

OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 10 ★ May 23, 2025 ★ Montrose, PA ★ No. 9



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**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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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

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Incorporation Notices	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

*All other notices will be billed at \$1.95 per line. Minimum insertion fees apply.
A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

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Rick Ainey

Susquehanna County Courthouse — 31 Lake Avenue, 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

Estate of Elaine J. Powers
AKA Elaine Powers
Late of Susquehanna Borough
EXECUTOR
Randy D. Powers, Jr.
124 Pierson Road
Meshoppen, PA 18630
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Judith Frazier
AKA Judith A. Frazier AKA Judith
Ann Frazier AKA Judith Ann
Crowley AKA Judith Crowley
AKA Judith A. Crowley AKA
Judith A. Benscoter AKA Judith
Ann Benscoter AKA Judith Seiple
AKA Judith A. Seiple AKA Judith
Ann Seiple
Late of Cascade, Kent County,
Michigan

ADMINISTRATOR

Robert J. Seiple
1765 Friendsville Hill Road
Friendsville, PA 18818
ATTORNEY
Michael Briechle, Esq.
4 Chestnut Street
Montrose, PA 18801

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of John Bonavita Sr.
Late of Auburn Township
EXECUTOR
Cindy Bonavita (Estate of John
Bonavita Sr.)
PO Box 73
South Montrose, PA 18843

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Jacqueline A. Castle
Late of New Milford Township
EXECUTOR
Michele Welles
540 Browntown Road
Wyalusing, PA 18853
ATTORNEY
Mark W. Smith
427 Main Street
Towanda, PA 18848

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

ESTATE OF ANITA M. SWETTER, late of Springville, Pennsylvania (died March 14, 2025). Letters of Administration have been issued to Pauline Wooster, Administrator of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to Patrick Walsh, Esquire, Attorney for the Estate, 261 E. Grove Street, Clarks Green, PA 18411.

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

ESTATE NOTICE In the Estate of Cindy L. Monroe, late of the township of Oakland, who died on April 16th, 2025, letters of Administration have been granted to the undersigned. All individuals indebted to or having claims against said estate are requested to present them promptly to:

**Andrea J. Buer, Administratrix
551 Lake Kilby Rd.
Suffolk, VA 23434**

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Robert J. Helmacy
AKA Robert John Helmacy
Late of Lathrop Township
EXECUTRIX
Colleen M. Helmacy
643 State Route 2096
Hop Bottom, PA 18824

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

Estate of Laura Diane Cerracchio
AKA Laura D. Cerracchio
Late of Middletown Township
ADMINISTRATOR
Charles J Aliano, Esquire
37 Jackson Ave.
Susquehanna, PA 18847
ATTORNEY
Charles J Aliano
37 Jackson Ave.
Susquehanna, PA 18847

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

In the Estate of Robert S. McFarland, a/k/a Robert Scott McFarland, of Choconut Township, Susquehanna County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Laurie Peal. 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:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

5/9/2025 • 5/16/2025 • 5/23/2025



OTHER NOTICES

ORPHAN'S 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:

The Estate of George J. Bird,
deceased
Violet Mucic a/k/a Violet Scarfo,
Co-Executrix
Emily Maslar, Co-Executrix
Michael Briechle, Esq.
Briechle Law Offices, P.C.
Attorney for the Estate

The Estate of Bernard M. O'Neil,
deceased
Colleen Fancher, Executrix
Francis X. O'Connor, Esq.
Francis X. O'Connor Law Office
Attorney for the Estate

The above accounting will be presented to the Judge of the Court of Common Pleas on Tuesday, June 10, 2025, and if no exceptions have been filed thereto the account will be Confirmed Final.

WENDY ZAPOLSKI
CLERK OF ORPHANS' COURT

5/16/2025 • 5/23/2025

MORTGAGES AND DEEDS

RECORDED FROM MAY 8, 2025 TO MAY 14, 2025
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

Information:	Consideration: \$207,000.00
Mortgagor: RUTKOWSKI, MICHAEL LEON	Mortgagee: NEXA MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 061.00-1,015.00.000.	Municipality APOLACON TOWNSHIP
Information:	Consideration: \$325,000.00
Mortgagor: COOK, LEO G (AKA) 2 - COOK, LEO G JR 3 - COOK, VALERIE A	Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
Locations: Parcel # 1 - 005.00-1,003.00.000.	Municipality CHOCONUT TOWNSHIP
Information:	Consideration: \$150,000.00
Mortgagor: BUCK, DEBORAH 2 - PEDERSON, DIANE TINDLE	Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel # 1 - 260.00-1,027.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$65,000.00
Mortgagor: CHURCH, CHARLES P 2 - SHEA, CASSIDY	Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 031.19-2,031.00.000.	Municipality HALLSTEAD BOROUGH
Information:	Consideration: \$380,000.00
Mortgagor: GRAHAM, ROBERT H 2 - GRAHAM, LAURETTA L	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - GUILD MORTGAGE COMPANY LLC
Locations: Parcel # 1 - 267.00-1,060.02.000.	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$132,890.00
Mortgagor: IGO, KEVIN Locations: Parcel # 1 - 054.15-3,001.00.000.	Mortgagee: GUILD MORTGAGE COMPANY LLC Municipality SUSQUEHANNA
Information:	Consideration: \$6,550.00
Mortgagor: IGO, KEVIN Locations: Parcel # 1 - 054.15-3,001.00.000.	Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY Municipality SUSQUEHANNA
Information:	Consideration: \$216,000.00
Mortgagor: LORENZETTI, DAVID P 2 - LORENZETTI, BONNIE LEE	Mortgagee: GEORGIA'S OWN CREDIT UNION
Locations: Parcel # 1 - 241.00-2,032.00.000.	Municipality LENOX TOWNSHIP
Information:	Consideration: \$400,000.00
Mortgagor: DIBBLE, JOSHUA R 2 - DIBBLE, GINA THERESA	Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 073.00-1,007.01.000.	Municipality OAKLAND TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagor: WASKO, DEANNA L Locations: Parcel # 1 - 115.00-1,010.00.000.	Mortgagee: HONESDALE NATIONAL BANK Municipality THOMPSON BOROUGH

★ LEGAL JOURNAL OF SUSQUEHANNA COUNTY ★

Information: Mortgagor: LUPOLE, DARLENE	Consideration: \$227,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 083.00-1,008.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: BARBOUR, JAMES R 2 - BARBOUR, HEATHER	Consideration: \$192,000.00 Mortgagee: SOFI BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 048.00-1,054.01,000.	Municipality LIBERTY TOWNSHIP
Information: Mortgagor: STINE, JAMES 2 - STINE, ASHLEY RENEE	Consideration: \$40,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 222.10-1,037.00,000.	Municipality HOP BOTTOM BOROUGH
Information: Mortgagor: FLORE, JODI A	Consideration: \$16,306.39 Mortgagee: UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Locations: Parcel # 1 - 112.00-1,081.00,000.	Municipality JACKSON TOWNSHIP
Information: Mortgagor: POCHIS, JOSEPH S	Consideration: \$323,200.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SWBC MORTGAGE CORP
Locations: Parcel # 1 - 267.00-1,008.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: KIOWA SERVICES LLC	Consideration: \$3,000,000.00 Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA
Locations: Parcel # 1 - 141.00-1,027.00,000.	Municipality JESSUP TOWNSHIP
Information: Mortgagor: LEE, LINDA K 2 - LEE, RAYMOND J	Consideration: \$115,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
Locations: Parcel # 1 - 114.00-1,046.00,000.	Municipality THOMPSON TOWNSHIP
Information: Mortgagor: CICILIONI PROPERTIES LLC	Consideration: \$300,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 268.07-5,025.00,000.	Municipality FOREST CITY
Information: Mortgagor: HAYES, JAY DARIN	Consideration: \$45,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Mortgagor: HENDRICKSON, ARLENE 2 - STROHL, RONALD	Consideration: \$50,000.00 Mortgagee: COMMUNITY BANK
Locations: Parcel # 1 - 020.00-1,024.00,000.	Municipality LITTLE MEADOWS BOROUGH
Information: Mortgagor: MIKULAK, EMILY	Consideration: \$132,275.00 Mortgagee: NEWREZ LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 115.09-1,050.00,000.	Municipality THOMPSON BOROUGH

Information: Mortgagor: RUTLEDGE, SIERRA K	Consideration: \$265,000.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 092.00-2,052.00,000.	Municipality JACKSON TOWNSHIP
Information: Mortgagor: TGY LLC	Consideration: \$40,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 187.00-2,001.01,000. 2 - 187.00-2,056.00,000.	Municipality GIBSON TOWNSHIP GIBSON TOWNSHIP

DEEDS

Information: Grantor: BRZOZOWY, BRANDON M	Consideration: \$230,000.00 Grantee: RUTKOWSKI, MICHAEL
Locations: Parcel # 1 - 061.00-1,015.00,000.	Municipality APOLACON TOWNSHIP
Information: Grantor: AMIRIAULT, JOHN	Consideration: \$10,000.00 Grantee: LOVUOLO, VINCENT M 2 - LOVUOLO, CINDY
Locations: Parcel # 1 - N/A	Municipality OAKLAND BOROUGH
Information: Grantor: TINDLE, JACK R (ESTATE)	Consideration: \$1.00 Grantee: BUCK, DEBORAH
2 - MANZER, MARGARET L	2 - PEDERSON, DIANE TINDLE
Locations: Parcel # 1 - 260.00-1,027.00,000.	Municipality LENOX TOWNSHIP
Information: Grantor: WHITE, BRIAN M	Consideration: \$1.00 Grantee: WHITE, BRIAN M 2 - WHITE, JONATHAN
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: Grantor: CORNERSTONE BIBLE CHURCH OF FOREST CITY INC (FKA AKA)	Consideration: \$38,500.00 Grantee: GRAHAM, ROBERT H
2 - CORNERSTONE BAPTIST CHURCH INC (FKA)	2 - GRAHAM, LAURETTA L
3 - CORNERSTONE BAPTIST CHURCH OF FOREST CITY INC	
Locations: Parcel # 1 - 267.00-1,061.00,000.	Municipality CLIFFORD TOWNSHIP
Information: Grantor: MATAPERSAD, SOOKDEO	Consideration: \$50,000.00 Grantee: UNDERCOFFLER, THOMAS 2 - UNDERCOFFLER, BARBARA
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: SPADINE, MICHAEL 2 - SPADINE, KYLE	Consideration: \$1.00 Grantee: SPADINE, MICHAEL
Locations: Parcel # 1 - 142.04-1,006.00,000.	Municipality BRIDGEWATER TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: SPADINE, JUDITH A 2 - SPADINE, MICHAEL	Consideration: \$1.00 Grantee: SPADINE, JUDITH A 2 - SPADINE, MICHAEL 3 - SCHOFFSTALL, CELIA
Locations: Parcel # 1 - 182.00-2,020.00.000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: ELY, WILLIAM T JR	Consideration: \$1.00 Grantee: WALLACE, REBECCA L (NBM) 2 - ELY, REBECCA L
Locations: Parcel # 1 - N/A	Municipality DIMOCK TOWNSHIP
Information: Grantor: MAYER, JOSEPHINE	Consideration: \$1.00 Grantee: MAYER, LISA M 2 - MAYER, GERALD MAYER II
Locations: Parcel # 1 - N/A 2 - N/A	Municipality HARFORD TOWNSHIP BROOKLYN TOWNSHIP
Information: Grantor: BURLINGAME, SCOTT 2 - BURLINGAME, TARA	Consideration: \$137,000.00 Grantee: IGO, KEVIN
Locations: Parcel # 1 - N/A	Municipality SUSQUEHANNA
Information: Grantor: HANSEN, PAUL JOSEPH 2 - HANSEN, MARY ANNE	Consideration: \$710,000.00 Grantee: LORENZETTI, DAVID 2 - LORENZETTI, BONNIE
Locations: Parcel # 1 - 223.00-1,016.00.000.	Municipality LENOX TOWNSHIP
Information: Grantor: SHEA, TERESA KATHERINE (ESTATE)	Consideration: \$1.00 Grantee: MCAULLIFFE, JOSEPH JOHN 2 - MCAULLIFFE, THOMAS
Locations: Parcel # 1 - 049.00-1,039.00.000.	Municipality LIBERTY TOWNSHIP
Information: Grantor: SHEA, TERESA KATHERINE (ESTATE)	Consideration: \$260,000.00 Grantee: WESOLOWSKI, HENRY
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP
Information: Grantor: LUCE, ROBERT R	Consideration: \$1.00 Grantee: LUCE, ROBERT R 2 - LUCE, JACK L
Locations: Parcel # 1 - 046.00-1,020.01.000.	Municipality SILVER LAKE TOWNSHIP
Information: Grantor: PRESSMAN, LOUIS (TRUST BY TRUSTEES) 2 - PRESSMAN, THERESA H (TRUST BY TRUSTEES)	Consideration: \$240,000.00 Grantee: BARBOUR, JAMES R 2 - BARBOUR, HEATHER L
Locations: Parcel # 1 - 048.00-1,054.01.000.	Municipality LIBERTY TOWNSHIP
Information: Grantor: BIRNBAUM, RAEMOND R 2 - BIRNBAUM, PATRICIA A 3 - BIRNBAUM, DAVID R	Consideration: \$75,000.00 Grantee: SCHOENAUER, ROBERT R 2 - SCHOENAUER, MEGAN
Locations: Parcel # 1 - 053.00-2,054.00.000.	Municipality OAKLAND TOWNSHIP
Information: Grantor: LEITZEL, RANDALL C 2 - LEITZEL, DENISE M	Consideration: \$175,000.00 Grantee: VOLK, WILLIAM S JR 2 - VOLK, KATHY S
Locations: Parcel # 1 - N/A	Municipality AUBURN TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: INT NO 42 UNIT NO 38 Grantor: GLASBERGEN, KAREN 2 - ASHTON, JENNIFER Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: INT NO 23 UNIT NO 39 Grantor: KILMER, KATHLEEN Locations: Parcel # 1 - N/A	Consideration: \$100.00 Grantee: BREMER HOF OWNERS INC Municipality HERRICK TOWNSHIP
Information: Grantor: ALUNNI, RAYMOND A 2 - ALUNNI, CATHERINE A Locations: Parcel # 1 - 019.00-1,014.00,000.	Consideration: \$1.00 Grantee: ALUNNI, RAYMOND (TRUST) 2 - ALUNNI, CATHERINE (TRUST) Municipality HARMONY TOWNSHIP
Information: Grantor: RIDZON, ROCHELLE Locations: Parcel # 1 - 146.00-2,010.00,000.	Consideration: \$1.00 Grantee: WOMELSDORF, LORRAINE Municipality HARFORD TOWNSHIP
Information: Grantor: SNYDER, RITA M (ESTATE) 2 - SNYDER, RITA MAE (ESTATE) Locations: Parcel # 1 - 023.00-1,001.01,000.	Consideration: \$1.00 Grantee: SNYDER, EDWARD P JR 2 - SNYDER, BRIDGET C Municipality APOLACON TOWNSHIP
Information: Grantor: MASKO, MICHAEL I 2 - MASKO, NADIA T Locations: Parcel # 1 - 267.00-1,008.00,000.	Consideration: \$404,000.00 Grantee: POCHIS, JOSEPH S 2 - POCHIS, LINDA Municipality CLIFFORD TOWNSHIP
Information: Grantor: BRUCE, ANNETTE (NKA) 2 - BUNKER, ANNETTE Locations: Parcel # 1 - 267.00-1,009.00,000.	Consideration: \$18,000.00 Grantee: POCHIS, JOSEPH 2 - POCHIS, LINDA Municipality CLIFFORD TOWNSHIP
Information: Grantor: MERVINE, DAWN (NKA) 2 - LEE, DAWN Locations: Parcel # 1 - 090.00-1,080.00,000.	Consideration: \$193,000.00 Grantee: LORD, ROBERT J Municipality NEW MILFORD TOWNSHIP
Information: Grantor: ADDIEGO, CARMINE D 2 - ADDIEGO, HEIDI Locations: Parcel # 1 - 109.06-1,023.00,000.	Consideration: \$127,100.00 Grantee: HOOVER, LINDA L 2 - HOOVER, NATHAN P Municipality NEW MILFORD BOROUGH
Information: Grantor: ROBINSON, KEITH D (ESTATE) 2 - ROBINSON, JUSTIN Locations: Parcel # 1 - 032.00-1,075.00,000.	Consideration: \$1.00 Grantee: ROBINSON, JONAH 2 - ROBINSON, ETHAN Municipality GREAT BEND TOWNSHIP
Information: Grantor: SLOCUM, CHRISTOPHER D 2 - SLOCUM, ARIANNA Locations: Parcel # 1 - 148.00-1,001.00,000.	Consideration: \$320,000.00 Grantee: TYLER, BRIAN G 2 - TYLER, NANCY L Municipality NEW MILFORD TOWNSHIP
Information: Grantor: NAGORNY, LAURA F 2 - FREDERICK, KEVIN D 3 - FREDERICK, RAY (TRUST BY TRUSTEES) 4 - FREDERICK, MARGARET (TRUST BY TRUSTEES) Locations: Parcel # 1 - 147.03-1,026.00,000.	Consideration: \$179,000.00 Grantee: NAGORNY, LAURA F Municipality HARFORD TOWNSHIP

★ **LEGAL JOURNAL OF SUSQUEHANNA COUNTY** ★

Information: Grantor: LEE, LISA A 2 - NICHOLS, COLLEEN J	Consideration: \$100,000.00 Grantee: PRESTYS, MICHAEL 2 - PRESTYS, KAREN
Locations: Parcel # 1 - 265.00-1,007.00.000.	Municipality CLIFFORD TOWNSHIP
Information: CORRECTIVE Grantor: AILEO, WILLIAM A 2 - AILEO, BRENNA B	Consideration: \$1.00 Grantee: AILEO, NATHAN NOEL
Locations: Parcel # 1 - 180.00-1,041.01.000.	Municipality DIMOCK TOWNSHIP
Information: QUIT CLAIM DEED Grantor: MIKULAK, EMILY 2 - BURDICK, ANDREW	Consideration: \$66,137.00 Grantee: MIKULAK, EMILY
Locations: Parcel # 1 - 115.09-1,050.00.000.	Municipality THOMPSON BOROUGH
Information: Grantor: ROOKSTOOL, SUSAN M (AKA) 2 - COBB, SUSAN M	Consideration: \$1.00 Grantee: COBB, SUSAN M ROOKSTOOL 2 - HAYDEN, ROGER SCOTT
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: ROOKSTOOL, SUSAN M (AKA) 2 - COBB, SUSAN M	Consideration: \$10,000.00 Grantee: CURTIS, TINA S
Locations: Parcel # 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information: QUIT CLAIM DEED Grantor: YANNONE, PHILIP (AKA) 2 - YANNONE, PHILLIP 3 - YANNONE, JENNIFER	Consideration: \$3,500.00 Grantee: DEVLIN, KYLE 2 - DEVLIN, STEPHANIE
Locations: Parcel # 1 - 054.14-1,010.00.000. 2 - 054.14-1,009.00.000.	Municipality SUSQUEHANNA SUSQUEHANNA
Information: Grantor: KING, PATRICIA J	Consideration: \$365,000.00 Grantee: RUTLEDGE, SIERRA K
Locations: Parcel # 1 - N/A	Municipality JACKSON TOWNSHIP
Information: Grantor: LUCE, JAMES P	Consideration: \$100,000.00 Grantee: 5GK LLC
Locations: Parcel # 1 - N/A	Municipality LIBERTY TOWNSHIP

Susquehanna County LEGAL JOURNAL

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

2025 LEGAL ADVERTISING RATES Effective 5/1/2025

Estate Notices \$125

Three (3) time insertion

Incorporation Notices, Fictitious

Name Registration, Name Change \$75

One (1) time insertion

First and Final Accounting \$75

Two (2) time insertion

All other notices will be billed at \$1.95 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

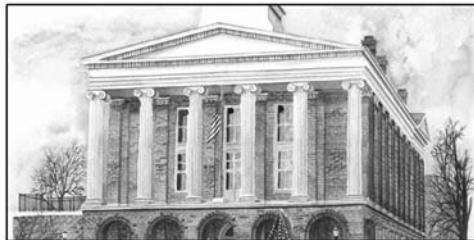
Email: baileyd@ptd.net

	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

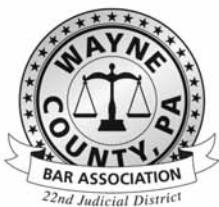
Quarter Page:

2"WX 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:
Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086

Email: baileyd@ptd.net



Susquehanna Legal Journal Subscription Form PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (_____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

<input type="checkbox"/> Mailed Copy ONLY	\$100 per year
<input type="checkbox"/> Emailed Copy ONLY	\$50 per year
<input type="checkbox"/> Mailed and Emailed	\$125 per year

Individual copies \$5 each

Your subscription year begins when we receive your form and payment.
SUS Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyadv@ptd.net

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Display Advertising Available

Please call for Rates —570-251-1512 or email baileyadv@ptd.net



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