

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ June 6, 2025 ★ Montrose, PA ★ No. 11



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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

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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

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Petition for Change of Name	\$75
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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 Edward P. Gallagher, late of the Borough of Montrose, 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:

James Gallagher
129 East Walnut Street
Kingston, PA 18704

or

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

6/6/2025 • 6/13/2025 • 6/20/2025

ESTATE NOTICE

In the Estate of Raymond L. Fallon, a/k/a Raymond Leo Fallon, of Lenox Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Elizabeth Holden. 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

5/30/2025 • 6/6/2025 • 6/13/2025

ESTATE NOTICE

Estate of Elaine J. Powers
AKA Elaine Powers
Late of Susquehanna Borough
EXECUTOR
Randy D. Powers, Jr.
124 Pierson Road
Meshoppen, PA 18630
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Judith Frazier
AKA Judith A. Frazier AKA Judith
Ann Frazier AKA Judith Ann
Crowley AKA Judith Crowley
AKA Judith A. Crowley AKA
Judith A. Benscoter AKA Judith
Ann Benscoter AKA Judith Seiple
AKA Judith A. Seiple AKA Judith
Ann Seiple
Late of Cascade, Kent County,
Michigan

ADMINISTRATOR
Robert J. Seiple
1765 Friendsville Hill Road
Friendsville, PA 18818
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

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SUSQUEHANNA COUNTY LEGAL JOURNAL

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SUSQUEHANNA COUNTY BAR ASSOCIATION



MORTGAGES AND DEEDS

*RECORDED FROM MAY 22, 2025 TO MAY 28, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$46,425.00
Mortgagor: DETWILER, ERIC J	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel #	Municipality
1 - 054.14-3,051.00,000.	SUSQUEHANNA
Information:	Consideration: \$80,000.00
Mortgagor: MCKEE, KEVIN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
	2 - ROCKET MORTGAGE LLC
Locations: Parcel #	Municipality
1 - 054.11-3,011.00,000.	SUSQUEHANNA
2 - 054.11-3,011.00,000.	SUSQUEHANNA 2W
Information:	Consideration: \$501,065.00
Mortgagor: SKAL, CHRISTOPHER	Mortgagee: US BANK
2 - FELICI SKAL, DOMINICA (AKA)	
3 - SKAL, DOMINICA FELICI	
Locations: Parcel #	Municipality
1 - N/A	JACKSON TOWNSHIP
Information:	Consideration: \$266,585.00
Mortgagor: SEAMANS, SARAH (AKA)	Mortgagee: FREEDOM MORTGAGE CORPORATION
2 - PROOF, SARAH	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 104.00-1,005.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1,878.24
Mortgagor: CONROY, DAVID A	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - CONROY, LISA A	
Locations: Parcel #	Municipality
1 - 054.07-1,060.00,000.	OAKLAND BOROUGH
Information:	Consideration: \$258,000.00
Mortgagor: NANIEWICZ, AUTUMN SHAWN	Mortgagee: HONESDALE NATIONAL BANK
2 - NANIEWICZ, EDWARD JOSEPH	
Locations: Parcel #	Municipality
1 - 205.03-1,037.00,000.	LENEX TOWNSHIP
Information:	Consideration: \$29,250.00
Mortgagor: WASHINE, KALEB	Mortgagee: HONESDALE NATIONAL BANK
2 - WASHINE, EMILY	
Locations: Parcel #	Municipality
1 - 192.00-1,005.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$152,300.00
Mortgagor: PRIEBE, RICHARD D III	Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
2 - PRIEBE, CHRISTINA	
Locations: Parcel #	Municipality
1 - 268.06-2,076.00,000.	FOREST CITY
Information:	Consideration: \$201,919.00
Mortgagor: SUTTON, JACOB	Mortgagee: SUMMIT MORTGAGE CORPORATION
	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel #	Municipality
1 - 172.00-1,005.00,000.	ARARAT TOWNSHIP

Information: Mortgagor: GROSEL, DAVID JOHN III 2 - MEGARGEL, KELLY ANN	Consideration: \$100,700.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 167.09-1,010.00,000.	Municipality HARFORD TOWNSHIP
Information: Mortgagor: PERRY, SIGRID J 2 - MILLER, CHRISTOPHER K	Consideration: \$100,000.00 Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 077.00-1,022.00,000.	Municipality HARMONY TOWNSHIP
Information: Mortgagor: GURN, FALLON Locations: Parcel # 1 - 045.12-1,018.00,000.	Consideration: \$306,300.00 Mortgagee: NBT BANK Municipality SILVER LAKE TOWNSHIP
Information: Mortgagor: LYONS, STEFANI 2 - NORRIS, JARED	Consideration: \$20,000.00 Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 054.11-5,061.00,000.	Municipality SUSQUEHANNA
Information: Mortgagor: THOMAS, MATTHEW 2 - THOMAS, JENNY	Consideration: \$155,000.00 Mortgagee: THOMAS, TIMOTHY D
Locations: Parcel # 1 - N/A	Municipality MONTROSE
Information: Mortgagor: SACCUCI, JOCELYN KAY 2 - BERT, ELIZABETH ANN	Consideration: \$288,970.00 Mortgagee: MILEND INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 145.00-3,005.00,000.	Municipality BROOKLYN TOWNSHIP

DEEDS

Information: Grantor: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Consideration: \$1.00 Grantee: LAKEVIEW LOAN SERVICING LLC
Locations: Parcel # 1 - 050.07-2,065.00,000.	Municipality HALLSTEAD BOROUGH
Information: Grantor: WOODRUFF, BEVERLY A	Consideration: \$1.00 Grantee: WOODRUFF, RICHARD B II 2 - WOODRUFF, JAMES A 3 - WOODRUFF, JENNIFER A
Locations: Parcel # 1 - 225.00-1,030.00,000.	Municipality LENOX TOWNSHIP
Information: Grantor: BELL, BRIAN M	Consideration: \$1.00 Grantee: BELL, JACKALYN 2 - BELL, BRETT 3 - ROGGIO, DANA MARIE
Locations: Parcel # 1 - 130.00-1,035.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: WYANT, KENNETH L 2 - WYANT, BRENDA L	Consideration: \$337,500.00 Grantee: SAULA, MITCHELL D 2 - SAULA, LISA A
Locations: Parcel # 1 - N/A	Municipality SILVER LAKE TOWNSHIP

Information: Grantor: TRACY, CHRISTOPHER 2 - TRACY, CATHLEEN (AKA) 3 - TRACY, CATHLLEN	Consideration: \$30,000.00 Grantee: DRAB, ALEXIS
Locations: Parcel # 1 - N/A	Municipality FRIENDSVILLE BOROUGH
Information: Grantor: HUGHES, CHRISTOPHER THOMAS 2 - MCGAVIN, KATHLEEN ANN	Consideration: \$1.00 Grantee: HUGHES, CHRISTOPHER THOMAS 2 - WEN, WENYA 3 - MCGAVIN, KATHLEEN ANN
Locations: Parcel # 1 - 107.18-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: BAKER, DAVID M	Consideration: \$330,000.00 Grantee: NANIEWICZ, AUTUMN SHAWN 2 - NANIEWICZ, EDWARD JOSEPH
Locations: Parcel # 1 - 205.03-1,037.00,000.	Municipality LENOX TOWNSHIP
Information: Grantor: MILLS, ELIZABETH G (ESTATE) Locations: Parcel # 1 - 180.00-2,019.00,000.	Consideration: \$1.00 Grantee: MILLS, JOHN CHARLES Municipality DIMOCK TOWNSHIP
Information: Grantor: MILLS, ELIZABETH G (ESTATE) Locations: Parcel # 1 - 180.04-1,012.00,000.	Consideration: \$1.00 Grantee: MILLS, JOHN CHARLES Municipality DIMOCK TOWNSHIP
Information: Grantor: MILLS, ELIZABETH G (ESTATE) Locations: Parcel # 1 - 180.00-2,021.00,000.	Consideration: \$1.00 Grantee: MILLS, JOHN CHARLES Municipality DIMOCK TOWNSHIP
Information: Grantor: MILLS, ELIZABETH G (ESTATE) Locations: Parcel # 1 - 180.00-2,018.02,000.	Consideration: \$1.00 Grantee: MILLS, JOHN CHARLES Municipality DIMOCK TOWNSHIP
Information: Grantor: MILLS, ELIZABETH G (ESTATE) Locations: Parcel # 1 - 179.04-1,020.00,000.	Consideration: \$1.00 Grantee: MILLS, JOHN CHARLES Municipality DIMOCK TOWNSHIP
Information: Grantor: MILLS, ELIZABETH G (ESTATE) Locations: Parcel # 1 - 180.00-2,020.00,000.	Consideration: \$1.00 Grantee: MILLS, JOHN CHARLES Municipality DIMOCK TOWNSHIP
Information: Grantor: FARROW, JOHN D 2 - FARROW, MICHELLE D Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: FARROW, JOHN D 2 - FARROW, MICHELLE D Municipality SILVER LAKE TOWNSHIP
Information: Grantor: DITZEL, WESLEY W JR 2 - DITZEL, NANCY D Locations: Parcel # 1 - 192.00-1,005.00,000.	Consideration: \$45,000.00 Grantee: WASHINE, KALEB 2 - WASHINE, EMILY Municipality HERRICK TOWNSHIP
Information: Grantor: MURRAY, RICHARD T Locations: Parcel # 1 - 060.09-1,018.00,000.	Consideration: \$1.00 Grantee: MURRAY, RICHARD T (TRUST BY TRUSTEE) Municipality APOLACON TOWNSHIP
Information: Grantor: MURRAY, RICHARD T Locations: Parcel # 1 - 060.09-1,019.00,000.	Consideration: \$1.00 Grantee: MURRAY, RICHARD T (TRUST BY TRUSTEE) Municipality APOLACON TOWNSHIP

Information: Grantor: MURRAY, RICHARD T Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: MURRAY, RICHARD T (TRUST BY TRUSTEE) Municipality APOLACON TOWNSHIP
Information: Grantor: WORDEN, FRANCIS J 2 - WORDEN, KAREN A Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: TRAMA, JEANETTE S Municipality NEW MILFORD BOROUGH
Information: Grantor: 4913 FIDDLE LAKE RD TRUST Locations: Parcel # 1 - 172.00-1,005.00,000.	Consideration: \$199,900.00 Grantee: SUTTON, JACOB Municipality ARARAT TOWNSHIP
Information: Grantor: WHITNEY, DONALD A 2 - WHITNEY, LINDA M Locations: Parcel # 1 - 114.00-1,045.00,000.	Consideration: \$145,000.00 Grantee: LEE, RAYMOND 2 - LEE, LINDA Municipality THOMPSON TOWNSHIP
Information: Grantor: GIBBS, ALAN W (ESTATE) Locations: Parcel # 1 - 167.09-1,010.00,000.	Consideration: \$106,000.00 Grantee: GROSEL, DAVID JOHN III 2 - MEGARGEL, KELLY ANN Municipality HARFORD TOWNSHIP
Information: Grantor: ONEILL, M ISABELLA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: ONEILL, M ISABELLA Municipality HERRICK TOWNSHIP
Information: Grantor: CONKLIN, DWAYNE B 2 - CONKLIN, DONNA E 3 - ROBBINS, RANDY R 4 - ROBBINS, DIANN N 5 - OLEYAR, PAUL A 6 - OLEYAR, CAROL A Locations: Parcel # 1 - 092.00-2,025.00,000.	Consideration: \$36,265.33 Grantee: CONKLIN, DWAYNE B 2 - CONKLIN, DONNA E Municipality JACKSON TOWNSHIP
Information: Grantor: CONKLIN, DWAYNE B 2 - CONKLIN, DONNA E 3 - ROBBINS, RANDY R 4 - ROBBINS, DIANN N 5 - OLEYAR, PAUL A 6 - OLEYAR, CAROL A Locations: Parcel # 1 - 092.00-2,025.00,000.	Consideration: \$36,265.33 Grantee: CONKLIN, DWAYNE B 2 - CONKLIN, DONNA E 3 - OLEYAR, PAUL Municipality JACKSON TOWNSHIP
Information: Grantor: CONKLIN, DWAYNE B 2 - CONKLIN, DONNA E 3 - ROBBINS, RANDY R 4 - ROBBINS, DIANN N 5 - OLEYAR, PAUL A 6 - OLEYAR, CAROL A Locations: Parcel # 1 - 092.00-2,025.00,000.	Consideration: \$36,265.33 Grantee: OLEYAR, PAUL Municipality JACKSON TOWNSHIP
Information: Grantor: COURTEMANCHE, HECTOR 2 - COURTEMANCHE, NORMA Locations: Parcel # 1 - N/A	Consideration: \$560,000.00 Grantee: NEEDELS, BRIAN K 2 - MARANDINO, SARINA Municipality NEW MILFORD TOWNSHIP

Information: MINERAL Grantor: TYLER, STACY I Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: TYLER, SCOTT R Municipality AUBURN TOWNSHIP
Information: Grantor: MILLER, MICHAEL R Locations: Parcel # 1 - 254.00-1,036.01,000.	Consideration: \$10,000.00 Grantee: BREWER, MARK F Municipality AUBURN TOWNSHIP
Information: Grantor: NICHOLSON, PATRICK J 2 - NICHOLSON, MARY ELLEN Locations: Parcel # 1 - 191.09-2,019.00,000.	Consideration: \$10.00 Grantee: NICHOLSON, PATRICK JOSEPH (TRUST BY TRUSTEE) 2 - NICHOLSON, MARY ELLEN (TRUST BY TRUSTEE) Municipality HERRICK TOWNSHIP
Information: Grantor: REDDON, MARY JANE (TRUST BY TRUSTEES)	Consideration: \$1.00 Grantee: REDDON, KATHLEEN 2 - SICKLES, ROBERTA 3 - REDDON, ROBERT R 4 - REDDON, FRANCIS J 5 - REDDON, NOLAN 6 - GETTER, ASHLEE
Locations: Parcel # 1 - 113.00-1,012.00,000. 2 - 094.00-1,050.00,000.	Municipality JACKSON TOWNSHIP JACKSON TOWNSHIP
Information: Grantor: SCOTT, CHAD C 2 - LAWRENCE FAMILY THE HILL LLC Locations: Parcel # 1 - N/A	Consideration: \$75,000.00 Grantee: MA PROPERTY HOLDINGS LLC Municipality NEW MILFORD BOROUGH
Information: Grantor: DAVIS, JAVINA (TRUST BY TRUSTEES) 2 - DAVIS, GREGORY (TRUST BY TRUSTEES) Locations: Parcel # 1 - 080.00-1,032.01,000.	Consideration: \$1.00 Grantee: DAVIS, DAWN L Municipality MIDDLETOWN TOWNSHIP
Information: Grantor: A1 LLC Locations: Parcel # 1 - N/A	Consideration: \$150,000.00 Grantee: ROSS, ROGER Municipality NEW MILFORD TOWNSHIP
Information: Grantor: GRIGGS, AARON 2 - GRIGGS, JULIE Locations: Parcel # 1 - N/A	Consideration: \$155,000.00 Grantee: THOMAS, MATTHEW 2 - THOMAS, JENNY Municipality MONTROSE
Information: Grantor: MCFARLAND, ROBERT S (ESTATE AKA) 2 - MCFARLAND, ROBERT SCOTT (ESTATE) Locations: Parcel # 1 - N/A	Consideration: \$46,500.00 Grantee: YOUNG, DAVID 2 - YOUNG, KELLY Municipality CHOCONUT TOWNSHIP
Information: Grantor: DURKO, ANGELICA Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: DURKO, KEVIN 2 - DURKO, SHERRIE MICHELE Municipality UNIONDALE BOROUGH

Susquehanna County LEGAL JOURNAL

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