

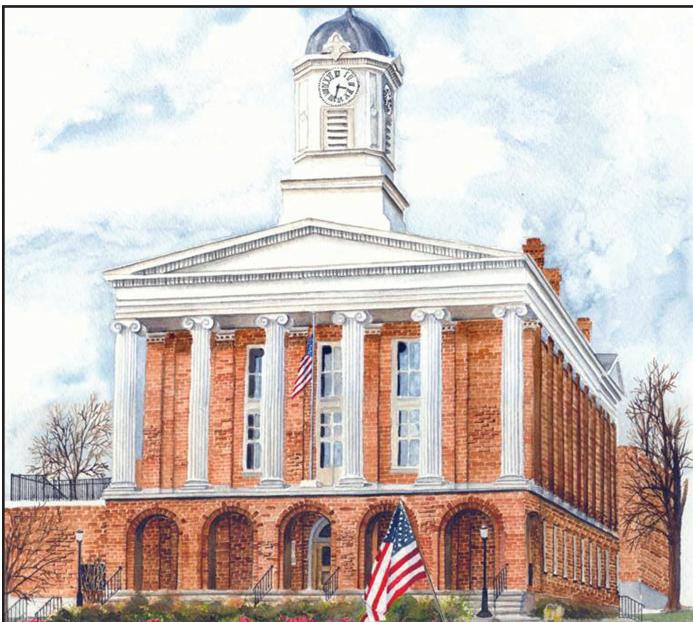
OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ January 10, 2025 ★ Montrose, PA ★ No. 42



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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.



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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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

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

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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

In the Estate of James M. Bledsoe, a/k/a James Bledsoe, late of Montrose Borough, 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:

Diana L. Snow
105 Hawk Road
Montrose, PA 18801
or
Attorney for the Estate
Rachael Thomas, Esq.
Coughlin & Gerhart, LLP
21 -23 Public Avenue
Montrose, PA 18801

1/3/2025 • 1/10/2025 • 1/17/2025

ESTATE NOTICE

In the Estate of Mary Pratt, late of the Township of Brooklyn, 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:

Robert Pratt
1566 Pratt Road
Hop Bottom, PA 18824
or
Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

1/3/2025 • 1/10/2025 • 1/17/2025



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

02/25/2025 09:00 AM

Writ of Execution No.:

2023-743 CP

PROPERTY ADDRESS: 424-426 Delaware Street, Forest City, PA 18421

LOCATION: Forest City Borough Tax ID #: 268.07-5,074.00,000.

IMPROVEMENTS: ONE – two story wood framed structure

DEFENDANTS: Grace And Faith LLC

ATTORNEY FOR PLAINTIFF:

Robert P. Wendt, Esq.

(914) 219-5787

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

1/3/2025 • 1/10/2025 • 1/17/2025

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 30, 2024 TO DECEMBER 31, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$95,500.00
Mortgagor: SUSAVAGE, BRIAN S 2 - SUSAVAGE, BOBBI J	Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$250,000.00
Mortgagor: ROCKS INVESTMENTS LLC	Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: Parcel # 1 - 161.08-2,035.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$235,000.00
Mortgagor: BEVACQUA, JANICE M 2 - BEVACQUA, MARK S	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 244.00-1,029.05,000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$324,900.00
Mortgagor: CUMBERLEDGE, BRYAN	Mortgagee: HOMESTEAD FUNDING CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 069.00-2,004.00,000.	Municipality FRANKLIN TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagor: YOUNG, DAVID C 2 - YOUNG, KELLY G	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 143.05-1,014.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$299,600.00
Mortgagor: HAYWARD, JOHN BERNARD III 2 - HAYWARD, KRISTEN	Mortgagee: PROVIDENT FUNDING ASSOCIATES LP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$146,000.00
Mortgagor: LESTER, JACK JR 2 - LESTER, JODI L	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 196.00-2,030.00,000.	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$141,600.00
Mortgagor: HOME SWEET HOME REALTY LLC	Mortgagee: BPL MORTGAGE LLC
Locations: Parcel # 1 - 142.04-1,016.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$25,000.00
Mortgagor: WALKER, APRIL L 2 - WALKER, DANIEL J 3 - WALKER, DIANA L	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 124.14-4,016.00,000.	Municipality MONROSE

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Mortgagor: DUBOIS, JASON E	Consideration: \$251,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ABSOLUTE HOME MORTGAGE CORPORATION
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: PLANTZ, JOSEPH PLANTZ 2 - PLANTZ, ELIZABETH HOPE	Consideration: \$160,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 124.10-2,011.00,000.	Municipality MONTROSE

DEEDS

Information: Grantor: KAZMIERSKI, ALLAN	Consideration: \$1.00 Grantee: BAILEY, CODIE
Locations: Parcel # 1 - 266.01-1,020.00,000. 2 - 266.01-1,019.00,000.	Municipality CLIFFORD TOWNSHIP CLIFFORD TOWNSHIP
Information: Grantor: QUINN, JOHN J 2 - QUINN, RENEE C	Consideration: \$20,000.00 Grantee: MORRELL, STEVEN
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information: Grantor: LAKE SHERIDAN PROPERTIES LLC	Consideration: \$324,900.00 Grantee: CUMBERLEDGE, BRYAN
Locations: Parcel # 1 - 069.00-2,004.00,000.	Municipality FRANKLIN TOWNSHIP
Information: Grantor: FRANCESKI, GERALD B 2 - SELINSKY, ROBERT J	Consideration: \$40,000.00 Grantee: TRAILCO LLC
Locations: Parcel # 1 - N/A	Municipality FOREST CITY
Information: Grantor: PLOUCHA, MARY A	Consideration: \$430,000.00 Grantee: HAYWARD, JOHN BERNARD III 2 - HAYWARD, KRISTEN
Locations: Parcel # 1 - N/A	Municipality CHOCONUT TOWNSHIP
Information: Grantor: PUTNEY, WILLIAM L JR 2 - PUTNEY, JESSICA N	Consideration: \$1.00 Grantee: PUTNEY, WILLIAM L JR 2 - PUTNEY, JESSICA N
Locations: Parcel # 1 - 209.00-1,073.00,000.	Municipality HERRICK TOWNSHIP
Information: Grantor: WASHO, JEROME M 2 - WASHO, DAWN L	Consideration: \$1.00 Grantee: WASHO, JERRY (TRUST AKA) 2 - WASHO, JEROME (TRUST) 3 - WASHO, DAWN (TRUST AKA) 4 - WASHO, DAWN L (TRUST)
Locations: Parcel # 1 - 124.16-1,032.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: PATTON, JOYCE E (ESTATE)	Consideration: \$85,000.00 Grantee: PATTON, MICHAEL T 2 - PATTON, JACKIE W
Locations: Parcel # 1 - 177.00-1,035.00,000.	Municipality RUSH TOWNSHIP

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Information: Grantor: CHICHESTER, HOLLIS J (AKA) 2 - CHICHESTER, HOLLI 3 - CHICHESTER, WILLIAM F	Consideration: \$1.00 Grantee: CHICHESTER JOINT LIVING TRUST
Locations: Parcel # 1 - 147.00-2,053.00,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: CHICHESTER, HOLLIS J 2 - CHICHESTER, WILLIAM F	Consideration: \$1.00 Grantee: CHICHESTER JOINT LIVING TRUST
Locations: Parcel # 1 - 147.00-2,053.01,000.	Municipality HARFORD TOWNSHIP
Information: Grantor: LUDWIG, ALBERT P	Consideration: \$200,000.00 Grantee: LESTER, JACK JR 2 - LESTER, JODI L
Locations: Parcel # 1 - 196.00-2,030.00,000.	Municipality AUBURN TOWNSHIP
Information: Grantor: MCQUILLAN, MICHAEL J 2 - MCQUILLAN, DIANE T	Consideration: \$1.00 Grantee: MCQUILLAN, MICHAEL J JR 2 - MCQUILLAN, CHRISTOPHER
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: MCARDLE, JOHN J 2 - MCARDLE, DOROTHY	Consideration: \$1.00 Grantee: MCARDLE, JOHN J JR 2 - MCARDLE, BRIAN
Locations: Parcel # 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: WRIGHT, ROBERT F (TRUST BY TRUSTEE)	Consideration: \$1.00 Grantee: WRIGHT, WINSTON
Locations: Parcel # 1 - 106.03-1,014.00,000. 2 - 106.00-1,016.00,000.	Municipality BRIDGEWATER TOWNSHIP FRANKLIN TOWNSHIP
Information: Grantor: STONE, GARY S 2 - STONE, BARBARA J	Consideration: \$1.00 Grantee: MARKARIAN, MATT 2 - MARKARIAN, JAMIE LYN
Locations: Parcel # 1 - 032.00-2,017.00,000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: MARKARIAN, MATT 2 - MARKARIAN, JAMIE LYN	Consideration: \$4,000 Grantee: STONE, GARY S 2 - STONE, BARBARA J
Locations: Parcel # 1 - 032.00-2,019.01,000.	Municipality GREAT BEND TOWNSHIP
Information: Grantor: BLUE DIAMOND PROPERTIES LLC (AKA) 2 - BLUE DIAMOND PROPERTY LLC	Consideration: \$100,000.00 Grantee: SAMUEL PA PROPERTIES LLC
Locations: Parcel # 1 - 268.11-1,082.00,000.	Municipality FOREST CITY
Information: Grantor: CLARK, CHRISTOPHER P	Consideration: \$177,000.00 Grantee: HOME SWEET HOME REALTY LLC
Locations: Parcel # 1 - 142.04-1,016.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: CARR, BRIAN	Consideration: \$162,250.00 Grantee: MUSTO, PATRICK J (TRUST)
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information: QUIT CLAIM DEED Grantor: BAKER, MORRIS C Locations: Parcel # 1 - 124.14-1,011.00,000.	Consideration: \$1.00 Grantee: WALTER, RICHARD D Municipality MONROSE

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Grantor: RIDALL, TERRY M	Consideration: \$1.00 Grantee: RIDALL, TERRY M 2 - RIDALL, JOSHUA A 3 - RIDALL, MICHAEL L
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP
Information: Grantor: BARBER, MARCINA (AKA)	Consideration: \$1.00 Grantee: SAWH, VANESSA
2 - MCNEIL, MARCINA 3 - RAUB, COLLEEN (AKA) 4 - FLETCHER, COLLEEN 5 - BENNETT, DAWN MARIE BARBER (AKA) 6 - BARBER BENNETT, DAWN MARIE (AKA) 7 - BENNETT, DAWN	2 - WEATHERS, JOSEPH 3 - MCNEIL, GABRIEL 4 - TRAYES, CHRISTINA 5 - RAUB, BENJAMIN
Locations: Parcel # 1 - 007.00-1,006.00.000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: IRON HORSE INVESTMENTS LLC	Consideration: \$1.00 Grantee: EMPIRE OGM INVESTMENTS LLC
Locations: Parcel # 1 - 124.19-2,004.00.000.	Municipality MONROSE
Information: Grantor: CLAPPER, DANIEL A	Consideration: \$1.00 Grantee: CLAPPER, DANIEL A
Locations: Parcel # 1 - 193.00-2,004.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: CLAPPER, DANIEL	Consideration: \$241,910.00 Grantee: SOVA, JONATHAN P
Locations: Parcel # 1 - 193.00-2,004.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: TOMPKINS, JAQUELINE	Consideration: \$10,000.00 Grantee: COLLINS, JULIE ANN
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: NOWALK, RUSSELL M 2 - NOWALK, MARY ANN	Consideration: \$300,000.00 Grantee: NOWALK, MARK
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information: Grantor: GODOY FAMILY TRUST	Consideration: \$1.00 Grantee: GODOY, DIANE R
Locations: Parcel # 1 - 214.02-1,010.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: GODOY, DIANE R	Consideration: \$1.00 Grantee: DOBISH, JULIE A
Locations: Parcel # 1 - 214.02-1,010.00.000.	Municipality AUBURN TOWNSHIP
Information: Grantor: RIZZO, JULIA W (ESTATE AKA) 2 - RIZZO, JULIA BARD WILCOX (ESTATE)	Consideration: \$1.00 Grantee: RIZZO, EUGENE J JR 2 - RIZZO, DEAN H 3 - RIZZO, PATRICIA M
Locations: Parcel # 1 - 146.00-2,021.00.000.	Municipality HARFORD TOWNSHIP
Information: Grantor: HOPKINS, AMY L	Consideration: \$310,000.00 Grantee: DUBOIS, JASON E
Locations: Parcel # 1 - 046.00-1,032.00.000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: SMITH, GLENN E (TRUST BY TRUSTEE) 2 - SMITH, JEANETTE L (TRUST BY TRUSTEE)	Consideration: \$1.00 Grantee: SMITH, ARLETA
Locations: Parcel # 1 - 142.02-1,024.00.000.	Municipality BRIDGEWATER TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:
Grantor: LIDDELL, W KIRK

Locations: Parcel #
1 - 065.05-1,013.00.000.

Information:
Grantor: CONIGLIARO, LUCILE (BY ATTYS)
2 - CONIGLIARO, LUCILE E (BY ATTYS)
Locations: Parcel #
1 - N/A

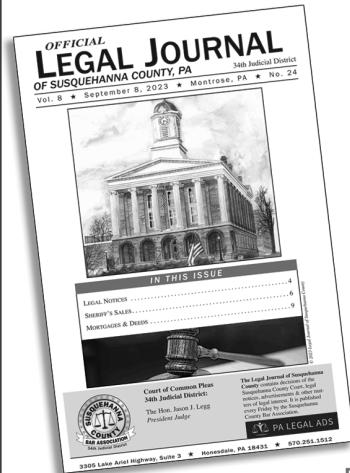
Information:
Grantor: CARR, ROBERT A
2 - CARR, JESSIE H B
Locations: Parcel #
1 - N/A

Consideration: \$1.00
Grantee: KAMINSTEIN, JENNIFER L
2 - LIDDELL, DEVON E
3 - LIDDELL, JAMES C
4 - LIDDELL, TIMOTHY A

Municipality
SILVER LAKE TOWNSHIP

Consideration: \$1.00
Grantee: DEMAREST, STEVEN
2 - DEMAREST, BRENDA
Municipality
FOREST LAKE TOWNSHIP

Consideration: \$200,000.00
Grantee: PLANTZ, JOSEPH ROBERT
2 - PLANTZ, ELIZABETH HOPE
Municipality
MONTROSE



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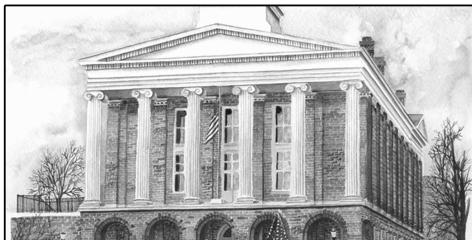
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