

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ February 21, 2025 ★ Montrose, PA ★ No. 48



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© 2025 Legal Journal of Susquehanna County



**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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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.*

Subscription Rates

Per Year

| | |
|------------------|-------|
| Mailed Copy | \$100 |
| Emailed Copy | \$50 |
| Mailed & Emailed | \$125 |

*Individual copies available for \$5 each Subscription Year: March–February
Prorated subscriptions available*

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Wendy Zapolski

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Jessica Chiaramonte

Auditors

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Stephanie Sojka-Reisch
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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.

JASON J. LEGG
President Judge
Court of Common Pleas
Susquehanna County

DATE: February 13, 2025

TO: Susquehanna County Bar Association

FROM: Cathy E. Hawley, District Court Administrator

RE: Pa.Civ.R.P. 205.4 - Electronic Filing and Service of Legal Papers

Please find attached the local rule regarding electronic filing and service for civil matters filed with the Prothonotary's office.

Please note that electronic filing is not mandatory at this time.

Parties that desire to utilize this service are directed to the link below: <https://civil.susqco.com/courts.civil.portal> > Help box is located in the upper right hand corner > Registration User Guide.

Any questions should be directed to the Prothonotary's office.

Said rules shall be effective March 1. 2025.

34th Judicial District, P.O. Box 218,31 Lake Avenue, Montrose, PA 18801- (570) 278-6673

IN RE: NEW RULES OF : IN THE COURT OF COMMON PLEAS
THE CIVIL DIVISION : SUSQUEHANNA COUNTY, PA
OF THE COURT OF COMMON PLEAS :
OF SUSQUEHANNA CO~ PA : 2025 - 117 CP

ORDER

NOW, this 13th day of February, 2025, it is hereby Ordered that the Susquehanna County Rules of Civil Procedure Civil Rule 205.4. Electronic Filing and Service of Legal Papers, is hereby promulgated to become effective March 1, 2025.

BY THE COURT:
s/Jason J. Legg
JASON J. LEGG

IN RE: NEW RULES OF : IN THE COURT OF COMMON PLEAS
THE CIVIL DIVISION : SUSQUEHANNA COUNTY, PA
OF THE COURT OF COMMON PLEAS :
OF SUSQUEHANNA CO~ PA : 2025 - 117 CP

O R D E R

NOW, this 13th day of February, 2025, it is ordered that, effective March 1, 2025, Susquehanna County Rules of Civil Procedure 205.4, Electronic Filing and Service of Legal Papers, is hereby Adopted:

CIVIL RULE 205.4. Electronic Filing and Service of Legal Papers

A) "Electronic Filing" (E-Filing) means the electronic transmission of documents to the court under these rules. Electronic filing does not include service of any documents.

- 1) All Civil Actions (Including Family Actions) filed in the Court of Common Pleas of Susquehanna County may be filed by E-Filing.
- 2) Registration. Any person intending to use E-Filing must register with the Teleosoft CountySuite Portal. All use of the CountySuite Portal shall be in accordance with the CountySuite Portal user manual. All registered users shall be individuals, not law firms, agencies, corporations or other groups.
- 3) Original Document. A legal paper filed electronically shall be deemed the original document, but copies of exhibits electronically filed do not constitute the original of the exhibit for evidentiary purposes.

B) Form of Documents Electronically Filed.

- 1) Format. To the extent practicable it shall be formatted in accordance with the applicable rules governing formatting of paper documents, and in such other and

further format as the Court may require from time to time. All electronic filings shall be in PDF format. A document may exceed page limitation rules to a maximum of two (2) additional pages when the additional pages are attributed to the electronic conversion of filing process. The E-File system will automatically convert any filing to PDF/A format.

- 2) Title of Documents. The title of each electronically filed document shall include:
 - a) Descriptive title of the Document;
 - b) Party or parties filing the document;
 - c) Party or parties against whom relief, if any, is sought; and
 - d) Nature of the relief sought (e.g. Defendant ABC Corporation's Motion for Summary Judgement Against Plaintiff Jones).
- 3) Signature.
 - a) Each electronically filed document shall be deemed to have been signed by the attorney or party represented by an attorney authorizing such filing and shall bear a facsimile or typographical signature of such person, e.g. "IsI Adam Attorney." Each document E-Filed by an attorney shall also include the typed name, address, and telephone number of the attorney or unrepresented party filing such document. Attorneys shall include their Pennsylvania bar number. Each electronically filed declaration and affidavit shall be deemed to have been signed by the declarant or affiant if an attorney or party not represented by an attorney has authorized such filing. Documents containing signatures of third-parties (i.e., unopposed motions, affidavits, stipulations, etc.) may also be filed electronically by indicating that the original signatures are maintained by the filing party in paper format.
 - b) The electronic filing of a legal paper constitutes a certification by the filing party that the original hard copy was properly signed and, where applicable, verified; and a certification as provided by the signature to a legal paper under Pa.R.C.P. 1023.1(c), the violation of which shall be subject to the sanction provided in Pa.R.C.P. 1023.1(d). The filing party shall maintain the original hard copy of the document filed for two years after the later of: the disposition of the case; the entry of an order resolving the issue raised by the legal paper; or the disposition by an appellate court of the issue raised by the legal paper. Any other party at any time may serve upon the filing party a notice to produce for inspection the signed hard copy within fourteen days of the service of the notice. The court, upon motion, may grant appropriate sanctions for failure to produce the signed hard copy pursuant to the notice.

C) Public Access to the Docket.

- 1) Public Access to the Prothonotary's docket is available on the Internet at: <https://civil.susqco.com/courts.civil.portal>
- 2) The Prothonotary shall make a Public Access Terminal available to the general public to allow access to the Court's electronic case record in all E-Filed cases.

D) Filing Fees.

- 1) All filing fees and payments shall be made at the time of filing with an authorized credit card through the CountySuite Portal. Authorized cards shall include Visa, MasterCard, American Express and Discover. Filing fee and payments may not be deposited in advance with the Prothonotary.

- 2) Filing fees billed by CountySuite Portal shall include the Prothonotary's statutory filing fees.
- 3) The Prothonotary is authorized to charge a convenience fee for E-Filing as set forth in the Prothonotary's fee schedule.

E) Sealed Documents.

- 1) Documents intended to be filed under seal shall be designated by the filing party as "sealed" in the CountySuite Portal. However, designation of documents as "sealed" does not seal the document. The party must submit a proper request for sealing documents in addition to making the designation in the CountySuite Portal.
- 2) The filing details and document title will appear in the E-File system. The document can be viewed only by the Court, the Prothonotary staff, and case participants.

F) Time of E-Filing.

- 1) The CountySuite Portal shall provide to the filer, using the email address registered by the filer, a courtesy email acknowledging that the E-Filing was received. An official notification will be displayed in the CountySuite Portal, which includes the time and date, as a pending filing awaiting approval by the Prothonotary. The Prothonotary shall provide the filer with notification through the CountySuite Portal that the legal paper has been either accepted or rejected.
- 2) If a legal paper is accepted, it shall be deemed to have been filed as of the date and time it was received by the CountySuite Portal; however, if a legal paper is submitted without the requisite filing fee, the legal paper shall be deemed to have been accepted for filing as of the date payment is received pursuant to 42 P.S. Section 21073(b). The Prothonotary may maintain an electronic file only and no paper file, with approval from the Court. (Comment: As required by Pa.R.Civ.P. No. 205.4(c)(1) access to the CountySuite Portal shall be available at all times, except for routine maintenance; however, legal documents can only be reviewed by Prothonotary staff during normal office hours. Therefore, filers are cautioned to file required legal papers well in advance of any filing deadlines to enable timely correction and resubmission in the event a legal paper is not acceptable for filing.)

G) Service of Legal Papers.

- 1) Once an E-Filing has been accepted by the Prothonotary it shall be the responsibility of the filing party to provide to the sheriff the proper service fee and documents for original service and writs. The CountySuite Portal does not include legal service.

H) Obligation of registered E-File Users to Maintain Proper Delivery Information.

- 1) Parties or attorneys who register to use the CountySuite Portal system shall notify CountySuite Portal within ten (10) days of any change in firm name, delivery address, fax number or e-mail address.

BY THE COURT:
s/Jason J. Legg
JASON J. LEGG

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

Estate of Melsenia Crea
Late of Kingsley
EXECUTOR
Frank M. Crea
528 Red Marshall Rd.
Pelham, NC 27311
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main Street, Suite 415
Carbondale, PA 18407

2/21/2025 • 2/28/2025 • 3/7/2025

ESTATE NOTICE

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of GERALD WILLIAM LYNCH, a/k/a GERALD W. LYNCH late of New Milford, Susquehanna County, who died January 7, 2025. All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay to the Executor Gerald Daniel Lynch, and his Attorney.

DAVID CHERUNDOLO, ESQUIRE
410 JEFFERSON AVENUE
SCRANTON, PA 18510

2/21/2025 • 2/28/2025 • 3/7/2025

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

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 FEBRUARY 6, 2025 TO FEBRUARY 12, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|---|---|
| Information: | Consideration: \$388,800.00 |
| Mortgagor: MASTERS, ROBERT PATRICK 2 - BERKOSKI, ANDREA | Mortgagee: UNITED WHOLESALE MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 267.00-1,054.00.00. CLIFFORD TOWNSHIP | Municipality |
| Information: | Consideration: \$15,587.76 |
| Mortgagor: MACNAMEE, MATTHEW 2 - MACNAMEE, TARA | Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT |
| Locations: Parcel # 1 - 083.00-1,072.05.00. FOREST LAKE TOWNSHIP | Municipality |
| Information: | Consideration: \$50,500.00 |
| Mortgagor: GUZY, CARRIE 2 - GUZY, JONATHAN | Mortgagee: SPRING EQ LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 142.03-1,026.00.00. BRIDGEWATER TOWNSHIP | Municipality |
| Information: | Consideration: \$155,000.00 |
| Mortgagor: DOUBLE U PROPERTIES MANAGEMENT LLC | Mortgagee: LUZERNE BANK |
| Locations: Parcel # 1 - 153.00-1,065.01.00. ARARAT TOWNSHIP | Municipality |
| Information: | Consideration: \$57,600.00 |
| Mortgagor: OPTIMAL SOLUTIONS ENTERPRISE LLC | Mortgagee: COMMUNITY BANK |
| Locations: Parcel # 1 - 054.11-5,053.00.00. SUSQUEHANNA | Municipality |
| Information: | Consideration: \$220,163.00 |
| Mortgagor: MASKALY, JULIE H | Mortgagee: SWBC MORTGAGE CORP |
| Locations: Parcel # 1 - 012.00-1,007.00.00. GREAT BEND TOWNSHIP | Municipality |
| Information: | Consideration: \$88,000.00 |
| Mortgagor: WEBER, NATHAN D 2 - WHEELER, ALEXIS L | Mortgagee: PEOPLES SECURITY BANK & TRUST CO |
| Locations: Parcel # 1 - 107.00-1,013.00.00. FRANKLIN TOWNSHIP | Municipality |
| Information: | Consideration: \$641,250.00 |
| Mortgagor: WILLIAMS, JONATHAN M 2 - WILLIAMS, MARCIA E | Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
| Locations: Parcel # 1 - 240.00-1,016.00.00. LATHROP TOWNSHIP | Municipality |

DEEDS

| | |
|--|---------------------------------|
| Information: | Consideration: \$1.00 |
| Grantor: HOSKINS, JENNIFER M 2 - HOLLISTER, BERTON A JR (ESTATE) 3 - HOLLISTER, BURTON A III | Grantee: HOSKINS, JENNIFER M |
| Locations: Parcel # 1 - 214.00-1,029.00.00. | Municipality AUBURN TOWNSHIP |

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

| | |
|---|--|
| Information: Grantor: HOLLISTER. BERTON A JR (ESTATE) 2 - HOLLISTER. BURTON A III | Consideration: \$1.00 Grantee: HOLLISTER. BURTON A III |
| Locations: Parcel # 1 - 214.00-1.038.04.000. | Municipality AUBURN TOWNSHIP |
| Information: CORRECTIVE Grantor: SYMCZYK. DONNA | Consideration: \$1.00 Grantee: SYMCZYK. DONNA 2 - SHAFER. THOMAS 3 - SZEZORAK. RONALD |
| Locations: Parcel # 1 - 241.00-2.036.01.000. | Municipality LENOX TOWNSHIP |
| Information: OIL & GAS Grantor: REED. GERALDINE M (ESTATE) | Consideration: \$1.00 Grantee: BENNETT. MICHELLE L |
| Locations: Parcel # 1 - 126.03-1.008.00.000. | Municipality BRIDGEWATER TOWNSHIP |
| Information: OIL & GAS Grantor: WELCH. LOREN D | Consideration: \$9,537.51 Grantee: LPR ENERGY LLC |
| Locations: Parcel # 1 - 181.00-1.013.00.000. | Municipality DIMOCK TOWNSHIP |
| Information: Grantor: SEGURA. ROSALIND | Consideration: \$72,000.00 Grantee: OPTIMAL SOLUTIONS ENTERPRISE LLC |
| Locations: Parcel # 1 - 054.11-5.053.00.000. | Municipality SUSQUEHANNA |
| Information: Grantor: KOVALCHICK. ADAM J 2 - KOVALCHICK. JESSICA S | Consideration: \$231,750.00 Grantee: MASKALY. JULIE H |
| Locations: Parcel # 1 - 012.00-1.007.00.000. | Municipality GREAT BEND TOWNSHIP |
| Information: OIL GAS AND MINERAL Grantor: KAMANSKY. JOAN M | Consideration: \$1.00 Grantee: KAMANSKY. ROBERT E |
| Locations: Parcel # 1 - 144.00-1.019.01.000. | Municipality BRIDGEWATER TOWNSHIP |
| Information: Grantor: TALARICO. JENNIFER 2 - TOMPKINS. JOEL | Consideration: \$1.00 Grantee: LEWIS. CYNTHIA L |
| Locations: Parcel # 1 - 031.15-1.072.01.000. | Municipality GREAT BEND BOROUGH |
| Information: Grantor: WARPUS. MARYANN 2 - WARPUS. SHEILA | Consideration: \$1.00 Grantee: MINCKLER. GEORGE |
| Locations: Parcel # 1 - 035.00-1.039.00.000. | Municipality OAKLAND TOWNSHIP |
| Information: Grantor: MINCKLER. GEORGE | Consideration: \$1,000.00 Grantee: BEDFORD. GALE 2 - BEDFORD. LUCKY W |
| Locations: Parcel # 1 - 035.00-1.039.00.000. | Municipality OAKLAND TOWNSHIP |
| Information: Grantor: FAVA. DEBORA E | Consideration: \$130,000.00 Grantee: WEBER. NATHAN D 2 - WHEELER. ALEXIS L |
| Locations: Parcel # 1 - 107.00-1.013.00.000. | Municipality FRANKLIN TOWNSHIP |
| Information: Grantor: R&S REALTY OF NY LLC | Consideration: \$95,000.00 Grantee: SAGAN. CHRISTOPHER 2 - SAGAN. MARGARET A |
| Locations: Parcel # 1 - N/A | Municipality HALLSTEAD BOROUGH |

| | |
|--|---|
| Information: Grantor: COMPTON, DALE R 2 - COMPTON, GINGER | Consideration: \$1.00 Grantee: COMPTON, DALE R 2 - COMPTON, GINGER 3 - COMPTON, DUSTIN |
| Locations: Parcel # 1 - N/A | Municipality LENOX TOWNSHIP |
| Information: Grantor: MICHINSKI, EUGENE M (AKA) 2 - MICHINSKI, EUGENE MICHAEL 3 - MICHINSKI, DEBORAH A (AKA) 4 - MICHINSKI, DEBORAH ANNE | Consideration: \$1.00 Grantee: MICHINSKI IRREVOCABLE GRANTOR TRUST |
| Locations: Parcel # 1 - 256.00-1.001.00.000. | Municipality SPRINGVILLE TOWNSHIP |
| Information: Grantor: LINCOLN, FRANTZ J 2 - LINCOLN, MEGAN E | Consideration: \$675.000.00 Grantee: WILLIAMS, JONATHAN M 2 - WILLIAMS, MARCIA E |
| Locations: Parcel # 1 - 240.00-1.016.00.000. | Municipality LATHROP TOWNSHIP |
| Information: Grantor: OAKLEY, DEBORAH M | Consideration: \$1.00 Grantee: BSM FAMILY PROPERTY LLC |
| Locations: Parcel # 1 - 259.00-1.007.00.000. | Municipality LATHROP TOWNSHIP |
| Information: Grantor: OWENS, ALICE S (ESTATE) | Consideration: \$256.120.00 Grantee: BEVACQUA, JANICE M 2 - BEVACQUA, MARK S |
| Locations: Parcel # 1 - N/A | Municipality LENOX TOWNSHIP |
| Information: Grantor: ROSS, JASON 2 - VENTURA, RIGO | Consideration: \$70.000.00 Grantee: RAMIREZ REALTY LLC |
| Locations: Parcel # 1 - 161.08-2.027.00.000. | Municipality BRIDGEWATER TOWNSHIP |



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Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2025 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

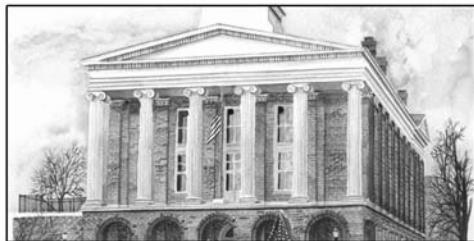
Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.

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.



General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement

submitted camera-ready or via email in PDF

or JPG format.

Certain Restrictions Apply

The Legal Journal of Susquehanna County
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on

Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

| | One Insertion | Quarterly 13 Issues | Semi-Annual 26 Issues | Annual 52 Issues |
|---------------------|---------------|------------------------|--------------------------|---------------------|
| Full Page | \$100 | \$850 | \$1,300 | \$2,100 |
| Half Page | \$75 | \$525 | \$795 | \$1,265 |
| Quarter Page | \$50 | \$325 | \$475 | \$745 |
| Eighth Page | \$35 | \$195 | \$275 | \$435 |

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

| | |
|-------------------------|----------------|
| One Issue | \$5 per issue |
| Mailed Copy | \$100 per year |
| Emailed Copy | \$50 per year |
| Mailed & Emailed Copies | \$125 per year |

Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



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

34th Judicial District