

# OFFICIAL LEGAL JOURNAL OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 4 ★ September 27, 2019 ★ Montrose, PA ★ No. 26



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## CASES REPORTED

Stanley Conord, Mary Ann Lott and William Novis, Plaintiffs,  
vs.  
Appalachia Midstream Services, LLC, and William Abel & Assoc., Inc., Defendants.  
vs.  
Blue Ridge Land Services, Inc., and Chris Bentley, Additional Defendants.

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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*



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*The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.*

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

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

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

## MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



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

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

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

**COURT OPINION**

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**No. 2014 - 1246 C.P.**

**STANLEY CONORD, MARY ANN LOTT and WILLIAM NOVIS,  
Plaintiffs,**

**vs.**

**APPALACHIA MIDSTREAM SERVICES, LLC, and  
WILLIAM ABEL & ASSOC., INC.,  
Defendants.**

**vs.**

**BLUE RIDGE LAND SERVICES, INC., and CHRIS BENTLEY,  
Additional Defendants.**

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*Opinion continued from the September 20, 2019 issue*

**b. Employee v. Independent Contractor**

Abel contends that Bentley was an independent contractor – not an employee – and Abel cannot be held liable for Bentley’s conduct. Conversely, plaintiffs contend that Abel maintained sufficient control over Bentley so as to render him an employee of Abel regardless of what the contractual agreement between Abel and Bentley provided. If Bentley was an independent contractor, Abel would not be responsible for the harm caused by Bentley’s acts or omissions. See Beaver v. Coatesville, 845 A.2d 955, 959 (Pa. Cmwlth. 2004).

The question of whether a landman is an independent contractor or an employee has been addressed in connection with employment status for tax purposes. For instance, the Internal Revenue Service (IRS) promulgated a specific ruling relating solely to landmen working in the oil and gas industry. IRS Rev. Ruling 65-277, 1965 WL 13032 (1965). In considering the duties performed by landmen designated as independent contractors by a corporate employer, the IRS recognized: (1) landmen obtained leases with property owners for their corporate employer; (2) landmen use pre-printed forms provided by the corporate employer; (3) landmen lacked individual discretion to deviate from the pre-approved forms; (4) the paperwork submitted by the landmen is carefully checked by the corporate employer to assure compliance with corporate requirements; (5) landmen are given only general instructions by the corporate employer; (6) landmen generally work from their own home or from a geographic office provided by the corporate employer;

(7) landmen furnish their own transportation; (8) landmen are required to keep the corporate employer informed as to their progress; and (9) landmen can be terminated at any time. Id. As it relates to compensation, the IRS noted the following arrangement:

In consideration for their services, the corporation pays the landmen an agreed upon daily wage and reimburses them for the use of their automobiles at a mileage rate and for other out-of-pocket expenses (such as notary fees, telephone charges, hotel bills, meals, etc.) incurred in the performance of their services. Payments are made semimonthly upon receipt of the landmen's itemized statements.

Id. Despite being authored over 50 fifty years ago, this IRS ruling accurately outlines the relationship that existed between Abel and Bentley. After considering the common law criteria for an employer-employee relationship, the IRS ruling concluded as follows:

Whether an employer-employee relationship exists depends upon the particular facts in each case. It appears from the facts presented in the instant case that the landmen are not engaged in the pursuit of independent enterprises in their own behalf; they perform personal services on a continuing basis in the ordinary course of and as an integral and principal part of the corporation's business activities. Their personal services were contracted for and, although they are qualified to perform their services with freedom of action, the corporation is vested with the ultimate right to direct and control them to the extent necessary under the usual common law rules to establish an employer-employee relationship.

Id.; see also 1 *Social Security Law & Practice* § 5:34: Oil and Gas Industry Workers (Westlaw March 2019 Update) (recognizing that contracted landmen are employees of the contracting corporate entity); but see Haskett v. Percheron, LLC, 2016 WL 1054396 (S.D. Tex. 2016) (refusing to following IRS Ruling 65-277 and finding that landman was an independent contractor and not an employee). More recently, in applying an analysis similar to that employed by the IRS, the Supreme Court of North Dakota affirmed an administrative determination that landmen were employees and not independent contractors in the context of unemployment insurance taxes. See BAHA Petroleum Consulting, Corp., v. Job Service North Dakota, 868 N.W.2d 356, 363 (N.D. 2015).

In determining whether a worker is an independent contractor or an employee, Pennsylvania courts consider the following factors:

Control of manner work is to be done; responsibility for result only; terms of agreement between the parties; the nature of the work or occupation; skill required for performance; whether one employed is engaged in a distinct occupation or business; which party supplies the tools; whether payment is by the time or by the job; whether work is part of the regular business of the employer, and also the right to terminate the employment at any time.

Hammermill Paper Co. v. Rust Engineering Co., 243 A.2d 389, 392 (Pa. 1968). These factors are generally the same factors utilized by the IRS and the North Dakota Supreme

Court in making their determination that landmen are employees and not independent contractors. This court will not consider each of those factors as they relate to the record created in this case.

As to the first factor (control of work to be done), Abel contends that there was no control over Bentley. Abel argues that Bentley was merely provided a map and directed to obtain easements from point A to point B without any further supervision or control. While Abel attempts to mitigate its control over Bentley, the record demonstrates Abel exercised the following control: (1) Bentley could not utilize any easement agreement except those pre-approved by Abel and AMS; (2) Bentley could not approve any addendum to an easement agreement except for those pre-approved by Abel and AMS; (3) Bentley had to seek out another Abel worker in order to obtain permission to add any addendum to an easement agreement that was not pre-approved; (4) Bentley was required to enter information into a central system that tracked his activities; and (5) Bentley had to submit executed paperwork to Abel and AMS for final approval of the work performed.

As to the second factor (responsibility for results only), Bentley was not ultimately responsible for the results. Bentley was required to submit the executed easement paperwork to Abel and AMS for final approval. If there was a problem, Bentley had to address the issue. Bentley's responsibility was significantly curtailed by the oversight provided by Abel and AMS.

As to the third factor (terms of the agreement), the parties' written agreements specifically provided that Bentley is an independent contractor of Abel. The identification of a worker as an independent contractor, while relevant, is not dispositive. See Language Line Services, Inc. v. Department of General Services, 991 A.2d 383, 388 (Pa. Cmwlth. 2010). Bentley noted that Abel would provide regular raises but that a new "agreement" had to be executed on each such raise. Abel also made clear that the contracts had been designed as a way to avoid labeling Bentley as an employee, i.e., the written contracts were designed as a protection against the reality of the relationship between Abel and Bentley.

As to the fourth factor (nature of the work), Bentley's work was defined specifically by Abel. Bentley was required to use the forms provided by Abel, Bentley had no discretion in the negotiations of any of the easement agreements, Bentley needed corporate approval to modify anything outside the scope of the work approved by Abel and AMS, and Bentley was required to submit his final product to Abel for approval. The nature of the work was likewise unlike a usual independent contractor relationship and was more akin to an employee relationship. Bentley did not simply complete an isolated job or project for Able; rather, Bentley was employed by Abel for years in a manner where he was paid on a bi-weekly basis regardless of whether he produced a specific product or completed a specific task.

As to the fifth factor (skill required), a landman requires certain specialized skills that an average worker would not necessarily possess. In this regard, however, Abel trained and taught Bentley to be a landman. Bentley did not come into the relationship

with Abel as a person with independent skills. Bentley's knowledge and skills were acquired through Abel's training and his continued work for Abel over the course of 4 years prior to Bentley's involvement with plaintiffs and their real property.

As to the sixth factor (distinct occupation), Bentley was engaged in the profession of being a landman – but he had only ever worked as a landman for Abel after being trained by Abel to be a landman. While Bentley created a separate corporate entity, it was done at the direction of Abel not because Bentley intended to create a specialized corporate entity doing landman services. Bentley was the only employee of this corporate entity – and Bentley had never worked as a landman for any other entity aside from Abel up to 2011.

As to the seventh factor (tools), Bentley did not require any specialized tools to perform his work as a landman. Bentley did have his own laptop and cellular phone that he utilized in his negotiations with landowners and communications with Abel and AMS. As to the essential tools necessary for the work performed, however, Bentley relied upon Abel and AMS to provide him with the pre-approved easement templates and pre-approved addendum clauses. Bentley did not craft or create any specialized product through the use of his laptop and cellular phone. Bentley was using templates provided by Abel and AMS – and when a template was unavailable, Bentley waited for AMS through an Abel field supervisor to provide the new language. Bentley's reliance upon Abel and AMS for purposes of the creation of the easement agreements – which was the very essence of the work assignment – demonstrates that the “tools” that Bentley primarily relied upon came from Abel and/or AMS.

As to the eighth factor (method of payment), Bentley was paid on a regular schedule regardless of any particular result or work product. Bentley was paid on a bi-weekly basis for his work – not his work product – in a manner more akin to an employee than an independent contractor. Bentley was likewise reimbursed for all of his out-of-pocket expenses, i.e., he was not bearing the costs of any significant overhead that would normally be associated with an independent contractor.

As to the ninth factor (work part of regular business of employer), there is no dispute that Abel's business was to act as a middleman for AMS in hiring landmen in order to get easement agreements executed by landowners. To put it simply, Bentley was the very purpose of Abel's regular business and Bentley's work was the sole purpose for which Abel had contracted with AMS. Indeed, Abel was required under its contract with AMS to have “direct and sole control” of Bentley.

As to the tenth factor (right to terminate), the parties' contractual agreement gave both parties the right to terminate upon providing 48-hour notice. (Def. S.J. Br., Ex. E, at 2.) The ability to terminate upon such short notice is more akin to an employer-employee relationship than an independent contractor relationship.

The parties concede that the facts are generally not disputed as they relate to the relationship between Abel and Bentley. The parties, however, dispute whether those facts are sufficient as a matter of law to conclude that Bentley was an independent contractor. The consideration of a summary judgment motion requires all facts, and reasonable

inferences therefrom, to be considered in a light most favorable to the non-moving party. In applying this standard, there are reasonable inferences that arise from the facts presented in this case from which a jury could conclude that Bentley was Abel's employee. See Joseph v. United Workers Association, 23 A.2d 470, 472 (Pa. 1942) ("The precise nature of the relationship, under the evidence, presents a question of fact which is the exclusive function of the jury to determine [whether defendant was an independent contractor]."); Melmed v. Motts, 491 A.2d 892, 893 (Pa. Super. Ct. 1985) (same); Bross v. Varner, 48 A.2d 880, 881 (Pa. Super. Ct. 1946) (finding that it "was for the jury to determine the facts, and from them to formulate . . . an ultimate finding" as to whether defendant was an independent contractor); see also Zirkle v. Winkler, 585 S.E.2d 19, 25 (W. Va. 2003); ("Where the evidence relative to whether a particular person is an independent contractor or an employee is in conflict or, if not in conflict, admits to more than one reasonable inference, an issue is presented for jury deliberation."); Becker v. Kreilein, 770 N.E. 2d 315, 318 (Ind. 2002) (holding that "whether someone is an employee or independent contractor is generally a question for the trier of fact"); McCurry v. School District of Valley, 496 N.E.2d 433, 439 (Neb. 1993) ("The determination of whether one is an independent contractor or an agent is one of fact."); Robertson v. Olson, 232 N.W. 43, 45 (Minn. 1930) (finding question of whether worker was employee or independent contractor was a jury question where worker had been with the same employer for an extended period of time). As such, the question of whether Bentley was an employee or an independent contractor of Abel is a question of fact that must be resolved by the jury.

### III. Conclusion

Because a question of fact exists as to whether Bentley was Abel's employee or independent contractor, Abel's motion for summary judgment will be denied.



**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.*

---

**EXECUTOR NOTICE**

Estate of Leonard T. Conway  
Late of Montrose Borough  
EXECUTOR

Daniel J. McElwee, Jr.  
6718 Forest Lake Rd.  
Montrose, PA 18801  
ATTORNEY

Gloria M. Gilman, Esq.  
1211 S. Broad St., Suite 1720  
Philadelphia, PA 19107

**9/27/2019 • 10/4/2019 • 10/11/2019**

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**EXECUTRIX NOTICE**

Estate of Sandra E. Luce AKA  
Sandy Luce  
Late of Hallstead, PA  
EXECUTRIX

Paulette M. Schieber  
35 Lincoln Ave.  
W. Collingwood Hts., NJ 08059

**9/27/2019 • 10/4/2019 • 10/11/2019**

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**EXECUTOR NOTICE**

Estate of Stephen Joseph Brozana  
AKA Stephen J. Brozana  
Late of Bridgewater Township  
EXECUTOR

Maynard Upright  
19657 SR 706

Montrose, PA 18801

ATTORNEY

Michael Briechle, Esq.  
4 Chestnut Street  
Montrose, PA 18801

**9/27/2019 • 10/4/2019 • 10/11/2019**

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**NOTICE**

In the Estate of Nancy Ruth See  
a/k/a Nancy R. See, deceased, late  
of Liberty Township, Susquehanna  
County, Pennsylvania.

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

Norma Jean Hunt  
938 Lyon Road  
Hallstead, PA 18822

OR

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

**9/20/2019 • 9/27/2019 • 10/4/2019**

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### EXECUTRIX NOTICE

Estate of Frances O. Donovan  
Late of Franklin Township  
EXECUTRIX  
Mary Elizabeth Donovan  
28 Willow Street  
Irrington, NY 10533  
ATTORNEY  
Laurence M. Kelly  
Kelly Law Office  
65 Public Avenue  
Montrose, PA 18801

9/20/2019 • 9/27/2019 • 10/4/2019

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### EXECUTOR NOTICE

Estate of Stephen J. Molnar, Jr.  
Late of Rush Township  
EXECUTOR  
Stephen James Molnar  
3807 Voorhis Lane  
Seaford, NY 11783  
ATTORNEY  
Michael Briechele, Esq.  
4 Chestnut Street  
Montrose, PA 18801

9/20/2019 • 9/27/2019 • 10/4/2019

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### ESTATE NOTICE

NOTICE is hereby given that the Estate of Cheryl Canfield, late of Meshoppen, Susquehanna County, Pennsylvania, has been granted Letters Testamentary to Angelo Rescigno, 201 West Davis Street, Taylor, PA 18512. Decedent having passed away on July 7th, 2019. All persons having claims or demands against the estate of the decedent shall make them known and present them and all persons indebted to said decedent shall make payment without delay to Angelo Rescigno, Executor, or John J. Minora, Esquire, 700 Vine Street, Scranton, PA 18510.

9/20/2019 • 9/27/2019 • 10/4/2019

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### EXECUTRIX NOTICE

Estate of James Michael Malonis  
AKA Jim Malonis AKA Jimmy Malonis  
Late of Hallstead Borough,  
Susquehanna County  
EXECUTRIX  
Heather Weston  
2927 Redfield Drive




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ATTORNEY  
Michael Gathany  
671 Main Street  
Hallstead, PA 18822

9/20/2019 • 9/27/2019 • 10/4/2019

### ESTATE NOTICE

Letters of Administration in the Estate of Doris Jane Young, a/k/a Doris J. Young, late of Union Dale Borough, have been granted to Jacqueline Sheare. 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:

Jacqueline Sheare  
4938 State Route 2023  
Clifford Township, PA 18470  
Administrator of the Estate

9/13/2019 • 9/20/2019 • 9/27/2019

### ESTATE NOTICE

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

Barbara Wanda Sperring a/k/a

Barbara Sperring a/k/a Barbara W. Sperring, dec's.  
Late of Montrose Borough  
CO-EXECUTORS  
Nikki Lynn Stanley and Dean Paul Stanley  
Michelle M. Forsell, Esq.  
c/o **NORRIS McLAUGHLIN, P.A.**  
570 Main Street  
Pennsburg, PA 18073  
ATTORNEY  
Michelle M. Forsell, Esq.  
**NORRIS McLAUGHLIN, P.A.**  
570 Main Street  
Pennsburg, PA 18073

9/13/2019 • 9/20/2019 • 9/27/2019

### OTHER NOTICES

#### NOTICE

On September 24, 2019, the Susquehanna County Tax Claim Bureau did present to the Court of Common Pleas of Susquehanna County the return of Susquehanna County Tax Claim Bureau's sale of land for delinquent taxes held on September 9, 2019 and said Court on September 24, 2019 did confirm "Nisi" said return filed to No. 2019-1111 C.P., and notice is given that exceptions may be filed within thirty (30) days after the date of the return, otherwise said return will be confirmed absolutely.

Jason D. Miller, Director  
Susquehanna County Tax Claim Bureau

9/27/2019

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF SUSQUEHANNA  
COUNTY, PENNSYLVANIA  
ORPHAN'S COURT DIVISION

**TO: Unknown Father of Hudson  
Edward Harvey**

**IMPORTANT NOTICE**

A Petition has been filed asking the Court of Common Pleas of Wyoming County, Pennsylvania to terminate and end all rights you have to your child, **Hudson**

**Edward Harvey, born on April 30, 2018 to Deborah Sue Harvey.**

The Court has set a hearing to consider terminating your rights to your child on October 7, 2019 at 9:00 a.m. at the Susquehanna County Courthouse, 31 Lake Avenue, Montrose, Pennsylvania 18801. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that should you fail to appear at the hearing, it will still go on without you and your rights to your child may be terminated by the Court without your being present which means that you will lose all rights to custody, visitation, decision making and communication with your child. If termination is granted you will receive no notice of future legal proceedings concerning your child. You have a right to be represented at the hearing by a lawyer. This

also serves as notice required by Act 101 of 2010 that an important option may be available to you. Act 101 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child. All parties must agree to this voluntary agreement. The agreement must be signed and approved by the Court prior to finalization of the adoption to be legally binding. Individuals who have the option to enter into an agreement must be aware that the development of this agreement is an option, not a right, and that not all individuals who receive formal notification automatically come to an agreement or have the agreement approved by the Court.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Northern Pennsylvania Legal Services, Inc.  
33 North Main Street, Suite 200  
Pittston, PA 18640  
(570)299-4100  
Or toll-free  
(855)236-6405

If you have contacted Northern Pennsylvania Legal Services, Inc. and still have not been able to obtain a lawyer, you can still

appear at the hearing to request the appointment of a lawyer. If you are indigent, the Court will appoint a lawyer to represent you.

Submitted by  
Kelly M. Carrubba, Esquire  
1 14-2 Warren Street  
Tunkhannock, PA 1 8657  
570-996-6588

9/27/2019

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### NOTICE OF FILING OF SHERIFF'S SALES

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Susquehanna County Sheriff's Office, located at 105 Maple Street, Montrose, PA.*

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### SHERIFF'S SALE MORTGAGE FORECLOSURE NOVEMBER 12, 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**  
**November 12, 2019 at 9:00 AM**  
Writ of Execution No.:  
2019-914 CP  
PROPERTY ADDRESS: 3166  
Kika Road

Friendsville, PA 18818  
LOCATION: Friendsville Borough  
Tax ID # 062.03-1,014.03,000  
IMPROVEMENTS: ONE – ONE  
STORY MANUFACTURED  
WOOD FRAMED DWELLING  
DEFENDANTS: Michael Hrin and  
Dianne Hrin, Deceased  
ATTORNEY FOR PLAINTIFF:  
Peter Wapner, Esq  
(570) 287-3000

### NOTICE

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. **Notice** is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter. Full amount of bid plus poundage must be paid on the date of the sale by 4:30 p.m. or deed will not be acknowledged. For details on individual Sheriff Sales please go to: [www.susquehannasheriff.com/sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

9/20/2019 • 9/27/2019 • 10/4/2019

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 12, 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  
November 12, 2019 at 9:30 AM**

Writ of Execution No.:

2019-917 CP

PROPERTY ADDRESS: 1753  
State Route 106 aka 1735 State  
Route 106

Clifford, PA 18441

LOCATION: Clifford Township

Tax ID # 264.00-2,025.00,000

IMPROVEMENTS:

COMMERCIAL BUILDING  
CONTAINING

ONE - ONE STORY 80 X 102  
PLASTER BOARD AND FRAME  
ONE - TWO STORY 40 X 71  
PLASTER BOARD AND FRAME  
ONE - ONE STORY 24 X 55  
PLASTER BOARD AND FRAME  
ONE - ONE STORY 14 X 41  
PLASTER BOARD AND FRAME  
ONE - ONE STORY 14 X 18  
BLOCK FRAME GARAGE  
DEFENDANTS: George F.

Maxson

ATTORNEY FOR PLAINTIFF:

Kathryn Mason, Esq

(717) 533-3280

**NOTICE**

The Sheriff shall not be liable for  
loss or damage to the premises sold

resulting from any cause  
whatsoever and makes no  
representation or warranty  
regarding the condition of the  
premises. **Notice** is hereby given  
and directed to all parties in  
interest and claimants that a  
Schedule of Distribution will be  
filed by the Sheriff no later than 30  
days after the sale and that  
distribution will be made in  
accordance with that Schedule  
unless exceptions are filed thereto  
within ten (10) days thereafter. Full  
amount of bid plus poundage must  
be paid on the date of the sale by  
4:30 p.m. or deed will not be  
acknowledged. For details on  
individual Sheriff Sales please go  
to: [www.susquehannasheriff.com/  
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**9/20/2019 • 9/27/2019 • 10/4/2019**

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**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
NOVEMBER 12, 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  
November 12, 2019 at 10:00 AM**

Writ of Execution No.:

2019-898 CP

PROPERTY ADDRESS: RR 1 Box

38, AKA 294 Halstead Road  
Union Dale, PA 18470  
LOCATION: Clifford Township  
Tax ID # 228.00-2,032.00,000  
IMPROVEMENTS: ONE – ONE  
STORY WOOD FRAMED  
DWELLING  
DEFENDANTS: David Bean, in  
His Capacity as Heir of Marian A.  
Bean, Deceased, Patti Megivern, in  
Her Capacity as Heir of Marian A.  
Bean, Deceased and Unknown  
Heirs, Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Marian A. Bean,  
Deceased  
ATTORNEY FOR PLAINTIFF:  
Peter Wapner, Esq  
(215) 563-7000

**NOTICE**

The Sheriff shall not be liable for  
loss or damage to the premises sold  
resulting from any cause

whatsoever and makes no  
representation or warranty  
regarding the condition of the  
premises. **Notice** is hereby given  
and directed to all parties in  
interest and claimants that a  
Schedule of Distribution will be  
filed by the Sheriff no later than 30  
days after the sale and that  
distribution will be made in  
accordance with that Schedule  
unless exceptions are filed thereto  
within ten (10) days thereafter. Full  
amount of bid plus poundage must  
be paid on the date of the sale by  
4:30 p.m. or deed will not be  
acknowledged. For details on  
individual Sheriff Sales please go  
to: [www.susquehannasheriff.com/  
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**9/20/2019 • 9/27/2019 • 10/4/2019**

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**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 10, 2019 TO SEPTEMBER 18, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$138,000.00
Mortgagor: KASSON, BRYANT	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 236.00-1,034.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$238,551.00
Mortgagor: CANNON, KYLE MATTHEW	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - CANNON, ASHLEY MARIE	2 - USAA FEDERAL SAVINGS BANK
Locations: Parcel #	Municipality
1 - 209.00-1,035.02,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1,219,600.00
Mortgagor: ASTEGHER, ROBERT	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - ASTEGHER, HOLLY J	
Locations: Parcel #	Municipality
1 - 265.00-1,008.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$80,750.00
Mortgagor: SCALFANI, MICHAEL J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - FIRST NATIONAL BANK OF PENNSYLVANIA	
Locations: Parcel #	Municipality
1 - 031.11-1,051.00,000.	GREAT BEND TOWNSHIP
Information:	Consideration: \$205,000.00
Mortgagor: RAZDERK, BILLY JOE	Mortgagee: NBT BANK
2 - RAZDERK, HAYLEY C	
Locations: Parcel #	Municipality
1 - 189.00-1,076.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$193,000.00
Mortgagor: VALENTINE, PAUL	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - VALENTINE, ELIZABETH	2 - MORTGAGE RESEARCH CNETER LLC (DBA)
	3 - VETERANS UNITED HOME LOANS
Locations: Parcel #	Municipality
1 - 095.00-1,063.00,000.	THOMPSON TOWNSHIP
Information:	Consideration: \$204,000.00
Mortgagor: FARRELL, NANCY J	Mortgagee: CHEMUNG CANAL TRUST COMPANY
Locations: Parcel #	Municipality
1 - 045.12-1,033.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$260,000.00
Mortgagor: WILSON CREEK REALTY ASSOCIATES LLC	Mortgagee: NEPA ALLIANCE BUSINESS FINANCE CORPORATION
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$139,900.00
Mortgagor: WELCH, KEVIN	Mortgagee: ADRIANCE, VESTA
2 - GLOVER, JESSICA	
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP

Information:	Consideration: \$324,000.00
Mortgagor: KINNEY, ROBERT E	Mortgagee: WAYNE BANK
2 - KINNEY, SHARON L	
Locations: Parcel #	Municipality
1 - 220.00-2,038.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$151,010.00
Mortgagor: AYERS, JOSHUA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - AYERS, KAITLYN B	2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel #	Municipality
1 - 232.00-1,012.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$224,000.00
Mortgagor: DEBISH, ERIN	Mortgagee: HONESDALE NATIONAL BANK
2 - MUEHLEISEN, PRICE	
Locations: Parcel #	Municipality
1 - 267.00-1,064.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: WASHO, JEROME M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - WASHO, DAWN L	
Locations: Parcel #	Municipality
1 - 124.16-1,032.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$275,000.00
Mortgagor: SCHOFIELD, MATTHEW JOSEPH	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - SCHOFIELD, JOANNE TREMBLAY	2 - FIRST HOME MORTGAGE CORPORATION
Locations: Parcel #	Municipality
1 - 258.00-1,004.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$30,000.00
Mortgagor: FERGUSON, DAVID C	Mortgagee: HONESDALE NATIONAL BANK
2 - FERGUSON, DAWN MARIE	
Locations: Parcel #	Municipality
1 - 191.04-1,024.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$50,000.00
Mortgagor: STONE, LOUIE J	Mortgagee: HONESDALE NATIONAL BANK
2 - STONE, BARBARA E	
Locations: Parcel #	Municipality
1 - N/A	THOMPSON TOWNSHIP
Information:	Consideration: \$163,500.00
Mortgagor: FUHREY, WILLIAM M	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - FUHREY, BARBARA T	
Locations: Parcel #	Municipality
1 - 218.00-2,025.04,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$124,000.00
Mortgagor: VANDEGRIEK, KAREN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LOANDEPOT.COM LLC	
Locations: Parcel #	Municipality
1 - 124.17-3,011.00,000.	MONTROSE 2W

Information:	Consideration: \$464,500.00
Mortgagor: STEINHOFF, MARK	Mortgagee: QUICKEN LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 108.00-2,004.00,000.	NEW MILFORD TOWNSHIP
2 - 108.00-2,003.01,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: TOBON CRUZ, JORGE A 2 - MONTIEL FERNANDEZ, BLANCA ESTHER	Mortgagee: ALOISI, ADAM T
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagor: GRASSI, PAULA L 2 - GRASSI, ANGELO F	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel #	Municipality
1 - 087.00-1,060.01,000.	FRANKLIN TOWNSHIP
Information:	Consideration: \$162,000.00
Mortgagor: MANZHULO-SHERWOOD, ANNA 2 - SHERWOOD, ANNA MANZHULO	Mortgagee: UNITED STATES DEPARTMENT OF AGRICULTURE
Locations: Parcel #	Municipality
1 - 218.03-1,086.00,000.	SPRINGVILLE TOWNSHIP

## DEEDS

Information: OIL GAS & MINERAL	Consideration: \$1.00
Grantor: VANCOTT, DORIS MAE (ESTATE AKA) 2 - VANCOTT, DORIS (ESTATE AKA) 3 - VANCOTT, DORIS T (ESTATE)	Grantee: VANCOTT, MARVIN B 2 - VANCOTT, CARLENE R 3 - VANCOTT, WILLIAM J 4 - VANCOTT, BONNIE L
Locations: Parcel #	Municipality
1 - 109.00-1,029.02,000.	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLOCUM, JOAN (ESTATE)	Grantee: SLOCUM, DALE
Locations: Parcel #	Municipality
1 - 077.00-1,003.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SLOCUM, JOAN (ESTATE)	Grantee: SLOCUM, DALE
Locations: Parcel #	Municipality
1 - 056.00-1,022.00,000.	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GRALEWSKI, MARGARET	Grantee: GRALEWSKI, MARGARET 2 - GRALEWSKI, PAUL R
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$16,000.00
Grantor: MYERS, BRENT 2 - SHAFFER, OLEN KENNETH (AKA) 3 - SHAFFER, O KENNETH	Grantee: BURKE, GERALD 2 - BURKE, GAIL
Locations: Parcel #	Municipality
1 - N/A	AUBURN TOWNSHIP

Information:	Consideration: \$12,200.00
Grantor: CR 2018 LLC	Grantee: SANDS, CHRISTOPHER MICHAEL
Locations: Parcel #	Municipality
1 - 218.03-1,016.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$232,960.00
Grantor: BELLUCCI, PAUL E	Grantee: CANNON, KYLE MATTHEW
2 - BELLUCCI, JEAN	2 - CANNON, ASHLEY MARIE
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ADAMSON, ROBERT J SR	Grantee: ADAMSON, ROBERT J SR
	2 - ADAMSON, ROBERT J JR
Locations: Parcel #	Municipality
1 - 022.00-1,048.00,000.	APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POLOVITCH, HOLLY J (NBM)	Grantee: ASTEGHER, HOLLY J
2 - ASTEGHER, HOLLY J	2 - ASTEGHER, ROBERT
3 - ASTEGHER, ROBERT	
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CERKVENIK, WILLIAM J (ESTATE AKA)	Grantee: CERKVENIK, KATHLEEN
2 - CERK, WILLIAM (ESTATE)	2 - CERKVENIK, WILLIAM
	3 - CERKVENIK, HAROLD
	4 - CERKVENIK, ROBERT
	5 - CERKVENIK, MICHAEL
Locations: Parcel #	Municipality
1 - 234.00-1,039.00,000.	AUBURN TOWNSHIP
Information:	Consideration: \$85,000.00
Grantor: BANKER, DAWN E (ESTATE)	Grantee: SHERWOOD, CAREY K
	2 - SCLAFANI, MICHAEL J
Locations: Parcel #	Municipality
1 - N/A	GREAT BEND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: NEBZYDOSKI, ANN MARIE	Grantee: NEBZYDOSKI, ANN MARIE
2 - MIKULAK, CHRISTOPHER J	2 - MIKULAK, CHRISTOPHER J
	3 - MIKULAK, EMILY F
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SALANSKY, HAYLEY (NBM)	Grantee: RAZDERK, HAYLEY C
2 - RAZDERK, HAYLEY C	2 - RAZDERK, BILLY JOE
Locations: Parcel #	Municipality
1 - 189.00-1,076.00,000.	GIBSON TOWNSHIP
Information:	Consideration: \$17,000.00
Grantor: FIRST NATIONAL BANK OF PENNSYLVANIA	Grantee: CARRINGTON, MYLA
	2 - CASTLE, ANDREA
Locations: Parcel #	Municipality
1 - 122.00-1,004.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$193,000.00
Grantor: BLACKMAN, ROBERT L	Grantee: VALENTINE, PAUL
	2 - VALENTINE, ELIZABETH
Locations: Parcel #	Municipality
1 - 095.00-1,063.00,000.	THOMPSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: SCOTT, EDWARD T 2 - SCOTT, BEVERLY JEAN	Grantee: SCOTT, BRANDON THOMAS
Locations: Parcel # 1 - N/A	Municipality GREAT BEND BOROUGH
Information:	Consideration: \$1.00
Grantor: SCOTT, EDWARD T 2 - SCOTT, BEVERLY JEAN	Grantee: FRANTZ, DIONE L
Locations: Parcel # 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$11,191.39
Grantor: WOOD, NANCY G (BY SHERIFF)	Grantee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.13-3,021.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$19,000.00
Grantor: CBH INVESTMENTS LLC	Grantee: SCHMIDT, BRIAN D 2 - SCHMIDT, MARLANA A
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$240,000.00
Grantor: GARNER-RICHARDS, JOANN (AKA) 2 - RICHARDS, JOANN GARNER	Grantee: FARRELL, NANCY J
Locations: Parcel # 1 - 045.12-1,033.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$155,000.00
Grantor: ADRIANCE, VESTA	Grantee: WELCH, KEVIN 2 - GLOVER, JESSICA
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: MINERAL	Consideration: \$39,236.64
Grantor: WEIDA, ROBERT M 2 - WEIDA, DALE	Grantee: WEIDA, SCOTT 2 - WEIDA, MANDY
Locations: Parcel # 1 - 186.00-1,066.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: RING, KATHERINE RANDALL 2 - RANDALL, SCOTT D 3 - JACOBS, MARGARET R 4 - RANDALL, CHARLES H JR	Grantee: SILVER LAKE COTTAGE LLC
Locations: Parcel # 1 - 065.05-1,023.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BERGE, ARLEN BUD (FKA) 2 - BERGE, ELLEN S 3 - BERGE, CHRISTINE 4 - GERAGHTY, HEIDI	Grantee: SILVER LAKE COTTAGE LLC
Locations: Parcel # 1 - 065.05-1,023.00,000.	Municipality SILVER LAKE TOWNSHIP
Information: MINERAL	Consideration: \$109,763.36
Grantor: WEIDA, ROBERT M 2 - WEIDA, DALE	Grantee: WEIDA, SCOTT 2 - WEIDA, MANDY
Locations: Parcel # 1 - 186.00-1,066.00,000.	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$19,900.00
Grantor: STILGER, ANDREA 2 - CANNON, MARIA	Grantee: CALABRO, GEORGEANN
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$149,500.00
Grantor: PLACES PROPERTIES LLC	Grantee: AYERS, JOSHUA 2 - AYERS, KAITLYN B
Locations: Parcel # 1 - 232.00-1,012.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LYNADY, ERIN (NBD) 2 - DEBISH, ERIN	Grantee: DEBISH, ERIN
Locations: Parcel # 1 - 267.00-1,064.01,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$275,000.00
Grantor: GILLEN, RAYMOND F 2 - GILLEN, SHIRLEY A	Grantee: WASHO, JEROME M 2 - WASHO, DAWN L
Locations: Parcel # 1 - 124.16-1,032.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$575,000.00
Grantor: FITZGERALD, DOROTHEA (BY ATTY)	Grantee: SCHOFIELD, MATTHEW JOSEPH 2 - SCHOFIELD, JOANNE TREMBLAY
Locations: Parcel # 1 - 258.00-1,004.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: FITZGE FAMILY LIMITED PARTNERSHIP	Grantee: SCHOFIELD, MATTHEW JOSEPH 2 - SCHOFIELD, JOANNE TREMBLAY
Locations: Parcel # 1 - 258.00-1,004.00,000.	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: THOMAS, DUANE B	Grantee: THOMAS, DERRICK
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information: OIL, GAS, & MINERAL DEED	Consideration: \$10.00
Grantor: ALLGOOD, JAMES KELLY JR 2 - ALLGOOD, LUCY DENTON	Grantee: L & K MINERAL HOLDINGS LLC
Locations: Parcel # 1 - 143.00-1,023.02,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KWIATKOWSKI, MICHAEL 2 - FRANTZ, JACKIE (AKA) 3 - FRANTZ, JACQUELINE	Grantee: FRANTZ, JACQUELINE
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: TRACY, CHRISTOPHER T 2 - TRACY, CATHLEEN A	Grantee: MAIN 61 LLC
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TASMAS LLC	Grantee: SNITCHLER, TODD 2 - SNITCHLER, MELANIE
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information: CORRECTIVE DEED  
 Grantor: NATURAL GAS WINDS LLC  
 Locations: Parcel #  
 1 - 222.10-1,057.00,000.

Consideration: \$1.00  
 Grantee: 283 HIGH STREET LLC  
 Municipality  
 HOP BOTTOM BOROUGH

Information:  
 Grantor: GOBLE, BRIAN D (AKA)  
 2 - GOBLE, BRIAN D SR  
 3 - GOBLE, GAIL A  
 Locations: Parcel #  
 1 - N/A

Consideration: \$1.00  
 Grantee: GOBLE, BRIAN D SR (TRUST)  
 2 - GOBLE, GAIL A (TRUST)  
 Municipality  
 GIBSON TOWNSHIP

Information: OIL, GAS, & MINERAL DEED  
 Grantor: ALLGOOD, JAMES KELLY JR  
 2 - ALLGOOD, LUCY DENTON  
 Locations: Parcel #  
 1 - 185.00-1,012.12,000.  
 2 - 185.00-1,062.00,000.

Consideration: \$100.00  
 Grantee: L & K MINERAL HOLDINGS LLC  
 Municipality  
 HARFORD TOWNSHIP  
 HARFORD TOWNSHIP

Information: QUITCLAIM DEED  
 Grantor: PAVELSKI, WALTER  
 2 - PAVELSKI, MICHAEL  
 3 - PAVELSKI, ROBERT  
 Locations: Parcel #  
 1 - N/A

Consideration: \$1.00  
 Grantee: KELLY, BETTY LOU  
 Municipality  
 NEW MILFORD TOWNSHIP

Information:  
 Grantor: AYERS, NOYAR E SR (ESTATE AKA)  
 2 - AYERS, NOYAR E (ESTATE)  
 Locations: Parcel #  
 1 - 165.00-2,007.01,000.

Consideration: \$1.00  
 Grantee: AYERS, NOYAR E JR  
 Municipality  
 HARFORD TOWNSHIP

Information: MINERAL  
 Grantor: AYERS, NOYAR E JR  
 2 - AYERS, NOYAR E SR (ESTATE AKA)  
 3 - AYERS, NOYAR E (ESTATE)  
 Locations: Parcel #  
 1 - 165.00-2,007.01,000.

Consideration: \$1.00  
 Grantee: BONASH, BETTY JEAN  
 2 - SELLERS, DIANE  
 3 - DOUGHTY, KATHLEEN  
 Municipality  
 HARFORD TOWNSHIP

Information:  
 Grantor: ROUGHT, TERRY L  
 Locations: Parcel #  
 1 - 111.00-2,020.00,000.

Consideration: \$1.00  
 Grantee: ROUGHT, TERRY L  
 2 - MICHALEK, CAROL A  
 Municipality  
 JACKSON TOWNSHIP

Information:  
 Grantor: MALLON, LAURA JEAN  
 2 - MALLON, KENNETH MARK  
 Locations: Parcel #  
 1 - N/A

Consideration: \$75,000.00  
 Grantee: TOBON CRUZ, JORGE A  
 2 - MONTIEL FERNANDEZ, BLANCA ESTHER  
 Municipality  
 NEW MILFORD TOWNSHIP

Information:  
 Grantor: ABBOTT, ALBERT J  
 Locations: Parcel #  
 1 - N/A

Consideration: \$17,000.00  
 Grantee: MAAK, WILLIAM  
 2 - MAAK, LUCY  
 Municipality  
 LENOX TOWNSHIP

Information:  
 Grantor: JORDAN, THOMAS (DBA)  
 2 - TH&W FORGING  
 Locations: Parcel #  
 1 - 124.13-1,013.00,000.

Consideration: \$1.00  
 Grantee: JORDAN, THOMAS  
 2 - JORDAN, CHRISTOPHER  
 Municipality  
 MONTROSE

Information:  
Grantor: BEAUTZ, EDMUND S  
2 - BEAUTZ, CAROL L

Locations: Parcel #  
1 - N/A

Information:  
Grantor: GUZIOR, DAVID  
2 - GUZIOR, MARIELA

Locations: Parcel #  
1 - N/A

Information:  
Grantor: GILLMAN, STEVEN C II  
2 - GILLMAN, CHRISTINA M

Locations: Parcel #  
1 - N/A

Information:  
Grantor: MELAN, JAMES  
2 - BADDOUR, CAROLE EMILIE

Locations: Parcel #  
1 - 212.00-1,008,00,000.

Information:  
Grantor: FARLEY, JANICE  
Locations: Parcel #  
1 - 143.00-1,009,00,000.

Consideration: \$27,500.00  
Grantee: FRANCESKI, DAVID B

Municipality  
UNIONDALE BOROUGH

Consideration: \$500.00  
Grantee: HODGE, LANA M  
2 - HODGE, MICHAEL B

Municipality  
THOMPSON TOWNSHIP

Consideration: \$159,900.00  
Grantee: MANZHULO-SHERWOOD, ANNA  
2 - SHERWOOD, ANNA MANZHULO

Municipality  
SPRINGVILLE TOWNSHIP

Consideration: \$1.00  
Grantee: MELAN, DAVID J

Municipality  
AUBURN TOWNSHIP

Consideration: \$1.00  
Grantee: FARLEY FAMILY IRREVOCABLE TRUST  
Municipality  
BRIDGEWATER TOWNSHIP



**SUSQUEHANNA COUNTY BAR ASSOCIATION**



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