

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ February 14, 2025 ★ Montrose, PA ★ No. 47



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**Court of Common Pleas
34th Judicial District:**

The Hon. Jason J. Legg
President Judge

The Legal Journal of Susquehanna County contains decisions of the Susquehanna County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Susquehanna County Bar Association.



The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

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

susqco.com

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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.

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.

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Susquehanna County Courthouse — 31 Lake Avenue, Montrose, PA 18801 ★ 570.278.4600

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice to Creditors: All claims against the estate of Catherine Dyer of Forest City PA, deceased on January 26, 2025 must submit a detailed statement outlining amount owed, the basis of claim, and supporting documentation within 3 weeks to the executor, Raymond Berube, 21 Overbrook Dr, Apalachin, NY, 13732.

2/14/2025 • 2/21/2025 • 2/28/2025

LEGAL ADVERTISEMENT

ESTATE OF GEORGE BRYAN
A/K/A GEORGE N. BRYAN,
DECEASED
LATE OF KINGSLEY,
PENNSYLVANIA (DIED
DECEMBER 20, 2024).

All persons indebted to said Estate are required to make payment, and those having claims or demands to

present the same, without delay, to Sharon McAllister, Executrix, c/o Attorney Joseph F. Gaughan, 1107 Oram Street, Scranton, PA 18504.

LAW OFFICE OF JOSEPH F.
GAUGHAN, P. C.
JOSEPH F. GAUGHAN, ESQUIRE
ATTORNEY FOR THE ESTATE

2/14/2025 • 2/21/2025 • 2/28/2025

ESTATE NOTICE

In the Estate of Wayne J. Warner, a/k/a Wayne Warner, late of the Township of Rush Susquehanna County, Pennsylvania,

Letters 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:

Tina Warner, Administrator
4993 State Route 706
Montrose, PA 18801

or

Attorney for the Estate
Corinne Taylor, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

2/7/2025 • 2/14/2025 • 2/21/2025

NOTICE

In the Estate of Raymond Rood, deceased, late of Hallstead Borough, Susquehanna County, Pennsylvania.

Letters Testamentary in the above estate having been issued to John D. Rood, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

John D. Rood, Executor
819 New York Avenue
Hallstead, PA 18822

Or

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

2/7/2025 • 2/14/2025 • 2/21/2025

ESTATE NOTICE

Estate of Priscilla Hoopes Andre
AKA Priscilla H. Andre
Late of Bridgewater Township
EXECUTOR
David L. Andre
38 Hawthorne Dr. B 301
Bedford, NH 03110

2/7/2025 • 2/14/2025 • 2/21/2025

ESTATE NOTICE

In the Estate of Charles T. Cleveland, late of the Township of New Milford, 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:

Caren Bush, Executrix
47 2nd Avenue
Susquehanna, PA 18847

or

Attorney for the Estate
Rachael Thomas, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

2/7/2025 • 2/14/2025 • 2/21/2025

NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE MORTGAGE FORECLOSURE

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 03/25/2025 09:00 AM

Writ of Execution No.:

2024-0717 CP

PROPERTY ADDRESS: 476

Prospect Street, Montrose, PA 18801

LOCATION: Montrose Borough

Tax ID #: 124.13-2,003.00,000.
 IMPROVEMENTS: ONE – 2 story
 wood framed dwelling with vinyl
 and brick siding
 ONE – 2 story wood framed garage
 with vinyl and brick siding
 DEFENDANTS: Michael A.
 Spencer; Elizabeth Turcotte
 ATTORNEY FOR PLAINTIFF:
 Carolyn Treglia, Esq.
 (844) 856-6646

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
 Susquehanna County Sheriff

1/31/2025 • 2/7/2025 • 2/14/2025

SHERIFF'S SALE MORTGAGE FORECLOSURE

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

03/25/2025 09:30 AM

Writ of Execution No.:

2024-0432 CP

PROPERTY ADDRESS: 5022 2nd
 Avenue, f/k/a 107 2nd Avenue,
 Susquehanna, PA 18847

LOCATION: Susquehanna Borough

Tax ID #: 054.14-3,023.00,000.

IMPROVEMENTS: ONE – 2 story
 wood frame dwelling with vinyl
 siding

DEFENDANTS: John L. Amirault

ATTORNEY FOR PLAINTIFF:

Jill M. Fein, Esq.

(215) 579-7700

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
 Susquehanna County Sheriff

1/31/2025 • 2/7/2025 • 2/14/2025

**SHERIFF'S SALE
MORTGAGE FORECLOSURE**

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
04/08/2025 09:00 AM**

Writ of Execution No.:

2024-0746 CP

PROPERTY ADDRESS: 720
Delaware Street, Forest City, PA
18421

LOCATION: Forest City Borough

Tax ID #: 268.07-2,040.00,000.

IMPROVEMENTS: ONE – 2 story
wood frame dwelling vinyl sided
ONE – 1 story 6 x 20 cls frame
shed

DEFENDANTS: Joseph G.

Winans, AKA Joseph Winans

ATTORNEY FOR PLAINTIFF:

Cristina L. Connor, Esq.

(614) 220-5611

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.susqco.com, then select
Law Enforcement, Sheriff's Office,
Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

2/14/2025 • 2/21/2025 • 2/28/2025

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 30, 2025 TO FEBRUARY 5, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$131,950.00
Mortgagor: CATOGGIO, LINDSEY A 2 - ADAMS, ROBERT W	Mortgagee: HOMEXPRESS MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 153.00-1,081.00,000.	Municipality ARARAT TOWNSHIP
Information:	Consideration: \$116,000.00
Mortgagor: NEU LANDSCAPING & CUSTOM STONE DESIGN LLC	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 034.00-1,020.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$171,900.00
Mortgagor: BRADISH, KYLE 2 - AUKEMA, ALYSSA	Mortgagee: COMMUNITY BANK NA
Locations: Parcel # 1 - 124.13-1,056.00,000.	Municipality MONTROSE
Information:	Consideration: \$100,000.00
Mortgagor: RALSTON, TERRY JR 2 - RALSTON, KRISTY	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 029.00-1,030.00,000.	Municipality LIBERTY TOWNSHIP
Information:	Consideration: \$38,500.00
Mortgagor: BOGER, BRIAN S 2 - BOGER, BARBARA L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 021.00-2,022.00,000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$217,200.00
Mortgagor: NOWACKI, PETER JOHN 2 - NOWACKI, KELSEY	Mortgagee: NOVUS HOME MORTGAGE -A DIVISION OF IXONIA BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 132.00-1,002.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$210,000.00
Mortgagor: LAIRD, PATRICIA 2 - CIAFRE, JOSEPH ANTHONY	Mortgagee: NOVUS HOME MORTGAGE A DIVISION OF IXONIA BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 130.00-2,016.00,000.	Municipality JACKSON TOWNSHIP
Information:	Consideration: \$77,282.67
Mortgagor: RODGERS, SCOTT	Mortgagee: WEST CAPITAL LENDING INC 2 - DART COLLATERAL MANAGER LLC
Locations: Parcel # 1 - 226.00-2,046.00,000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$292,000.00
Mortgagor: KAZMIERCZAK, KIARA MARGARET 2 - KAZMIERCZAK, COLLEEN	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 246.00-1,032.00,000.	Municipality CLIFFORD TOWNSHIP

DEEDS

Information: Grantor: CURLEY, JASON	Consideration: \$1.00 Grantee: CURLEY, JASON 2 - MANG, MCKENZIE
Locations: Parcel # 1 - 249.18-1,019.00,000.	Municipality FOREST CITY 2W
Information: Grantor: SUSQUEHANNA COUNTY HOUSING REDEVELOPMENT AUTHORITY	Consideration: \$3,000.00 Grantee: BARTRON, CARL
Locations: Parcel # 1 - 268.07-6,070.00,000.	Municipality FOREST CITY
Information: Grantor: SODEN, KENNETH T 2 - SODEN, ELAINE GEORGENE	Consideration: \$1.00 Grantee: SODEN, KENNETH (TRUST) 2 - SODEN, ELAINE (TRUST)
Locations: Parcel # 1 - 094.00-1,023.00,000.	Municipality JACKSON TOWNSHIP
Information: EXECUTORS DEED Grantor: BLOOM, ROBERT D SR (ESTATE AKA) 2 - BLOOM, ROBERT D (ESTATE AKA) 3 - BLOOM, ROBERT DEAN (ESTATE AKA) 4 - BLOOM, ROBERT DEAN SR (ESTATE)	Consideration: \$650,000.00 Grantee: MAGUIRE, DAVID E 2 - MAGUIRE, KELLY J
Locations: Parcel # 1 - 066.00-1,038.00,000. 2 - 066.00-1,060.00,000.	Municipality SILVER LAKE TOWNSHIP SILVER LAKE TOWNSHIP
Information: Grantor: BUYNACK, CHADWICK J 2 - CATOGGIO, LINDSEY A	Consideration: \$130,000.00 Grantee: CATOGGIO, LINDSEY A 2 - ADAMS, ROBERT W
Locations: Parcel # 1 - 153.00-1,081.00,000.	Municipality ARARAT TOWNSHIP
Information: OIL GAS & MINERAL DEED Grantor: STANG PARTNERS LIMITED PARTNERSHIP	Consideration: \$1.00 Grantee: STANG, DENNIS F 2 - STANG, CYNTHIA L
Locations: Parcel # 1 - 155.00-1,038.00,000.	Municipality RUSH TOWNSHIP
Information: Grantor: YODER, ASHLIE (NKA) 2 - BRYDEN, ASHLIE YODER	Consideration: \$145,000.00 Grantee: NEU LANDSCAPING & CUSTOM STONE DESIGN LLC
Locations: Parcel # 1 - 034.00-1,020.00,000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: BREMER HOF OWNERS INC	Consideration: \$100.00 Grantee: ORR, ROBERT 2 - ORR, MONIQUE
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: Grantor: OWEN, PHILLIP 2 - OWEN, STACY	Consideration: \$191,000.00 Grantee: BRADISH, KYLE 2 - AUKEMA, ALYSSA
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: Grantor: ROSS, CHARLES S III 2 - ROSS, SHERRIDAN (AKA) 3 - ROSS, SHERIDAN	Consideration: \$315,000.00 Grantee: FREDERICK, STEVEN E 2 - FREDERICK, IRENE 3 - RUPP, AMANDA I
Locations: Parcel # 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information: Grantor: CLARK, JODI S	Consideration: \$115,000.00 Grantee: RCS PARTNERS LLC
Locations: Parcel # 1 - 175.00-1,043.01,000.	Municipality RUSH TOWNSHIP

Information: Grantor: CHRISTIAN, LARRY M 2 - CHRISTIAN, KIMBERLY M	Consideration: \$1.00 Grantee: CHRISTIAN, LARRY M
Locations: Parcel # 1 - 037.00-1,012.00,000.	Municipality HARMONY TOWNSHIP
Information: Grantor: VINCENT, CODY J 2 - VISSER, CAMILLE L	Consideration: \$271,500.00 Grantee: NOWACKI, PETER JOHN 2 - NOWACKI, KELSEY
Locations: Parcel # 1 - 132.00-1,002.00,000.	Municipality JACKSON TOWNSHIP
Information: Grantor: LEWIS, LAURA BETH 2 - LEWIS, EDWARD ALEXANDER (AKA) 3 - LEWIS, EDWARD ALEZANDER	Consideration: \$262,500.00 Grantee: LAIRD, PATRICIA 2 - CIAFRE, JOSEPH
Locations: Parcel # 1 - 130.00-2,016.00,000.	Municipality JACKSON TOWNSHIP
Information: Grantor: PETROSKI, THOMAS M SR (ESTATE) 2 - PETROSKI, THOMAS (ESTATE)	Consideration: \$18,000.00 Grantee: PETROSKI, MARTIN T
Locations: Parcel # 1 - 151.00-1,003.00,000.	Municipality GIBSON TOWNSHIP
Information: Grantor: REENSTRA, WILLIAM H 2 - REENSTRA, TRIANTAFILO E 3 - WESTERN, HARRY J 4 - WESTERN, BARBARA L	Consideration: \$1.00 Grantee: REENSTRA, WILLIAM H 2 - REENSTRA, TRIANTAFILO E 3 - WESTERN, HARRY J 4 - WESTERN, BARBARA L
Locations: Parcel # 1 - N/A	Municipality JESSUP TOWNSHIP
Information: Grantor: KAZMIERSKI, ALLAN	Consideration: \$365,000.00 Grantee: KAZMIERCZAK, KIARA MARGARET 2 - KAZMIERCZAK, COLLEEN
Locations: Parcel # 1 - 246.00-1,032.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: NEWELL, SUSAN 2 - NEWELL, GEORGE	Consideration: \$1.00 Grantee: OWEN, STACY 2 - OWEN, PHILLIP
Locations: Parcel # 1 - 161.00-1,011.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: DAVIS, MICHELLE	Consideration: \$1.00 Grantee: DAVIS, JAMES
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information: Grantor: CLAPPER, DANIEL A	Consideration: \$53,500.00 Grantee: WASSEL, EDWARD A 2 - WASSEL, JANET L
Locations: Parcel # 1 - 193.00-2,004.03,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: MILLER, JUDITH BAKER (ESTATE AKA) 2 - MILLER, JUDITH CONRAD (ESTATE)	Consideration: \$1.00 Grantee: MILLER, LORENA LYNN 2 - SCHMIDT, SARAH BAKER 3 - BAKER, CAROL CAVENY 4 - BAKER, STEPHEN LUDWIG
Locations: Parcel # 1 - N/A 2 - N/A	Municipality DIMOCK TOWNSHIP HARFORD TOWNSHIP
Information: Grantor: DINKINS, RONALD H SR (ESTATE)	Consideration: \$1.00 Grantee: DINKINS, RONALD H JR 2 - ALSTON, RENNEE J
Locations: Parcel # 1 - 170.00-1,013.00,000.	Municipality GIBSON TOWNSHIP

Information:
 Grantor: LAKE, BRADLEY
 Locations: Parcel #
 1 - 140.00-1,067.00,000.

Consideration: \$55,000.00
 Grantee: LAKE, TAMMY L
 Municipality
 JESSUP TOWNSHIP

Information:
 Grantor: KOST, MICHAEL G SR (ESTATE)
 2 - KOST, DAVID J
 Locations: Parcel #
 1 - 031.16-1,029.00,000.

Consideration: \$1.00
 Grantee: KOST FAMILY TRUST (TRUST BY TRUSTEE)
 Municipality
 GREAT BEND BOROUGH

Susquehanna County LEGAL JOURNAL

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

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One (1) time insertion

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One (1) time insertion

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 Certain restrictions and minimum insertion fees apply.

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

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Subject to space availability

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Prices are based upon your advertisement
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Certain Restrictions Apply

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The deadline for all advertising is 10 AM on
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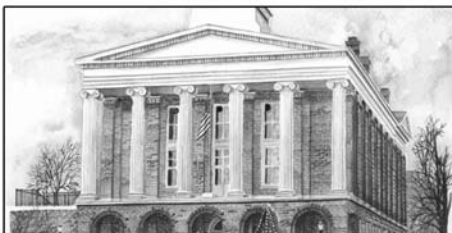
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Eighth Page	\$35	\$195	\$275	\$435

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