RAFFERTY, EDWARD W
Locations: Parcel #	Municipality
1 - N/A	APOLACON TOWNSHIP
Information:	Consideration: \$225,000.00
Grantor: SMITH, RONALD K	Grantee: PIPITONE, MICHAEL
2 - SMITH, PATRICIA A	2 - PIPITONE, ALEXANDRIA
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CRANDALL, WARNER S	Grantee: BURDICK, CHRISTOPHER
2 - CRANDALL, JANET	
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: EASTMAN, E LOUISE	Grantee: ED EASTMAN FAMILY LIMITED PARTNERSHIP
2 - EASTMAN, J EDWIN	
Locations: Parcel #	Municipality
1 - 091.00-2,006.00,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HARRINGTON, KAREN	Grantee: HARRINGTON, KAREN
	2 - HARRINGTON, ANDREW
	3 - HARRINGTON, SEAN
	4 - HARRINGTON, ELIZABETH
	5 - HARRINGTON, DANIEL
	6 - DUBEC, ERIK
Locations: Parcel #	Municipality
1 - N/A	RUSH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FOSTER, CHARLES W	Grantee: FOSTER, JOHN L
Locations: Parcel #	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: HUBBELL, ROBERT WALLACE (ESTATE)	Grantee: HUBBELL, JANE G
Locations: Parcel #	Municipality
1 - 168.00-2,013.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$10.00
Grantor: HUBBELL, JANE G	Grantee: HUBBELL, JANE G (TRUST)
Locations: Parcel #	Municipality
1 - 168.00-2,013.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LARUE, CLYDE JR	Grantee: LARUE, CLYDE JR
Locations: Parcel #	Municipality
1 - 199.00-1,042.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNEY, PAUL P	Grantee: STEVENSON, NICOLE KINNEY
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KINNEY, PAUL P	Grantee: STEVENSON, NICOLE KINNEY
Locations: Parcel #	Municipality
1 - N/A	LATHROP TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: HARTMAN, BLASE	Grantee: NARBAKED LLC
2 - HARTMAN, SHARON	
Locations: Parcel #	Municipality
1 - 209.10-1,038.00,000.	HERRICK TOWNSHIP



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