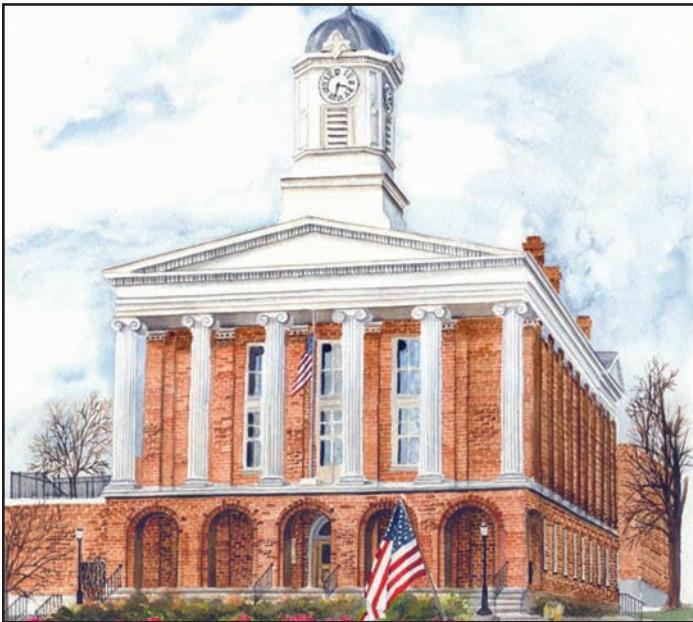


OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 6 ★ June 11, 2021 ★ Montrose, PA ★ No. 11



IN THIS ISSUE

LEGAL NOTICES	4
MORTGAGES & DEEDS	5



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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.



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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
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Petition for Change of Name	\$45
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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

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Prorated subscriptions available

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Kenneth W. Seamans, *Senior Judge*

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Susquehanna County Courthouse — 105 Maple Street, Montrose, PA 18801 ★ 570.278.4600
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 Paul G. Dunn a/k/a Paul Dunn, deceased, late of Bridgewater Township, Susquehanna County, Pennsylvania, who died on December 5, 2020. Letters Testamentary having been granted unto Tracy Jean Dunn, NBM Tracy Jean Clouse by the Register of Wills of Susquehanna County on March 24, 2021, all persons having claims against the Estate of said decedent are requested to make known the same and all persons indebted to the said decedent to make payment without delay to Tracy Jean Clouse, c/o Thomas R. Daniels, Esq., 34 East Tioga Street, Tunkhannock, PA 18657.

6/4/2021 • 6/11/2021 • 6/18/2021

NOTICE

In the Estate of JOYCE SCOTT-MOTZ, deceased, late of Great Bend Township, Susquehanna County, Pennsylvania. Letters Testamentary in the above estate having been issued to Nicholas Vallianos, all persons indebted to the said estate are requested to make payment; those having claims to present the same without delay to:

Nicholas Vallianos
1720 Falls Way Drive
Crofton, MD 21114

OR

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

5/28/2021 • 6/4/2021 • 6/11/2021



MORTGAGES AND DEEDS

RECORDED FROM MAY 27, 2021 TO JUNE 2, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$60,000.00
Mortgagor: MALESKI, PAUL R 2 - MALESKI, DENISE	Mortgagee: PSECU
Locations: Parcel # 1 - 045.00-1,050.00,000.	Municipality SILVER LAKE TOWNSHIP
Information:	Consideration: \$166,296.00
Mortgagor: SHREFFLER, GLENN W 2 - SHREFFLER, DIANA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INS
Locations: Parcel # 1 - 143.06-1,005.00,000.	Municipality MONTROSE 2W
Information:	Consideration: \$125,000.00
Mortgagor: GIRARD, LAWRENCE J II 2 - GIRARD, KAREN	Mortgagee: POLICE AND FIRE FEDERAL CREDIT UNION
Locations: Parcel # 1 - 149.09-1,003.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$603,500.00
Mortgagor: GRIFFIS, LARRY A 2 - GRIFFIS, SANDRA L	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
Locations: Parcel # 1 - 102.00-1,070.00,000.	Municipality FOREST LAKE TOWNSHIP
Information:	Consideration: \$277,200.00
Mortgagor: VANMETER, CODY 2 - VANMETER, KATRINA	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - FREEDOM MORTGAGE CORPORATION
Locations: Parcel # 1 - 187.00-2,005.00,000.	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$175,500.00
Mortgagor: STEVENS, MEGAN D 2 - WEAVER, COLLIN	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - RESIDENTIAL MORTGAGE SERVICES INC
Locations: Parcel # 1 - 148.00-2,004.00,000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: HOLLISTER, BRIAN K 2 - SEIDEL, TRACY L	Mortgagee: HETTINGER, DONALD R SR 2 - HETTINGER, LINDA L
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information:	Consideration: \$47,000.00
Mortgagor: SEIDEL, TRACY L 2 - SEIDEL, JULIE A	Mortgagee: FOLTZ, GARRY L 2 - FOLTZ, CATHERINE D
Locations: Parcel # 1 - N/A	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: HOLLAND, SCOTT 1 - 074.00-1,050.00,000.	Mortgagee: QUICKEN LOANS LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 074.00-1,050.00,000.	Municipality OAKLAND TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information:	Consideration: \$50,000.00
Mortgagor: JOHNSTON, JOSEPH J JR 2 - JOHNSTON, KIMBERLY	Mortgagee: CRAFTMASTER FEDERAL CREDIT UNION
Locations: Parcel # 1 - 061.00-1,028.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$72,000.00
Mortgagor: TRICHILO, TYLER	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 210.00-1,033.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$76,154.00
Mortgagor: WAYMAN, DUANE 2 - WAYMAN, LEAH	Mortgagee: QUICKEN LOANS 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 109.10-1,020.00.000.	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$120,000.00
Mortgagor: MJM REAL ESTATE HOLDINGS LLC	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 268.07-3,063.00.000.	Municipality FOREST CITY 2W
Information:	Consideration: \$50,000.00
Mortgagor: GORICK, CHRISTOPHER D 2 - GORICK, SHARON M	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 012.00-1,028.00.000.	Municipality GREAT BEND TOWNSHIP
Information:	Consideration: \$148,000.00
Mortgagor: BROOKS, TYLER	Mortgagee: JPMORGAN CHASE BANK
Locations: Parcel # 1 - 091.00-2,044.00.000.	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$110,000.00
Mortgagor: HAUSMANN, ERNEST W (TRUST BY TRUSTEE)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - HAUSMANN, HELEN M (TRUST BY TRUSTEE)	
Locations: Parcel # 1 - 105.00-2,023.00.000.	Municipality BRIDGEWATER TOWNSHIP
Information:	Consideration: \$182,885.00
Mortgagor: MORRIS, SEAN R	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - MORRIS, KRISTINE	2 - MORTGAGE RESEARCH CENTER LLC (DBA) 3 - VETERANS UNITED HOME LOANS
Locations: Parcel # 1 - 050.07-2,036.03.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$386,000.00
Mortgagor: DEROSÉ, DARIN C (AKA) 2 - DEROSÉ, DARRIN	Mortgagee: TIOGA STATE BANK
Locations: Parcel # 1 - 028.00-1,038.05.000.	Municipality LIBERTY TOWNSHIP

DEEDS

Information:	Consideration: \$1.00
Grantor: MOCNIAK, JOHN	Grantee: MOCNIAK, PAUL F 2 - MOCNIAK, LINDA M
Locations: Parcel # 1 - N/A	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$1.00
Grantor: YEREMIAN, GEORGE K (AKA) 2 - YEREMIAN, KRIKOR G 3 - YEREMIAN, JOAN H	Grantee: YEREMIAN, PETER BEDROS 2 - YEREMIAN, ANAHID DIAN
Locations: Parcel # 1 - 095.00-1.012.00.000.	Municipality THOMPSON TOWNSHIP
Information:	Consideration: \$9,000.00
Grantor: ADAMS CATV INC	Grantee: VIETRI, JOSEPH 2 - VIETRI, PATRICIA
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information:	Consideration: \$1.00
Grantor: SANFORD, DEBORAH 2 - KEIM, WILLIAM D JR (ESTATE) 3 - SHREVE, JACQUELINE C	Grantee: SANFORD, DEBORAH I 2 - SANFORD, STEPHEN C
Locations: Parcel # 1 - 191.00-1.008.00.000.	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$205,000.00
Grantor: BRENNAN, KENNETH S 2 - BRENNAN, BARBARA E	Grantee: SHREFFLER, GLENN W JR 2 - SHREFFLER, DIANA
Locations: Parcel # 1 - N/A	Municipality MONROSE
Information:	Consideration: \$185,000.00
Grantor: NARZINSKY, GEORGE 2 - NARZINSKY, GERI	Grantee: GIRARD, LAWRENCE J II 2 - GIRARD, KAREN
Locations: Parcel # 1 - 149.09-1.003.00.000.	Municipality HARFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POTIS, DAVID	Grantee: POTIS, DAVID
Locations: Parcel # 1 - 226.00-2.045.00.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POTIS, DAVID	Grantee: POTIS, DAVID
Locations: Parcel # 1 - 226.00-2.045.01.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: POTIS, DAVID	Grantee: POTIS, DAVID
Locations: Parcel # 1 - 226.00-2.045.01.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$308,000.00
Grantor: KANTON, ROBERT D 2 - KANTON, JOHANNA T	Grantee: VANMETER, CODY 2 - VANMETER, KATRINA
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information:	Consideration: \$195,000.00
Grantor: SHREFFLER, GLENN W JR (AKA) 2 - SHREFFLER, GLENN W 3 - SHREFFLER, DIANA R	Grantee: STEVENS, MEGAN D 2 - WEAVER, COLLIN
Locations: Parcel # 1 - 148.00-2.004.00.000.	Municipality HARFORD TOWNSHIP

Information:	Consideration: \$10,000.00
Grantor: ROUTE 29 PROPERTIES LLC	Grantee: MOONEY BUILDERS LLC
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information: OIL GAS MINERAL DEED	Consideration: \$330,051.00
Grantor: SCOUT PETROLEUM LLC	Grantee: DAKOTA ROYALTY GROUP LLC
Locations: Parcel #	Municipality
1 - 254.00-1.024.00.000.	AUBURN TOWNSHIP
2 - 254.00-1.024.01.000.	AUBURN TOWNSHIP
3 - 235.00-2.013.00.000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: HIGGINS, ROBERT W	Grantee: TWIN PINE LODGE AT TINGLEY LAKE LLC
Locations: Parcel #	Municipality
1 - 147.04-1.013.00.000.	HARFORD TOWNSHIP
Information:	Consideration: \$65,000.00
Grantor: HETTINGER, DONALD R SR	Grantee: HOLLISTER, BRIAN K
2 - HETTINGER, LINDA L	
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$100
Grantor: PERRY, KATHLEEN B	Grantee: PERRY, KATHLEEN B (TRUST)
Locations: Parcel #	Municipality
1 - 054.00-2.013.00.000.	OAKLAND TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GETZIE, PETER	Grantee: GETZIE, PETER
2 - GETZIE, PAULA J	2 - GETZIE, PAULA J
Locations: Parcel #	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information:	Consideration: \$232,500.00
Grantor: FIALA, JOHN I	Grantee: YOUNG, DAVID C
2 - FIALA, JOAN M	2 - YOUNG, KATHERINE G
Locations: Parcel #	Municipality
1 - 060.09-1.007.00.000.	APOLACON TOWNSHIP
Information:	Consideration: \$77,000.00
Grantor: FOLTZ, GARRY L	Grantee: SEIDEL, TRACY L
2 - FOLTZ, CATHERINE D	2 - SEIDEL, JULIE A
Locations: Parcel #	Municipality
1 - N/A	HARFORD TOWNSHIP
Information: OIL GAS MINERAL DEED	Consideration: \$0.00
Grantor: DAKOTA ROYALTY GROUP LLC	Grantee: GCH MINERALS LLC
Locations: Parcel #	Municipality
1 - 254.00-1.024.00.000.	2 - WORK HORSE ENERGY LLC
2 - 254.00-1.024.01.000.	
3 - 235.00-2.013.00.000.	
Information:	Consideration: \$55,000.00
Grantor: LTK COUNTRYSIDE LLC	Grantee: KULON, TOMASZ KULON
Locations: Parcel #	Municipality
1 - 226.00-1.020.00.000.	2 - KULON, AGNIESZKA
Information:	Consideration: \$1.00
Grantor: BENNETT, JOSEPH ROBERT	Grantee: BENNETT, JOSEPH ROBERT (TRUST BY TRUSTEE)
Locations: Parcel #	Municipality
1 - 222.00-3.022.00.000.	LENOX TOWNSHIP
2 - 241.00-2.017.00.000.	LENOX TOWNSHIP

Information:	Consideration: \$90,000.00
Grantor: KLAMM, SUSAN MURPHY	Grantee: TRICHILO, TYLER
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$150,000.00
Grantor: TOMAZIC, DAVID	Grantee: MJM REAL ESTATE HOLDINGS LLC
2 - TOMAZIC, MARGARET	
Locations: Parcel #	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$1.00
Grantor: RYAN, LAURENCE K	Grantee: BREMER HOF OWNERS INC
2 - RYAN, BEVERLY J	
Locations: Parcel #	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$1.051.00
Grantor: ZEVEL LLC (BY TAX CLAIM BUREAU)	Grantee: PETROSKI, THOMAS
2 - SUSQUEHANNA COUNTY TAX CLAIM BUREAU	
Locations: Parcel #	Municipality
1 - 191.13-2.042.00,000.	HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEAMISH, SUZANNE MARIE (SKA)	Grantee: BEAMISH, SUZANNE MARIE (TRUST BY TRUSTEES)
2 - BEAMISH, SUZANNE	
Locations: Parcel #	Municipality
1 - 106.04-1.011.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEAMISH, SUZANNE MARIE (SKA)	Grantee: BEAMISH, SUZANNE MARIE (TRUST BY TRUSTEES)
2 - BEAMISH, SUZANNE	
Locations: Parcel #	Municipality
1 - 106.04-1.011.03,000.	BRIDGEWATER TOWNSHIP
2 - 106.04-1.011.02,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$215,000.00
Grantor: CAVANAUGH, CORALIE D	Grantee: SIPE, THOMAS H
	2 - SIPE, SANDRA
Locations: Parcel #	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BEAMISH, SUZANNE MARIE (SKA)	Grantee: BEAMISH, SUZANNE MARIE (TRUST BY TRUSTEES)
2 - BEAMISH, SUZANNE	
Locations: Parcel #	Municipality
1 - 143.05-1.003.00,000.	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$55,000.00
Grantor: BARNES, JAMES A	Grantee: PINKOWSKI, FRANCIS J
	2 - PINKOWSKI, FRANCIS J JR
	3 - PINKOWSKI, MICHAEL J
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$185,000.00
Grantor: FEKETTE, DONNA M	Grantee: BROOKS, TYLER
2 - LOPATOFSKY, THOMAS J JR	
Locations: Parcel #	Municipality
1 - N/A	NEW MILFORD TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KOZLOWSKI, EDWARD J III 2 - KOZLOWSKI, MELANIE R	Grantee: KOZLOWSKI, EDWARD J III
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$1.00
Grantor: KOZLOWSKI, EDWARD J III 2 - KOZLOWSKI, MELANIE R	Grantee: KOZLOWSKI, EDWARD J III
Locations: Parcel # 1 - N/A	Municipality BROOKLYN TOWNSHIP
Information:	Consideration: \$218,000.00
Grantor: HAKIM UNION DALE PENNSYLVANIA REVOCABLE TRUST (BY TRUSTEE)	Grantee: PLIZGA, JOSEPH B 2 - PLIZGA, KATHRYN L
Locations: Parcel # 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: STOCK, WILLIAM A 2 - BRADEIS, CHERYL	Grantee: STOCK, WILLIAM A 2 - STOCK, CATHERINE
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$182,000.00
Grantor: DECKER, FELICIA ANN 2 - DECKER, CURTIS D	Grantee: MORRIS, SEAN 2 - MORRIS, KRISTINE
Locations: Parcel # 1 - N/A	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$22,500.00
Grantor: DAVENPORT, JAMES T	Grantee: LINDEN, ROBERT R 2 - LINDEN, DEIDRE
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP

Susquehanna County LEGAL JOURNAL

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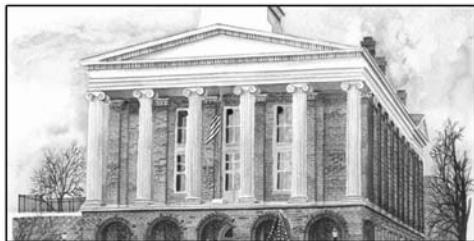
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