

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

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CASES REPORTED

Peter Supancik, Plaintiff,
vs.
Tyler M. Robinson, Defendant.

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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.

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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

COURT OPINION

IN THE COURT OF COMMON PLEAS OF
SUSQUEHANNA COUNTY, PENNSYLVANIAPETER SUPANCIK,
Plaintiff,

vs.

TYLER M. ROBINSON,
Defendant.:
:
:
:
:
:
:

No. 2011 - 844 C.P.

OPINION

I. Procedural History

On October 13, 2011, plaintiff Peter Supancik (hereinafter referred to as Supancik) filed this action seeking to recover monetary damages for negligent infliction of emotional distress against defendant Tyler Robinson (hereinafter referred to as Robinson). On September 1, 2016, Robinson filed a motion for summary judgment contending that Supancik had failed to preserve the statute of limitations by failing to serve the writ of summons in a timely fashion.¹ On October 3, 2016, Supancik filed a response to the motion for summary judgment as well as a “cross motion for sanctions” contending that Supancik’s counsel had attempted to get Robinson’s counsel to accept service of the writ of summons and that Robinson’s counsel had engaged in “dilatory, vexatious and obdurate” conduct in connection with alleged negotiations over acceptance of service of the writ of summons. The Court conducted an evidentiary hearing on the factual issues surrounding the attempted service of the writ of summons, and the parties submitted their respective briefs and had the opportunity to provide oral argument. The matter is now ripe for disposition.

II. Statement of Facts

On June 9, 2009, Robinson was operating his motor vehicle on State Route 92 (SR 92) in Gibson Township, Susquehanna County, Pennsylvania. (Plf. S.J. Mot., Ex. B.) Robinson was traveling in the south bound lane of SR 92. (*Id.*, Ex. B; Ex. C, at 41.) There was no adverse weather, environmental or road conditions. (*Id.*, Ex. B; Ex. C, at 40.) At approximately 8:55 p.m., as Robinson was operating his motor vehicle, he

¹ This motion was improperly docketed to the companion case of Kayla M. Supancik v. Tyler Robinson, 2011-274 C.P. The reason for this error appears to have been that the matters had been consolidated for discovery purposes. Robinson’s motion for summary judgment carried the caption of both cases even though it was filed only to this case, and the Prothonotary docketed the motion to the wrong case.

observed Kayla Supancik (hereinafter referred to as K.S.) and her father, Peter Supancik, stepping over a guardrail off the northerly side of SR 92, which would have been to the left side of SR 92 in Robinson's field of vision. (*Id.*, Ex. B; Ex. C, at 47.) K.S. was 9 years of age at the time of the accident. (*Id.*, Ex. I.) When first observed by Robinson, K.S. and Supancik were approximately 400 to 500 feet away from Robinson's oncoming motor vehicle. (*Id.*, Ex. C, at 43, 45.) K.S. and Supancik were standing very close to the roadway surface of SR 92. (*Id.*, Ex. D, at 50.)

While not immediately apparent to Robinson, K.S.'s little sister was standing across the road from K.S. and her father. (*Id.*, Ex. C, at 58.) Robinson was eventually able to observe what he described as a 2 to 3 year old child standing unaccompanied approximately 3 to 4 feet off the southbound lane of SR 92, which would have been to the right side of Robinson's field of vision. (*Id.*, Ex. C, at 60, 65-66.) K.S. and Supancik were standing side-by-side near the northbound lane of SR 92. (*Id.*, Ex. C, at 48.) Upon observing K.S. and Supancik, Robinson slowed his vehicle down to 35 or 40 miles per hour. (*Id.*, Ex. C, at 47.) Robinson estimated that he continued to watch K.S. and Supancik for another 8 to 10 seconds as he approached them at his reduced speed. (*Id.*, Ex. C, at 48.) When Robinson's vehicle was approximately 70 to 100 feet from K.S. and Supancik, K.S. then left her position near the guardrail off the eastern side of SR 92, crossed through the northbound lane of SR 92, and entered the southbound lane of SR 92 into the path of Robinson's motor vehicle. (*Id.*, Ex. C, at 50-51, 56; Ex. I, at 5.) Robinson attempted to brake but was unable to avoid striking K.S. with his motor vehicle. (*Id.*, Ex. C, at 50, 53.) Robinson attempted to veer his motor vehicle to the right but could not take further evasive action without striking K.S.'s little sister who was standing close to the roadway in a driveway area to the westerly side of SR 92. (*Id.*, Ex. C, at 58.) Based upon an expert reports, it was determined Robinson was traveling 40 miles per hour prior to braking. (*Id.*, Ex. I, at 4.) It was further determined that if Robinson had been traveling 32 miles per hour, then K.S. would have been able to run safely across the road without being struck by Robinson's braking motor vehicle. (*Id.*, Ex. K, at 2; Ex. J.) It was also determined that if Robinson had slowed to 20 miles per hour he would have been able to successfully avoid impact with K.S. (*Id.*, Ex. K, at 2-3; Ex. J.)

On June 9, 2011, Supancik filed his writ of summons against Robinson. (Resp. Ex. 1a.) At that time, Supancik's counsel James J. Scanlon (hereinafter referred to as Scanlon) did not immediately take the writ of summons to the Susquehanna County Sheriff for purposes of effectuating service upon Robinson. Scanlon testified that he was aware that the companion case of Kayla Supancik v. Tyler Robinson, 2011-374 C.P. was pending in the Court of Common Pleas of Susquehanna County and that Robinson had legal counsel in that matter. Scanlon indicated that he did not provide the writ of summons to the Susquehanna County Sheriff for service because he intended to request Robinson's legal counsel in companion case to accept service.

The parties now dispute whether Scanlon made such efforts. Scanlon testified that he placed a telephone call to the law office of Robert T. Panowicz, Esquire, who was

representing Robinson in the companion case. Scanlon testified that he spoke with an associate of the law firm, Joseph Thomas, Esquire, and requested that the law firm accept service of the writ of summons. Scanlon produced a copy of his litigation notes that depict a telephone to Attorney Thomas on June 13, 2011 requesting that Robinson's counsel accept service of the writ of summons. (Resp. Ex. 2.) Scanlon testified that he received a telephone call from Attorney Thomas on June 27, 2011 that Robinson's counsel would not accept service and that service would need to be effectuated through the Susquehanna County Sheriff. (Resp. Ex. 2.)

Attorney Joseph Thomas (hereinafter referred to as Thomas), who works in the law firm representing Robinson, testified that he had no involvement in the companion case until July 21, 2011. Thomas further testified that he never had any telephone conversation with Scanlon on June 13, 2011. Thomas testified that his billing records did not reflect any telephone call on June 13, 2011. Even if such a telephone call occurred, Thomas noted that he had not entered his appearance for Robinson and that he had no authority to grant any extension of time.

Robinson's legal counsel, Robert Panowicz, Esquire (hereinafter referred to as Panowicz) testified that he first learned of Supancik's law suit when he received a July 18, 2011 letter from counsel for the plaintiff in the companion case which provided: "It is my understanding that a lawsuit was filed on behalf of Mr. Peter Supancik against your client. Thus, the law firm representing him will have to be contacted to schedule his deposition." (Pet. Ex. 2.)² In response to this information, Panowicz requested his associate, Thomas, to contact the Susquehanna County Prothonotary to determine whether a second lawsuit had been filed. Panowicz also reached out to Holly Robinson, the mother of Tyler Robinson, to determine if they had been any service upon Robinson. Holly Robinson confirmed that Robinson had not yet been served with the second lawsuit. (Pet. Ex. 6.) On July 21, 2011, Thomas confirmed through a telephone call to the Susquehanna County Prothonotary that there had been a writ of summons filed by Supancik in Susquehanna County. (Pet. Ex. 5.)³

Because Scanlon's law office was not in Susquehanna County, Scanlon waited until he made a second trip to Susquehanna County in order to re-issue the writ of summons, which occurred on July 25, 2011. (Resp. Ex. 3a.) Scanlon then provided the re-issued writ of summons to the Susquehanna County Sheriff for service upon Robinson, which was effectuated on July 29, 2011. (Resp. Ex. 4.) Thus, the writ of summons was actually served approximately 20 days after the expiration of the original 30-day period provided for service of the original writ of summons.

On October 13, 2011, Supancik filed his complaint against Robinson. (Resp. Ex. 5.) In his Answer, Robinson included New Matter that contended that Supancik failed to

2 This correspondence was in direct response to Panowicz's July 12, 2011 correspondence to K.S.'s legal counsel seeking to set up a deposition of both K.S. and Supancik. (Pet. Ex. 4.)

3 Gregory Goodman, the litigation specialist for the Erie Insurance Company, testified that he received a telephone call from Panowicz on July 21, 2011 and that this was the first occasion that Erie Insurance had been notified of a second lawsuit. Panowicz testified that he thereafter reached out to Scanlon with several telephone calls to seek information relative to the writ of summons.

properly serve the writ of summons within 30 days and, as a result, that the complaint was untimely and barred by the statute of limitations. (Resp. Ex. 6, New Matter ¶¶ 1-5.) In his reply to the New Matter, Supancik denied that the writ of summons had not been properly served in a timely manner.

III. Standard of Review

Summary judgment is appropriate “where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” Summers v. Certainteed Corp., 997 A.2d 1152, 1159 (Pa. 2010) (citing Pa.R.C.P. No. 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” Id. Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” Id. This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” Burlington Coat Factory of Pennsylvania, LLC v. Grace Constr. Management Co., LLC, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. Id.

There are no material facts in dispute as to the date that the writ of summons was filed (June 9, 2011), reissued (July 25, 2011), and served (July 29, 2011). The only disputed facts involve whether Scanlon actually placed a telephone call to Thomas to attempt to get Thomas to accept service of the writ of summons on behalf of Robinson. As will be explained herein, this particular disputed fact is essential to the determination as to whether the statute of limitations was tolled.

The Court Opinion will be continued in the next issue.

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.

EXECUTOR NOTICE

Estate of Robert A. Coy
Late of Franklin Township
EXECUTOR
Allen R. Coy
236 Hawk Road
Montrose, PA 18801
ATTORNEY
Patrick M. Daly
67 Public Ave.
Montrose, PA 18801

6/30/2017 • 7/7/2017 • 7/14/2017

NOTICE

IN THE ESTATE OF **BETTY JANE CAVANAUGH**, late of the Borough of Susquehanna, County of Susquehanna, 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 having claims against said Estate

will present them without delay to:

Virginia Ayres, Executrix
763 Jackson Avenue
Susquehanna, PA 18847

OR

Davis Law, P.C., by:
Raymond C. Davis, Esquire
Attorney for the Estate
181 Maple Street
Montrose, PA 18801

6/23/2017 • 6/30/2017 • 7/7/2017

EXECUTOR NOTICE

Estate of Howard J. Thatcher, Sr.
Late of Hallstead Borough
EXECUTOR
Robert J. Thatcher, Sr.
84 Railroad Avenue
Hallstead, PA 18822
ATTORNEY
Patrick M. Daly, Esq.
67 Public Avenue
Montrose, PA 18801

6/23/2017 • 6/30/2017 • 7/7/2017

EXECUTOR NOTICE

Estate of Catherine L. Chiarella
Late of Liberty Township
EXECUTOR
Robert T. Chiarella
1886 Franklin Hill Road
Hallstead, PA 18822
ATTORNEY

Patrick M. Daly
67 Public Ave.
Montrose, PA 18801

6/23/2017 • 6/30/2017 • 7/7/2017

ADMINISTRATRIX NOTICE

Estate of Ruth Bush
Late of Montrose Borough
ADMINISTRATRIX
Judith Henry
334 Cherry St.
Montrose, PA 18801
ATTORNEY
Patrick M. Daly
67 Public Ave.
Montrose, PA 18801

6/23/2017 • 6/30/2017 • 7/7/2017

EXECUTOR'S NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Grove Doty, late of 43 Binghamton Road, Friendsville, Susquehanna County, Pennsylvania (died September 15, 2016), to Joseph Doty, of 13 Potts Road, Owego, New York 13827, Executor; attorney, Thomas P. Rizzuto, Esq., Leasure, Gow, Munk & Rizzuto, Esqs., 101 Jefferson Avenue, Endicott, NY. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to the executor named or their attorneys.

6/23/2017 • 6/30/2017 • 7/7/2017

ESTATE NOTICE

In the Estate of Myrtle E. Williams, a/k/a Myrtle Elizabeth Williams, late of the City of Binghamton, Broome County, New York,

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:

Kelly M. Williams, nbm Kelly M. White
44 Riverside Drive
Binghamton, NY 13905

or

Attorney for the Estate
Susan L. English, Esq.
Coughlin & Gerhart, LLP
21-23 Public Ave.
Montrose, PA 18801

6/16/2017 • 6/23/2017 • 6/30/2017

ESTATE NOTICE

IN THE ESTATE OF ELIZABETH R. O'MALLEY, 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 the Estate are requested to make prompt payment and all persons having claims against the Estate are hereby directed to present them

without delay to:

Marion O'Malley, Esquire
Executrix of the Estate of Elizabeth
R. O'Malley
4 Chestnut Street
Montrose, Pennsylvania 18801

6/16/2017 • 6/23/2017 • 6/30/2017

ADMINISTRATRIX NOTICE

Estate of Albert E. Chesko, Jr.
AKA Albert Edward Chesko, Jr.
Late of Jackson Township
ADMINISTRATRIX
Katherine M. Yacaginsky
5313 Lake Road
Galway, NY 12074
ATTORNEY
Michael J. Giangrieco, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

6/16/2017 • 6/23/2017 • 6/30/2017

OTHER NOTICES

ORPHANS' COURT DIVISION ESTATE NOTICE

Public notice is hereby given to all persons interested in the following named Estate. The accountant of said Estate has filed in the Register's Office of Susquehanna County the accounting which has been certified to the Clerk of the Orphans' Court Division, Court of Common Pleas:

First and Final Accountings:
DIAZ FAMILY TRUST under the

will of MANUEL DIAZ SR,
deceased
CATHERINE D FOLTZ, Surviving
Trustee

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, July 18, 2017, and if no exceptions have been filed thereto the account will be Confirmed Final.

MICHELLE ESTABROOK
CLERK OF ORPHANS' COURT

6/30/2017 • 7/7/2017

NOTICE

IN THE COURT OF COMMON
PLEAS OF SUSQUEHANNA
COUNTY, PENNA.

IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF
BRANDON ROBERT CARVIN
BY AND THROUGH HIS
NATURAL PARENTS, SHANE
LEWIS AND BEVERLY
CARVIN,
Petitioners.

NOTICE

Notice is hereby given that on, June 8, 2017, the petition of Brandon Robert Carvin, by and through his natural parents, Shane Lewis and Beverly Carvin, was filed in the above-named court. requesting an order to change the name of Brandon Robert Carvin to Brandon Robert Lewis.

The Court has fixed the date of August 28, 2017 at 1:00 P.M., in

Courtroom #1 of the Susquehanna County Courthouse, Montrose, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioners should not be granted,

By the Court

/s/ Jason J. Legg
Jason J. Legg, P.J.

6/30/2017

**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
JULY 11, 2017**

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 fol-
lowing described real estate, to wit:

SALE DATE AND TIME

7-11-2017 9:00 AM

Writ of Execution No.:
2017-321 CP

PROPERTY ADDRESS: Lot 2
Clifford Twp a/k/a 3945 State
Route 2023
Union Dale, Pa 18470
LOCATION: Clifford Township
Tax ID #: 229.00-2,058.00,000.
IMPROVEMENTS: ONE – One
Story Wood Framed Dwelling
DEFENDANTS: Glenn J. Bay and
Bonnie D. Bay
ATTORNEY FOR PLAINTIFF:
Kimberly Bonner, 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.susquehannasheriff.com/
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,
Susquehanna County Sheriff

6/16/2017 • 6/23/2017 • 6/30/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 11, 2017**

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 fol-
lowing described real estate, to wit:

**SALE DATE AND TIME
7-11-2017 9:30 AM**

Writ of Execution No.:

2017-420 CP

PROPERTY ADDRESS: 222 High
Street

Montrose, Pa 18801

LOCATION: Montrose Borough

Tax ID #: 124.14-3,027.00,000.

IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING

ONE - 4 X 8 CLOSED WOOD
SHED

DEFENDANTS: Daniel A. Arnold
and Kyla M. Daly

ATTORNEY FOR PLAINTIFF:

Leon Haller, Esq

(717) 234-4178

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

6/16/2017 • 6/23/2017 • 6/30/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 11, 2017**

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
7-11-2017 10:00 AM**

Writ of Execution No.:

2017-393 CP

PROPERTY ADDRESS: 1303
Main Street

New Milford, Pa 18834

LOCATION: New Milford
Borough

Tax ID #: 090.17-1,002.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOODFRAME
DWELLING
ONE - 12 X 12 WOOD FRAME
SHED
ONE - 9 X 25 POLE GARAGE
DEFENDANTS: Brian Carter
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

Lance M. Benedict,
Susquehanna County Sheriff

6/16/2017 • 6/23/2017 • 6/30/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE JULY 11, 2017

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 7-11-2017 10:30 AM

Writ of Execution No.:
2017-427 CP

PROPERTY ADDRESS: 265
Airport Road a/k/a 1066 Airport
Drive
Herrick Township, Pa 18470
LOCATION: Herrick Township
Tax ID #: 191.00-1,019.00,000
IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING
DEFENDANTS: Michael
McKinnon aka Michael A.
McKinnon, Gracie Poole, in Her
Capacity as Administratrix and
Heir of The Estate of Charles
Branch, Velma B. Steed, in Her
Capacity as Heir of The Estate of
Charles Branch, Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Charles Branch,
Deceased
Mary Malone Branch, in Her
Capacity as Administratrix and
Heir of The Estate of Loyal T.
Branch, Deceased Heir of the

Estate of the Estate of Charles Branch, Jeanetta Branch, in Her Capacity as Heir of The Estate of Loyal T. Branch, Deceased Heir of the Estate of Charles Branch, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Loyal T. Branch, Deceased Heir of Charles Branch, Deceased
ATTORNEY FOR PLAINTIFF:
 Vishal Dobaria, 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

Lance M. Benedict,
 Susquehanna County Sheriff

6/16/2017 • 6/23/2017 • 6/30/2017

SHERIFF'S SALE MORTGAGE FORECLOSURE JULY 25, 2017

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

7-25-2017 9:00 AM

Writ of Execution No.:

2017-445 CP

PROPERTY ADDRESS: RR 1 Box

90 a/k/a 4387 Forest Street

Kingsley, Pa 18826

LOCATION: Lenox Township

Tax ID #: 205.03-1,040.00,000.

IMPROVEMENTS: ONE - ONE

STORY WOOD FRAMED

DWELLING

ONE - 16 X 32 IN-GROUND

SWIMMING POOL

DEFENDANTS: Leslie A.

Gustafson, Roy A. Gustafson and

Claire H. Gustafson

ATTORNEY FOR PLAINTIFF:

Matthew Fissel, Esq

(215) 627-1322

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

Lance M. Benedict,
Susquehanna County Sheriff

6/30/2017 • 7/7/2017 • 7/14/2017

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
JULY 25, 2017**

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
7-25-2017 9:30 AM**

Writ of Execution No.:

2017-449 CP

PROPERTY ADDRESS: 30
Lackawanna Avenue FKA 25
Lackawanna Ave
Hallstead, Pa 18822

LOCATION: Hallstead Borough
Tax ID #: 050.07-2,005.00,000.
IMPROVEMENTS: ONE - TWO
STORY WOOD FRAMED
DWELLING
ONE - 14 X 20 WOOD FRAMED
GARAGE
DEFENDANTS: MICHAEL J.
WAYMAN
ATTORNEY FOR PLAINTIFF:
Leon Haller, Esq
(717) 234-4178

NOTICE

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Lance M. Benedict,
Susquehanna County Sheriff

6/30/2017 • 7/7/2017 • 7/14/2017

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 15, 2017 TO JUNE 21, 2017
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$80,000.00
Mortgagor: DOUGLAS, RODNEY (AKA) 2 - DOUGLAS, RODNEY A	Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 156.00-1,047.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$200,000.00
Mortgagor: FEDUCHAK, MICHAEL	Mortgagee: NBT BANK
Locations: Parcel # 1 - 204.00-1,013.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$51,000.00
Mortgagor: ORCHARD HOLDINGS LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 143.00-1,027.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$51,000.00
Mortgagor: ORCHARD HOLDINGS LLC	Mortgagee: PS BANK
Locations: Parcel # 1 - 143.00-1,027.01,000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$37,000.00
Mortgagor: ALLEN, HAROLD T 2 - SQUIER, MARCELLA S (NKA) 3 - SQUIER-ALLEN, MARCELLA (AKA) 4 - ALLEN, MARCELLA SQUIER	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.11-1,008.00,000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagor: CARLSEN, JAMES E 2 - CARLSEN, BRENDA G	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 031.19-1,028.00,000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$80,000.00
Mortgagor: TAYLOR, FRANCIS A 2 - TAYLOR, TAMMY A	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 138.00-1,012.00,000.	Municipality RUSH TOWNSHIP
Information:	Consideration: \$100,000.00
Mortgagor: JENNINGS, BART C 2 - JENNINGS, WENDY L	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parcel # 1 - 024.00-1,012.00,000. - -	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$223,250.00
Mortgagor: OSBORN, JANE A 2 - OSBORN, ROY A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - QUICKEN LOANS INC
Locations: Parcel # 1 - 180.00-1,032.00,000.	Municipality DIMOCK TOWNSHIP

Information:	Consideration: \$188,000.00
Mortgagor: EMMERICH, TYLER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - EMMERICH, IRINA	
Locations: Parcel #	Municipality
1 - 237.00-1,002.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$23,500.00
Mortgagor: EMMERICH, TYLER	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - EMMERICH, IRINA	
Locations: Parcel #	Municipality
1 - 237.00-1,002.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$330,000.00
Mortgagor: PUTERBAUGH, DONALD A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - PUTERBAUGH, CONSTANCE J	2 - AMERICAN ADVISORS GROUP
Locations: Parcel #	Municipality
1 - 238.00-1,036.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$330,000.00
Mortgagor: PUTERBAUGH, DONALD A	Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2 - PUTERBAUGH, CONSTANCE J	
Locations: Parcel #	Municipality
1 - 238.00-1,036.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$229,600.00
Mortgagor: BLACK, CHRISTOPHER D	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - BLACK, BRENDA	
Locations: Parcel #	Municipality
1 - 259.00-1,070.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$28,800.00
Mortgagor: NIERADKA, JAMIE A	Mortgagee: NBT BANK
2 - NIERADKA, ANGELA M	
Locations: Parcel #	Municipality
1 - 054.11-5,037.00,000.	SUSQUEHANNA
Information:	Consideration: \$70,000.00
Mortgagor: PARKER, GARY A (POA)	Mortgagee: P & G MEHOOPANY EMPLOYEES FED CR UNION
2 - PARKER, THERESA M	
Locations: Parcel #	Municipality
1 - 180.00-2,048.00,000.	DIMOCK TOWNSHIP
Information:	Consideration: \$164,000.00
Mortgagor: DISKIN, MICHAEL D	Mortgagee: WELLS FARGO BANK
2 - DISKIN, STACEY L	
Locations: Parcel #	Municipality
1 - 144.00-1,017.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$132,000.00
Mortgagor: ARNOLD, BECKY LYNN	Mortgagee: PS BANK
2 - GARREHY, JOSEPH RAY	
Locations: Parcel #	Municipality
1 - 045.12-1,063.00,000.	SILVER LAKE TOWNSHIP

Information: Mortgagor: WHEATON, CALEB G 2 - WEBB, SARAH J Locations: Parcel # 1 - 062.04-2,049,00,000.	Consideration: \$245,500.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HOMESTEAD FUNDING CORP Municipality FRIENDSVILLE BOROUGH
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DEEDS

Information: Grantor: RCR CONSTRUCTION OF BROOME COUNTY INC Locations: Parcel # 1 - 063.02-1,042,00,000.	Consideration: \$45,000.00 Grantee: BROWNLOW, TYLER W Municipality CHOCONUT TOWNSHIP
Information: Grantor: BECHTEL, DONNA D (TRUSTEE) Locations: Parcel # 1 - 156.00-1,047,00,000.	Consideration: \$100,000.00 Grantee: DOUGLAS, RODNEY A Municipality RUSH TOWNSHIP
Information: Grantor: CHESNICK, ALPHONSE Locations: Parcel # 1 - 210.14-1,021,00,000.	Consideration: \$1.00 Grantee: CHESNICK, ALPHONSE 2 - CHESNICK, JOY ANNE Municipality HERRICK TOWNSHIP
Information: Grantor: KIMBLE, DAVID L 2 - KIMBLE, TOMASINA R Locations: Parcel # 1 - 106.00-1,021,00,000.	Consideration: \$1.00 Grantee: DAVID L KIMBLE AND TOMASINA R KIMBLE LIVING TRUST Municipality FRANKLIN TOWNSHIP
Information: Grantor: ROELLER, THOMAS F 2 - ROELLER, VENUS OTERO 3 - ROELLER, DINEEN L Locations: Parcel # 1 - N/A 2 - N/A	Consideration: \$449,900.00 Grantee: LEWIS, WILLIAM R 2 - LEWIS, DEBORAH M Municipality FOREST LAKE TOWNSHIP CHOCONUT TOWNSHIP
Information: Grantor: HOHN, DONALD J 2 - HOHN, SHELLEY P Locations: Parcel # 1 - N/A	Consideration: \$235,000.00 Grantee: OSBORN, ROY A 2 - OSBORN, JANE A Municipality DIMOCK TOWNSHIP
Information: Grantor: CAVANAUGH, DAVID 2 - CAVANAUGH, SANDRA R 3 - WINN, MARTHA 4 - WINN, LOREN S JR Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: WINN, MARTHA 2 - WINN, LOREN S JR Municipality MONTROSE
Information: Grantor: MARK ARARAT ASSOCIATES LP Locations: Parcel # 1 - 133.00-3,001,00,000. 2 - N/A	Consideration: \$42,000.00 Grantee: HANES, RICHARD 2 - HANES, RITA Municipality ARARAT TOWNSHIP THOMPSON TOWNSHIP

Information: OIL,GAS & MINERAL DEED	Consideration: \$10.00
Grantor: MYERS, MARK W	Grantee: FREESTAR ENERGY GROUP LLC
2 - MYERS, LINDA S	
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$34,000.00
Grantor: SICKINGER, KARL	Grantee: WILLSON, BONNIE J
Locations: Parcel #	Municipality
1 - 016.00-2,051.00,000.	HARMONY TOWNSHIP
Information: MINERAL	Consideration: \$10.00
Grantor: MOLCON, STEVEN J	Grantee: GREY MESA CAPITAL
Locations: Parcel #	Municipality
1 - 218.03-1,018.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: QUINN, MARY ANN (ESTATE)	Grantee: QUINN, TIMOTHY D
Locations: Parcel #	Municipality
1 - 210.04-1,063.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: QUINN, TIMOTHY D	Grantee: QUINN, TIMOTHY D
	2 - QUINN, GINAMARIE
Locations: Parcel #	Municipality
1 - 210.04-1,063.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: QUINN, MARY ANN (ESTATE AKA)	Grantee: QUINN, TIMOTHY D
2 - QUINN, MARY ANNE (ESTATE)	
Locations: Parcel #	Municipality
1 - 210.04-1,062.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: QUINN, TIMOTHY D	Grantee: QUINN, TIMOTHY D
	2 - QUINN, GINAMARIE
Locations: Parcel #	Municipality
1 - 210.04-1,062.00,000.	UNIONDALE BOROUGH
Information:	Consideration: \$235,000.00
Grantor: DAVIS, RAYMOND C	Grantee: EMMERICH, TYLER
2 - DAVIS, ALICE M	2 - EMMERICH, IRINA
Locations: Parcel #	Municipality
1 - 237.00-1,002.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WOODSEY DELL DAIRY FARM LLC	Grantee: JAYNE, JEREMY
	2 - JAYNE, NICOLE
Locations: Parcel #	Municipality
1 - 219.00-1,010.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CURCIO, LISA	Grantee: CURCIO, LISA D (TRUST)
Locations: Parcel #	Municipality
1 - 228.00-2,045.01,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: CURCIO, LISA	Grantee: CURCIO, LISA D (TRUST)
Locations: Parcel #	Municipality
1 - 227.00-1,028.00,000.	CLIFFORD TOWNSHIP

Information:	Consideration: \$42,000.00
Grantor: MORRISON IRREVOCABLE GRANTOR TRUST (BY TRUSTEE)	Grantee: FITZSIMMONS, MICHAEL K
Locations: Parcel #	Municipality
1 - N/A	LENOX TOWNSHIP
2 - 205.03-1,045.00,000.	LENOX TOWNSHIP
3 - 205.03-1,044.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$0.00
Grantor: PUTERBAUGH, DONALD A	Grantee: PUTERBAUGH, DONALD A
2 - PUTERBAUGH, CONNIE (AKA)	2 - PUTERBAUGH, CONSTANCE J
3 - PUTERBAUGH, CONSTANCE J	
Locations: Parcel #	Municipality
1 - 238.00-1,036.01,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$287,000.00
Grantor: MERRITT, W JAMIN	Grantee: BLACK, CHRISTOPHER D
	2 - BLACK, BRENDA
Locations: Parcel #	Municipality
1 - 259.00-1,070.00,000.	LATHROP TOWNSHIP
Information:	Consideration: \$36,000.00
Grantor: SALVATO, ANNA	Grantee: NIERADKA, JAMIE
	2 - NIERADKA, ANGELA
Locations: Parcel #	Municipality
1 - 054.11-5,037.00,000.	SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: LOCH, WILLIAM	Grantee: LOCH, LILA S
2 - LOCH, LILA	
Locations: Parcel #	Municipality
1 - 237.00-1,046.00,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$165,000.00
Grantor: BERUBE, MARY A	Grantee: ARNOLD, BECKY LYNN
2 - BERUBE, RAYMOND M	2 - GARREHY, JOSEPH RAY
Locations: Parcel #	Municipality
1 - 045.12-1,063.00,000.	SILVER LAKE TOWNSHIP
Information:	Consideration: \$89,000.00
Grantor: PATCH, F DAVID	Grantee: FATA, LUIGI
2 - PATCH, EILEEN M	2 - FATA, DONNA
Locations: Parcel #	Municipality
1 - 083.20-1,058.00,000.	FOREST LAKE TOWNSHIP
Information:	Consideration: \$262,000.00
Grantor: EMK RESOURCES LLC	Grantee: WHEATON, CALEB G
	2 - WEBB, SARAH J
Locations: Parcel #	Municipality
1 - 062.04-2,049.00,000.	FRIENDSVILLE BOROUGH
Information:	Consideration: \$660,000.00
Grantor: SUSQUEHANNA LAND GROUP LLC	Grantee: FORKAL, MARK
	2 - FORKAL, LYN
Locations: Parcel #	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP

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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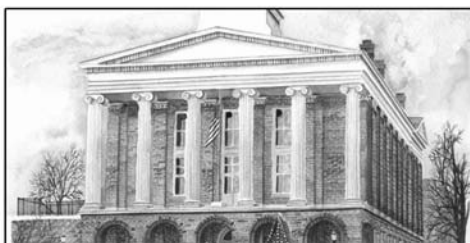
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