

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 3 ★ April 13, 2018 ★ Montrose, PA ★ No. 2



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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

Michael Briechle, Esq., Editor
mike@briechlelaw.com

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Kenneth W. Seamans, *Senior Judge*

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Susan Jennings
Richard Suraci

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 Cornelia Flower
Late of Springville Township
EXECUTOR
Vaughn Flower
9 Ackerman Avenue
Woodcliff Lakes, NJ 07677
EXECUTRIX
Suzanne Flower Ruggiero
1509 Creek Road
Paramus, NJ 07652
ATTORNEY
Michael J. Giangrieco, Esq.
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

4/13/2018 • 4/20/2018 • 4/27/2018

EXECUTRIX NOTICE

Estate of Theresa Rose Schorr
AKA Theresa Rose Pacewicz AKA
Theresa R. Schorr
Late of Montrose Borough
EXECUTRIX
Lillian Schorr

PO Box 222
Hop Bottom, PA 18824

4/13/2018 • 4/20/2018 • 4/27/2018

EXECUTOR NOTICE

Estate of Harold R. Rinko
Late of Franklin Township,
Susquehanna County
EXECUTOR
Douglas Rinko
6359 Killoe Road
Baldwinsville, NY 13027

4/13/2018 • 4/20/2018 • 4/27/2018

ESTATE NOTICE

In the Estate of Shelley Ann Wilson, a/k/a Shelley Wilson, late of the Township of Harford, 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:

Margaret Joy Johnson
466 Waterford Circle E
Tampa Springs, FL 34688

or

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP

21-23 Public Avenue
Montrose, PA 18801

4/6/2018 • 4/13/2018 • 4/20/2018

ESTATE NOTICE

Estate of Robert Allen, deceased, of 1781 Canada Road, Friendsville, Susquehanna County, Pennsylvania, who died February 5, 2018.

Letters Testamentary have been granted to Robert K. Allen and Jeremiah Allen, Co-Executors, who request all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Robert K. Allen and Jeremiah Allen
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

4/6/2018 • 4/13/2018 • 4/20/2018

ESTATE NOTICE

NOTICE IS HEREBY GIVEN
that Letters Testamentary have been granted in the Estate of Geraldine M. Kozlevcar, a/k/a Geraldine Kozlevcar, Deceased, late of 323 Delaware Street, Forest City, Susquehanna County, Pennsylvania 18421, who died on March 4, 2018. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Co-

Executors, Karen Forsette or Frank M. Kozlevcar, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire
KRISA & KRISA, P.C.**

4/6/2018 • 4/13/2018 • 4/20/2018

ESTATE NOTICE

Estate of Marilyn Landes, deceased, of 188 New York Avenue, Hallstead, Susquehanna County, Pennsylvania, who died February 24, 2018.

Letters Testamentary have been granted to Ray D. Landes who requests all persons having claims against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments, without delay, to:

Ray D. Landes
c/o Francis X. O'Connor, Esquire
PO Box 591, 236 Main Street
Great Bend, PA 18821
570.879.2534

4/6/2018 • 4/13/2018 • 4/20/2018

NOTICE

IN THE ESTATE OF MARK ROBERT WOOD, a/k/a MARK R. WOOD, late of the Township of Dimock, Susquehanna County, Pennsylvania.

Letters of Administration, c.t.a. 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:

**JOSHUA M. WOOD,
ADMINISTRATOR
15540 SR 6, LOT 12
MANSFIELD, PA 16933**

OR

**ABBEY K. LEWIS, ESQ.
26 DRINKER ST.
MONTROSE, PA 18801**

4/6/2018 • 4/13/2018 • 4/20/2018

ADMINISTRATOR NOTICE

Estate of Andrew Joseph Borowicz
Jr.
Late of Pima Township
ADMINISTRATOR
Ryan A. Borowicz
3446 Belmont Turnpike
Union Dale, PA 18470
ATTORNEY
Rachael Thomas, Esq.
1220 Main Street, P.O. Box 244
Susquehanna, PA 18847

4/6/2018 • 4/13/2018 • 4/20/2018

EXECUTRIX NOTICE

Estate of Mary Brancaccio
Late of Thompson Township
EXECUTRIX
Beth Terpstra AKA Beth Anne
Terpstra
522 Front St.
Susquehanna, PA 18847
ATTORNEY

Myron B. Dewitt
P.O. Box 244
Susquehanna, PA 18847

3/30/2018 • 4/6/2018 • 4/13/2018

NOTICE

In the Estate of Rae E. Fiske, deceased, late of New Milford Borough, Susquehanna County, Pennsylvania.

Letters Administration in the above estate having been issued to Melissa R. Kelsey, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Melissa R. Kelsey
1270 Main Street
New Milford, PA 18834

OR

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

3/30/2018 • 4/6/2018 • 4/13/2018

ADMINISTRATRIX NOTICE

Estate of Lenore M. Spoonhower
Late of Susquehanna Borough
ADMINISTRATRIX
Ms. Kim M. Spoonhower
6 Pleasant View Drive
Latham, NY 12110

3/30/2018 • 4/6/2018 • 4/13/2018

EXECUTOR NOTICE

Estate of Harold D. Ely
Late of Bridgewater Township
EXECUTOR
Gerald E. Ely
369 Loomis Road
Montrose, PA 18801
ATTORNEY
Robert J. Hollister, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

3/30/2018 • 4/6/2018 • 4/13/2018

EXECUTOR NOTICE

Estate of Amos P. Hollister
Late of Bridgewater Township
EXECUTOR
Robert J. Hollister
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801
ATTORNEY
Robert J. Hollister, Esquire
Giangrieco Law, PC
P.O. Box 126
Montrose, PA 18801

3/30/2018 • 4/6/2018 • 4/13/2018

ESTATE NOTICE

In the Estate of June Lee ArNeil,
late of the Township of Ararat,
Susquehanna County,
Pennsylvania,

Letters of 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:

Ronald S. ArNeil
335 Mud Pond Road
Union Dale, PA 18470

or

Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

3/30/2018 • 4/6/2018 • 4/13/2018

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 APRIL 24, 2018

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

4-24-2018 9:00 AM

Writ of Execution No.:

2017-1310 CP

PROPERTY ADDRESS: 2718

Chenango Street AKA RR 3 Box 361

Montrose, Pa 18801

LOCATION: Bridgewater

Township

Tax ID #: 104.00-1,023.00,000.

IMPROVEMENTS: ONE – 36 X

40 Wood Framed Closed Shed

DEFENDANTS: Hesham Azzam

aka Hesham M. Azzam and Arzu

Azzam aka A. Azzam

ATTORNEY FOR PLAINTIFF:

Jennie Tsai, 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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

3/30/2018 • 4/6/2018 • 4/13/2018

SHERIFF'S SALE MORTGAGE FORECLOSURE APRIL 24, 2018

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

4-24-2018 9:30 AM

Writ of Execution No.:

2018-58 CP

PROPERTY ADDRESS: 623

Delaware Street

Forest City, Pa 18421

LOCATION: Borough of Forest City

Tax ID #: 268.07-1,027.00,000.

IMPROVEMENTS: ONE - TWO

STORY WOOD FRAMED

DWELLING

DEFENDANTS: Brian Demchak and Lisa Demchak

ATTORNEY FOR PLAINTIFF:

Jeffrey Treat, Esq

(570) 253-1209

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

3/30/2018 • 4/6/2018 • 4/13/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
APRIL 24, 2018**

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
4-24-2018 10:00 AM
Writ of Execution No.:
2018-57 CP
PROPERTY ADDRESS: 240 Overlook Road aka RR 2 Box 2024
Carbondale, Pa 18407
LOCATION: Township of Lenox
Tax ID #: 263.00-1,142.00,000
IMPROVEMENTS: ONE - ONE STORY MANUFACTURED DWELLING
ONE - 30 X 30 WOOD FRAMED

GARAGE
DEFENDANTS: Anthony Neri and Dawn M. Neri
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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

3/30/2018 • 4/6/2018 • 4/13/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 2018**

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

5-8-2018 9:00 AM

Writ of Execution No.:

2018-65 CP

PROPERTY ADDRESS: 162

Gloria Lane

Friendsville, Pa 18818

LOCATION: Township of Choconut

Tax ID #: 024.02-1,031,00,000.

IMPROVEMENTS: ONE – Bi Level WOOD FRAMED DWELLING

DEFENDANTS: Bonnie A. Carey

ATTORNEY FOR PLAINTIFF:

Rebecca Solarz, Esq

(215) 825-6344

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 2018**

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

5-8-2018 9:30 AM

Writ of Execution No.:

2018-78 CP

PROPERTY ADDRESS: 334 State Street F/K/A 27 State Street Susquehanna, Pa 18847

LOCATION: Township(now Borough)of Oakland

Tax ID #: 054.10-2,050.00,000

IMPROVEMENTS: ONE – TWO STORY WOOD FRAMED DWELLING

DEFENDANTS: Joan Brush

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MONEY JUDGMENT
MAY 8, 2018**

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
5-8-2018 10:00 AM**
Writ of Execution No.:
2018-18 CP
PROPERTY ADDRESS: 1197

Johnson Road
Springville, Pa 18844
LOCATION: Township of Springville
Tax ID #: 237.00-1,085.00,000
IMPROVEMENTS: ONE – ONE STORY WOOD FRAMED DWELLING
ONE – 24 X 24 WOOD FRAMED GARAGE
DEFENDANTS: G. Mark Clark
ATTORNEY FOR PLAINTIFF:
Roger Mattes, Esq
(570) 969-2222

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 2018**

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

5-8-2018 10:30 AM

Writ of Execution No.:
2018-64 CP

PROPERTY ADDRESS: 95 Adams Avenue F/K/A 15 Adams Avenue Hop Bottom, Pa 18824

LOCATION: Borough of Hop Bottom

Tax ID #: 222.10-2,021.01,000.

IMPROVEMENTS: ONE - TWO STORY WOOD FRAMED DWELLING

ONE 12 X 22 WOOD FRAMED GARAGE

DEFENDANTS: Cynthia A. Cleveland, Tammy A. Warner, Known Surviving Heir of Michael E. Cleveland and Unknown Surviving Heirs of Michael E. Cleveland

ATTORNEY FOR PLAINTIFF:
Lauren Moyer, Esq
(215) 790-1010

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: <http://susqco.com/> -Law Enforcement, Sheriff's Office, Sale listings

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018

**SHERIFF'S SALE
MORTGAGE FORECLOSURE
MAY 8, 2018**

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

5-8-2018 11:00 AM

Writ of Execution No.:
2018-69 CP

PROPERTY ADDRESS: 200 Academy Street f/k/a 1 Academy Street Springville, PA 18844

LOCATION: Township of Springville
Tax ID #: 218.03-1,016.00,000.
IMPROVEMENTS: ONE - TWO STORY WOOD FRAMED DWELLING
DEFENDANTS: Lisa Kwiatkowski a/k/a Lisa J. Kwiatkowski, Stanley Kwiatkowski
ATTORNEY FOR THE PLAINTIFF:
Roger Fay, Esq
(856) 482-1400

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: <http://susqco.com/-Law Enforcement, Sheriff's Office, Sale listings>

Lance M. Benedict,
Susquehanna County Sheriff

4/13/2018 • 4/20/2018 • 4/27/2018



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Email: baileyd@ptd.net

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2"W X 1 3/4"H

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3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

