

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.



*The Official Legal Publication of Susquehanna County, Pennsylvania*



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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.*

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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	\$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.*

#### **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*

### SUSQUEHANNA COUNTY OFFICIALS

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Wendy Zapolski

#### **Coroner**

Jessica Chiaramonte

#### **Auditors**

Robert DeLuca  
Stephanie Sojka-Reisch  
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

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IN THE COURT OF COMMON PLEAS OF SUSQUEHANNA COUNTY  
COMMONWEALTH OF PENNSYLVANIA

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**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.*

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**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

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**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

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**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

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**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

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## 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**

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**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**

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## MORTGAGES AND DEEDS

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

## MORTGAGES

Information: Mortgagor: RUTKOWSKI, MICHAEL LEON	Consideration: \$207,000.00 Mortgagee: NEXA MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 061.00-1,015.00,000.	Municipality APOLACON TOWNSHIP
Information: Mortgagor: COOK, LEO G (AKA)	Consideration: \$325,000.00 Mortgagee: MANUFACTURERS AND TRADERS TRUST COMPANY
2 - COOK, LEO G JR 3 - COOK, VALERIE A	
Locations: Parcel # 1 - 005.00-1,003.00,000.	Municipality CHOCONUT TOWNSHIP
Information: Mortgagor: BUCK, DEBORAH 2 - PEDERSON, DIANE TINDLE	Consideration: \$150,000.00 Mortgagee: NET FEDERAL CREDIT UNION
Locations: Parcel # 1 - 260.00-1,027.00,000.	Municipality LENOX TOWNSHIP
Information: Mortgagor: CHURCH, CHARLES P 2 - SHEA, CASSIDY	Consideration: \$65,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 031.19-2,031.00,000.	Municipality HALLSTEAD BOROUGH
Information: Mortgagor: GRAHAM, ROBERT H	Consideration: \$380,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - GUILD MORTGAGE COMPANY LLC
2 - GRAHAM, LAURETTA L	
Locations: Parcel # 1 - 267.00-1,060.02,000.	Municipality CLIFFORD TOWNSHIP
Information: Mortgagor: IGO, KEVIN	Consideration: \$132,890.00 Mortgagee: GUILD MORTGAGE COMPANY LLC
Locations: Parcel # 1 - 054.15-3,001.00,000.	Municipality SUSQUEHANNA
Information: Mortgagor: IGO, KEVIN	Consideration: \$6,550.00 Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY
Locations: Parcel # 1 - 054.15-3,001.00,000.	Municipality SUSQUEHANNA
Information: Mortgagor: LORENZETTI, DAVID P 2 - LORENZETTI, BONNIE LEE	Consideration: \$216,000.00 Mortgagee: GEORGIA'S OWN CREDIT UNION
Locations: Parcel # 1 - 241.00-2,032.00,000.	Municipality LENOX TOWNSHIP
Information: Mortgagor: DIBBLE, JOSHUA R 2 - DIBBLE, GINA THERESA	Consideration: \$400,000.00 Mortgagee: WAYNE BANK
Locations: Parcel # 1 - 073.00-1,007.01,000.	Municipality OAKLAND TOWNSHIP
Information: Mortgagor: WASKO, DEANNA L	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 115.00-1,010.00,000.	Municipality THOMPSON BOROUGH

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  2 - POCHIS, LINDA	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
Information: Mortgagor: EAST ARARAT COMMUNITY CHURCH	Consideration: \$20,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Parcel # 1 - 153.00-1,045.00,000.	Municipality ARARAT 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: AMIRAULT, 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) 2 - MANZER, MARGARET L	Consideration: \$1.00 Grantee: BUCK, DEBORAH 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) 2 - CORNERSTONE BAPTIST CHURCH INC (FKA) 3 - CORNERSTONE BAPTIST CHURCH OF FOREST CITY INC	Consideration: \$38,500.00 Grantee: GRAHAM, ROBERT H 2 - GRAHAM, LAURETTA L
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

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 LENEX 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

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

Information: Grantor: LEE, LISA A 2 - NICHOLS, COLLEEN J Locations: Parcel # 1 - 265.00-1,007.00,000.	Consideration: \$100,000.00 Grantee: PRESTYS, MICHAEL 2 - PRESTYS, KAREN Municipality CLIFFORD TOWNSHIP
Information: CORRECTIVE Grantor: AILEO, WILLIAM A 2 - AILEO, BRENN A Locations: Parcel # 1 - 180.00-1,041.01,000.	Consideration: \$1.00 Grantee: AILEO, NATHAN NOEL Municipality DIMOCK TOWNSHIP
Information: QUIT CLAIM DEED Grantor: MIKULAK, EMILY 2 - BURDICK, ANDREW Locations: Parcel # 1 - 115.09-1,050.00,000.	Consideration: \$66,137.00 Grantee: MIKULAK, EMILY Municipality THOMPSON BOROUGH
Information: Grantor: ROOKSTOOL, SUSAN M (AKA) 2 - COBB, SUSAN M Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: COBB, SUSAN M ROOKSTOOL 2 - HAYDEN, ROGER SCOTT Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: ROOKSTOOL, SUSAN M (AKA) 2 - COBB, SUSAN M Locations: Parcel # 1 - N/A	Consideration: \$10,000.00 Grantee: CURTIS, TINA S Municipality SPRINGVILLE TOWNSHIP
Information: QUIT CLAIM DEED Grantor: YANNONE, PHILIP (AKA) 2 - YANNONE, PHILLIP 3 - YANNONE, JENNIFER Locations: Parcel # 1 - 054.14-1,010.00,000. 2 - 054.14-1,009.00,000.	Consideration: \$3,500.00 Grantee: DEVLIN, KYLE 2 - DEVLIN, STEPHANIE Municipality SUSQUEHANNA SUSQUEHANNA
Information: Grantor: KING, PATRICIA J Locations: Parcel # 1 - N/A	Consideration: \$365,000.00 Grantee: RUTLEDGE, SIERRA K Municipality JACKSON TOWNSHIP
Information: Grantor: LUCE, JAMES P Locations: Parcel # 1 - N/A	Consideration: \$100,000.00 Grantee: 5GK LLC 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  
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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

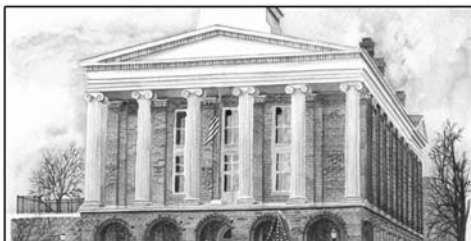
Email: baileyd@ptd.net

	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:

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4"W X 3 1/2"H

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2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

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## 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.

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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](mailto:baileyd@ptd.net)



## Susquehanna Legal Journal Subscription Form

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Please fax completed form to 570-647-0086 or email to [baileyadv@ptd.net](mailto:baileyadv@ptd.net)

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