

OFFICIAL LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 7 ★ June 3, 2022 ★ Montrose, PA ★ No. 10



IN THIS ISSUE

LEGAL NOTICES	4
MORTGAGES & DEEDS	8



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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.



PA LEGAL ADS

The Official Legal Publication of Susquehanna County, Pennsylvania



Legal Journal of Susquehanna County

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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

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Incorporation Notices	\$45
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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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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.

NOTICE

IN THE ESTATE OF HELEN L. TITUS, a/k/a HELEN L. GAREY TITUS, a/k/a HELEN LYDIA TITUS, a/k/a HELEN TITUS, late of the Township of Bridgewater, 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 to and all having claims or demands against said estate are requested to present them without delay to:

PAULA H. CATLIN
8012 MESHOPPEN CREEK
ROAD
MONTROSE, PA 18801

OR

ABBEE KATHERINE LEWIS,
ESQUIRE

26 DRINKER ST.
MONTROSE, PA 18801

6/3/2022 • 6/10/2022 • 6/17/2022

EXECUTRIX NOTICE

Estate of Laura A. Geertgens
Late of Franklin Township
EXECUTRIX
Deborah Conklin
270 High Street
Montrose, PA 18801

6/3/2022 • 6/10/2022 • 6/17/2022

NOTICE

LETTERS OF ADMINISTRATION have been granted to the undersigned Administratrix of the Estate of THOMAS ROBERT RINDOCK, late of Clifford Township, Susquehanna County, Pennsylvania, who died on July 18, 2016. All persons having claims against said Estate are requested to make such claims known to the undersigned. Those persons indebted to the decedent are requested to make payment without delay to: CYNTHIA RINDOCK, Administratrix, c/o Tracy Thomas Cadzow, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457.

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of MAE C.
STODDARD a/k/a MAE CELIA
STODDARD, deceased, late of
New Milford Township,
Susquehanna County,
Pennsylvania.

Letters Testamentary in the above
estate having been issued to Lisa
M. Tompkins, all persons indebted
to the said estate are requested to
make payment; those having
claims to present the same without
delay to:

Executor for the Estate:
Lisa M. Tompkins
1492 N. Plank Road
Montrose, PA 18801

OR

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

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of THERESA
ELDRIDGE - WATTS, deceased,
late of the Borough of
Susquehanna, Susquehanna
County, Pennsylvania.

Letters of Administration in the
above estate having been issued to
Thomas Watts, all persons indebted
to the said estate are requested to
make payment; those having
claims to present the same without
delay to:

Administrator for the Estate:
Thomas Watts
261 Oliver Road
Harford, PA 18823

OR

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

5/27/2022 • 6/3/2022 • 6/10/2022

NOTICE

In the Estate of FRANCIS
WILLIAM STEWART a/k/a
FRANK STEWART, deceased, late
of the CITY OF PHILADELPHIA,
Pennsylvania.

Letters of Administration in the
above estate having been issued to
Marirose Ann Clanfero Stewart, all
persons indebted to the said estate
are requested to make payment;
those having claims to present the
same without delay to:

Administratrix for the Estate:
Marirose Ann Clanfero Stewart
3657 Chesterfield Road
Philadelphia, PA 19114

OR

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

5/20/2022 • 5/27/2022 • 6/3/2022

ADMINISTRATRIX NOTICE

Estate of Charles Albert Beamer
Late of Borough of Susquehanna
ADMINISTRATRIX
Cathleen Joy Beamer
150 Washington Street
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

5/20/2022 • 5/27/2022 • 6/3/2022

ADMINISTRATOR NOTICE

Estate of Christine M. Williams
Late of Harmony Township
ADMINISTRATOR
James J. Williams
5142 Gelatt Road
Thompson, PA 18465
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Robert Branning Van Fleet
Late of Oakland Borough
EXECUTOR
Rise VanFleet
391 Mountain Road
Boiling Springs, PA 17007
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Lillian E. Bevan
AKA Lillian Bevan
Late of Bridgewater Township
EXECUTRIX
Eileen D. Spickerman
127 Graces Way
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTRIX NOTICE

Estate of Ralph G. Brenneman
Late of Lathrop Township
EXECUTRIX
Donna M. Brenneman
756 Karhnak Road
Hop Bottom, PA 18824
ATTORNEY
Michael Briechele, Esq.
4 Chestnut Street
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022

NOTICE

In the Estate of Margaret R. Olszewski, late of the Township of Bridgewater, 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:

Patricia A. Dershem
19 Wertman School Road
Muncy, PA 17756

OR

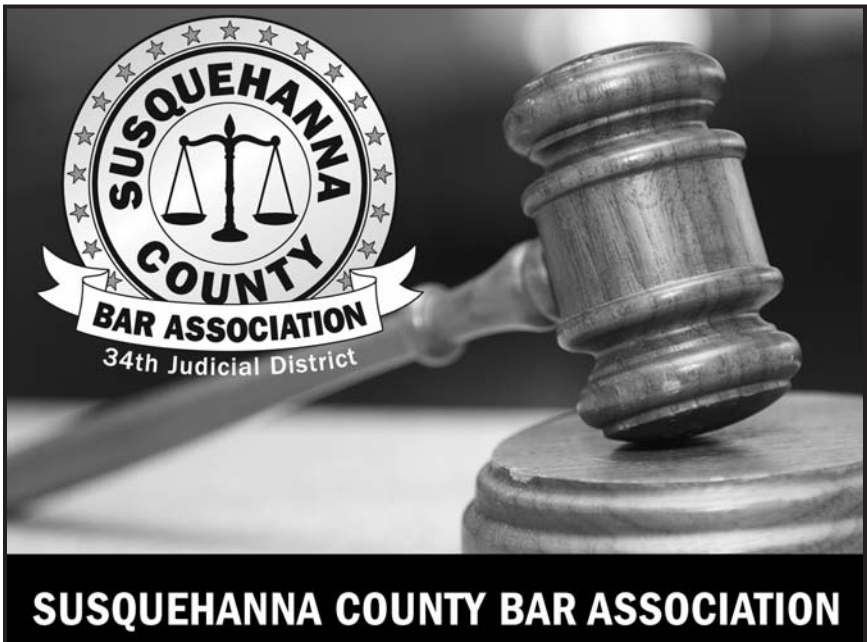
Attorney for the Estate
Zachary D. Morahan, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022

EXECUTOR NOTICE

Estate of Arnold C. Button
Late of Jackson Township
EXECUTOR
Arnold Randy Button
219 Livermore Road
Dryden, NY 13053
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/20/2022 • 5/27/2022 • 6/3/2022



MORTGAGES AND DEEDS

*RECORDED FROM MAY 19, 2022 TO MAY 25, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information:	Consideration: \$80,000.00
Mortgagor: MCLAUD, RICHARD L	Mortgagee: TEEL, CLEO R
Locations: Parcel #	Municipality
1 - 222.10-1,060.00,000.	HOP BOTTOM BOROUGH
Information:	Consideration: \$30,000.00
Mortgagor: VALENTINE, CHRISTINE	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel #	Municipality
1 - 225.00-1,086.00,000.	LENOX TOWNSHIP
Information:	Consideration: \$184,000.00
Mortgagor: HARRIS, JOSHUA	Mortgagee: PEOPLES SECURITY BANK & TRUST CO
2 - PEREZ, NICOLE (NBM)	
3 - HARRIS, NICOLE	
Locations: Parcel #	Municipality
1 - 255.07-1,001.12,000.	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$125,000.00
Mortgagor: MIKLOICHE, SAMANTHA (AKA)	Mortgagee: PS BANK
2 - SAAM, SAMANTHA	
Locations: Parcel #	Municipality
1 - 266.01-1,069.00,000.	CLIFFORD TOWNSHIP
Information:	Consideration: \$131,474.00
Mortgagor: BUTTS-WEAVER, BERNADETTE (AKA)	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WEAVER, BERNADETTE BUTTS	2 - NEIGHBORS BANK
3 - BUTTS-WEAVER, STORM (AKA)	
4 - WEAVER, STORM BUTTS	
Locations: Parcel #	Municipality
1 - 115.09-1,088.00,000.	THOMPSON BOROUGH
Information:	Consideration: \$382,160.00
Mortgagor: LEWIS, JEREMY R SR	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - LEWIS, JESSICA	2 - CMG MORTGAGE INC (DBA) 3 - CMG FINANCIAL
Locations: Parcel #	Municipality
1 - 169.00-1,051.01,000.	GIBSON TOWNSHIP
Information:	Consideration: \$136,850.00
Mortgagor: HOLINEJ, MIKAYLA DYMAN	Mortgagee: COMMUNITY BANK
Locations: Parcel #	Municipality
1 - 156.00-1,047.01,000.	RUSH TOWNSHIP

Information:
Mortgagor: WOJTKOWSKI, LISA L

2 - WOJTKOWSKI, STANLEY SR
Locations: Parcel #
1 - 107.00-1,041.00,000.

Consideration: \$104,000.00
Mortgagee: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC
2 - GUILD MORTGAGE COMPANY LLC
Municipality
FRANKLIN TOWNSHIP

Information:
Mortgagor: THOMAS, ROGER G JR

2 - THOMAS, ROBIN E
Locations: Parcel #
1 - 204.00-1,003.00,000.

Consideration: \$150,000.00
Mortgagee: PEOPLES SECURITY BANK AND TRUST
COMPANY
Municipality
HARFORD TOWNSHIP

Information:
Mortgagor: RBMV PLANNING TRUST
Locations: Parcel #
1 - 092.00-1,001.00,000.

Consideration: \$800,000.00
Mortgagee: PS BANK
Municipality
NEW MILFORD TOWNSHIP

Information:
Mortgagor: PANZO, ANDREW
2 - PANZO, PATRICIA
Locations: Parcel #
1 - 134.00-2,013.00,000.

Consideration: \$2,640,000.00
Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Municipality
ARARAT TOWNSHIP

Information:
Mortgagor: TELSCO, JONATHAN

2 - TELSCO, EVA M
Locations: Parcel #
1 - 209.00-1,058.00,000.

Consideration: \$236,200.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - BROKER SOLUTIONS INC (DBA)
3 - NEW AMERICAN FUNDING
Municipality
HERRICK TOWNSHIP

Information:
Mortgagor: KINNER, SARAH A (FKA)

2 - STROHL, SARAH A
Locations: Parcel #
1 - 235.00-2,014.00,000.

Consideration: \$31,499.01
Mortgagee: UNITED STATES SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
Municipality
SPRINGVILLE TOWNSHIP

Information:
Mortgagor: CHIDESTER, KYLE G

Locations: Parcel #
1 - 199.00-1,034.00,000.

Consideration: \$224,700.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS INC
2 - FREEDOM MORTGAGE CORPORATION
Municipality
DIMOCK TOWNSHIP

DEEDS

Information:
Grantor: MACNAMEE, STEVEN
2 - MACNAMEE, CYNTHIA
Locations: Parcel #
1 - N/A

Consideration: \$1.00
Grantee: MACNAMEE, STEVEN
Municipality
SUSQUEHANNA

Information:	Consideration: \$1.00
Grantor: UPRIGHT, CHAD	Grantee: UPRIGHT, CHAD
2 - UPRIGHT, KATHLEEN ELIZABETH	2 - UPRIGHT, KATHLEEN ELIZABETH
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$17,380.00
Grantor: ULTRACON INC	Grantee: UPRIGHT, CHAD
2 - UPRIGHT, KATHLEEN ELIZABETH	
Locations: Parcel #	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$160,000.00
Grantor: RESIDENTIAL MORTGAGE LOAN TRUST 2013-TT2	Grantee: FAIR HILL REAL ESTATE LLC
2 - US BANK	
Locations: Parcel #	Municipality
1 - 050.00-2,019.00,000.	GREAT BEND TOWNSHIP

Information:	Consideration: \$75,000.00
Grantor: SHEVCHUK, MARGARET A (ESTATE AKA)	Grantee: MCLAUD, RICHARD L
2 - SHEVCHUK, MARGARET	
Locations: Parcel #	Municipality
1 - 222.10-1,060.00,000.	HOP BOTTOM BOROUGH

Information:	Consideration: \$1.00
Grantor: ADAMS CATV INC	Grantee: VIETRI, JOSEPH
	2 - VIETRI, PATRICIA
Locations: Parcel #	Municipality
1 - 054.11-4,076.00,000.	SUSQUEHANNA

Information: CORRECTIVE	Consideration: \$1.00
Grantor: ADAMS CATV INC	Grantee: GORDON, DANNY
Locations: Parcel #	Municipality
1 - 131.00-1,006.00,000.	JACKSON TOWNSHIP

Information: CORRECTIVE	Consideration: \$1.00
Grantor: GORDON, DANNY	Grantee: ADAMS CATV INC
Locations: Parcel #	Municipality
1 - 131.00-1,006.00,000.	JACKSON TOWNSHIP

Information:	Consideration: \$1.00
Grantor: KERNAN, CHRISTOPHER J	Grantee: KERNAN, CHRISTOPHER J (TRUST)
Locations: Parcel #	Municipality
1 - 253.00-1,019.00,000.	AUBURN TOWNSHIP

Information:	Consideration: \$133,900.00 Tax
Grantor: BUTTS, MELINDA (NKA)	Grantee: BUTTS-WEAVER, BERNADETTE (AKA)
2 - GORTON, MELINDA	2 - WEAVER, BERNADETTE BUTTS
3 - GORTON, CLYDE	3 - BUTTS-WEAVER, STORM (AKA)
	4 - WEAVER, STORM BUTTS
Locations: Parcel #	Municipality
1 - N/A	THOMPSON BOROUGH

Information:	Consideration: \$285,000.00
Grantor: TOMLINSON, PATRICIA A	Grantee: MATHIS, GARY W
2 - TOKOS, JOSHUA	2 - MATHIS, MARIA ANN
Locations: Parcel #	Municipality
1 - 047.01-1,040.00,000.	LIBERTY TOWNSHIP

Information:	Consideration: \$25,000.00
Grantor: LESJACK, KRISTIAN B	Grantee: FERNANDEZ, JOSE M
2 - LESJACK, KIMBERLY M	2 - FERNANDEZ, AMY L
Locations: Parcel #	Municipality
1 - N/A	SILVER LAKE TOWNSHIP

Information:	Consideration: \$1.00
Grantor: WORDEN, DARIN J	Grantee: WORDEN, DARIN J
2 - WORDEN, JENNIFER B	2 - WORDEN, JENNIFER B
Locations: Parcel #	Municipality
1 - 181.00-1,046.01,000.	DIMOCK TOWNSHIP

Information:	Consideration: \$25,500.00
Grantor: KELLY, JEAN	Grantee: JONES, DAVID A
2 - JONES, FLORENCE R	
Locations: Parcel #	Municipality
1 - N/A	HOP BOTTOM BOROUGH

Information:	Consideration: \$55,695.00
Grantor: DABULAS, JOSEPH J (ESTATE AKA)	Grantee: SUSKY LLC
2 - DABULAS, JOSEPH JOHN (ESTATE)	
3 - DABULAS, WINIFRED (AKA)	
4 - CORBET, WINIFRED	
5 - SEGUINE, BRIDGET	
6 - HILL, ALBERT MICHAEL	
7 - HILL, EDWARD	
8 - DABULAS, JOSEPH	
9 - OWENS, KATHERINE	
10 - DABULAS, MARY LOU	
Locations: Parcel #	Municipality
1 - 094.00-2,006.00,000.	THOMPSON TOWNSHIP

Information: OIL, GAS, MINERAL AND SUBSURFACE DEED	Consideration: \$32,368.22
Grantor: DABULAS, WINIFRED (AKA)	Grantee: SESKY LLC
2 - CORBET, WINIFRED	
3 - DABULAS, JOSEPH J (ESTATE AKA)	
4 - DABULAS, JOSEPH JOHN (ESTATE)	
5 - DABULAS, MARY LOU	
6 - DABULAS, JOSEPH	
7 - HILL, ALBERT MICHAEL	
8 - HILL, EDWARD	
9 - OWENS, KATHERINE	
10 - SEGUINE, BRIDGE	
Locations: Parcel #	Municipality
1 - 131.00-1,068.02,000.	JACKSON TOWNSHIP

Information: WARRANTY DEED	Consideration: \$1.00
Grantor: MELNICK, ROMAYNE (TRUST)	Grantee: STANLEY, KYLE
	2 - STANLEY, BRANDON
Locations: Parcel #	Municipality
1 - 191.09-1,024.00,000.	HERRICK TOWNSHIP

Information:
 Grantor: COLWELL, HOWARD JR
 2 - COLWELL, MERNA
 Locations: Parcel #
 1 - N/A

Consideration: \$50,000.00
 Grantee: LAUDE, DANIEL
 2 - LAUDE, EMILY J
 Municipality
 GREAT BEND TOWNSHIP

Information:
 Grantor: STANTON, ARLENE CAROL (ESTATE AKA)
 2 - STANTON, CAROL (ESTATE AKA)
 3 - STANTON, A CAROL (ESTATE)
 Locations: Parcel #
 1 - N/A

Consideration: \$477,700.00
 Grantee: LEWIS, JEREMY R
 2 - LEWIS, JESSICA
 Municipality
 GIBSON TOWNSHIP

Information:
 Grantor: HOLINEJ, NICHOLAS
 2 - DOUGLAS, MIKAYLA (NKA)
 3 - HOLINEJ, MIKAYLA DYMAN
 Locations: Parcel #
 1 - 156.00-1,047.01,000.

Consideration: \$1.00
 Grantee: HOLINEJ, MIKAYLA DYMAN
 Municipality
 RUSH TOWNSHIP

Information:
 Grantor: KRATZER, LARRY D
 2 - KRATZER, DELORES
 Locations: Parcel #
 1 - N/A

Consideration: \$130,000.00
 Grantee: WOJTKOWSKI, STANLEY SR
 2 - WOJTKOWSKI, LISA L
 Municipality
 FRANKLIN TOWNSHIP

Information:
 Grantor: KRITCH, CHARLES
 2 - KRITCH, NANCY
 Locations: Parcel #
 1 - N/A

Consideration: \$75,000.00
 Grantee: NOLDY, ERRICK
 2 - NOLDY, CATHLEEN
 Municipality
 AUBURN TOWNSHIP

Information:
 Grantor: CIAMAICHELO, FRANCIS
 2 - CIAMAICHELO, MARY
 3 - MCANDREW, JOSEPH
 4 - MCANDREW, MARISSA
 Locations: Parcel #
 1 - N/A

Consideration: \$165,000.00
 Grantee: SEJD, CAROL
 Municipality
 HERRICK TOWNSHIP

Information:
 Grantor: HAYNES, KEVIN
 Locations: Parcel #
 1 - N/A

Consideration: \$500.00
 Grantee: SYSKO, FRANK G JR
 2 - SYSKO, DIANE
 Municipality
 ARARAT TOWNSHIP

Information:
 Grantor: EMK BLUESTONE LLC
 Locations: Parcel #
 1 - 092.00-1,001.00,000.

Consideration: \$1,000,000.00
 Grantee: RBMV PLANNING TRUST
 Municipality
 NEW MILFORD TOWNSHIP

Information:
 Grantor: TOMASZEWSKI, ROBERT
 Locations: Parcel #
 1 - N/A

Consideration: \$1.00
 Grantee: TOMASZEWSKI, ROBERT M
 Municipality
 BRIDGEWATER TOWNSHIP

Information:
 Grantor: REIDMILLER, RICHARD J
 2 - REIMILLER, TERESA
 Locations: Parcel #
 1 - 209.00-1,058.00,000.

Consideration: \$328,500.00
 Grantee: TELESKO, JONATHAN
 2 - TELESKO, EVA M
 Municipality
 HERRICK TOWNSHIP

Information:
 Grantor: NOVACK, JESSICA (NBM)
 2 - TROIANI, JESSICA
 3 - TROIANI, ZACHARY
 Locations: Parcel #
 1 - 102.00-1,047.01,000.

Consideration: \$178,000.00
 Grantee: NAVARRETE, THOMAS
 Municipality
 FOREST LAKE TOWNSHIP

Susquehanna County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
 Honesdale, PA 18431
 Phone: 570-251-1512
 Fax: 570-647-0086

2022 LEGAL ADVERTISING RATES

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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.

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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

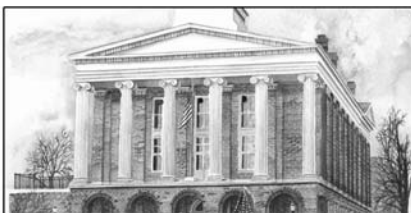
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