

OFFICIAL  
**LEGAL JOURNAL**  
**OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

Vol. 2 ★ August 25, 2017 ★ Montrose, PA ★ No. 21



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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

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Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
P: 570-251-1512  
F: 570-647-0086  
susqco.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.*

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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                                   | \$45 |
| Fictitious Name Registration                            | \$45 |
| Petition for Change of Name                             | \$45 |
| Estate Notice (3-time insertion)                        | \$65 |
| 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*

#### *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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Kenneth W. Seamans, *Senior Judge*

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Linda LaBarbara, Esq.

### *Commissioners*

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Elizabeth M. Arnold  
MaryAnn Warren

### *Treasurer*

Jason D. Miller

### *Register of Wills/Recorder of Deeds/*

*Clerk of The Orphan's Court*  
Michelle Estabrook

### *Coroner*

Anthony J. Conarton

### *Auditors*

George Starzec  
Susan Jennings

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**

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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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#### **EXECUTOR NOTICE**

Estate of Margaret Ann Stine  
Late of Lathrop Township Hop  
Bottom  
EXECUTRIX  
Karen Taylor  
P.O. Box 91  
Hop Bottom, PA 18824  
EXECUTOR  
Kevin Robinson  
P.O. Box 142  
Hop Bottom, PA 18824

**8/25/2017 • 9/1/2017 • 9/8/2017**

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#### **EXECUTRIX NOTICE**

Estate of Clara R. Rosa  
Late of Montrose Borough  
EXECUTRIX  
Mary Ellen Goldfarb  
200 W. Washington Square, Apt.  
3404  
Philadelphia, PA 19106  
ATTORNEY  
Michael Briechle, Esq.

4 Chestnut Street  
Montrose, PA 18801

**8/25/2017 • 9/1/2017 • 9/8/2017**

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#### **ADMINISTRATOR NOTICE**

Estate of Geraldine Rae Darrow  
AKA Geraldine R. Darrow  
Late of Little Meadows Borough  
ADMINISTRATOR  
Jerry R. Darrow Sr.  
911 Caldwell Hill Rd.  
Lisle, NY 13797

**8/18/2017 • 8/25/2017 • 9/1/2017**

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#### **EXECUTRIX NOTICE**

Estate of Thomas G. Griffiths  
Late of Forest Lake Township  
EXECUTRIX  
Claudia A. Griffiths  
4532 North Road  
Montrose, PA 18801  
ATTORNEY  
Wilbur D. Dahlgren  
21-23 Public Avenue  
Montrose, PA 18801

**8/18/2017 • 8/25/2017 • 9/1/2017**

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#### **NOTICE**

**IN THE ESTATE OF BOYD D. BENSCOTER**, late of the Township of Bridgewater, County of Susquehanna, 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 having claims against said Estate will present them without delay to:

**Lena Stewart, Administratrix**  
2024 Cataldo Drive  
Boise, ID 83705

**OR**

**Davis Law, P.C.**  
**Raymond C. Davis, Esquire**  
Attorney for the Estate  
181 Maple Street  
Montrose, PA 18801

**8/18/2017 • 8/25/2017 • 9/1/2017**

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**EXECUTRIX NOTICE**

Estate of William R. Machell  
Late of Clifford Township  
**EXECUTRIX**  
Jennifer Sims

4313 Louis Place  
Alexandria, VA 22304  
**ATTORNEY**  
Sam W. Lewis  
212 Church Street  
Montrose, PA 18801

**8/18/2017 • 8/25/2017 • 9/1/2017**

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**ESTATE NOTICE**

ESTATE OF JAMES C. BURKAVAGE, DECEASED (died on 6/8/2017). Late of Hawley, Wayne County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debts shall make payment without delay to ROBERT BURKAVAGE C/O HARRY T. COLEMAN, ESQUIRE, 41 N. Main Street, Carbondale, PA 18407

Harry T. Coleman, Esquire  
Attorney for the Estate

**8/11/2017 • 8/18/2017 • 8/25/2017**

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## **NOTICE**

### **JUDICIAL SALE OF REAL ESTATE IN SUSQUEHANNA COUNTY PREVIOUSLY EXPOSED TO PUBLIC SALE BY THE SUSQUEHANNA COUNTY TAX CLAIM BUREAU AND NOT SOLD BECAUSE THE UPSET PRICE WAS NOT BID.**

**NOTICE** is hereby given that the Susquehanna County Tax Claim bureau will expose to public sale the following described real estate on which the upset price was not bid at a previous sale. By Court Order No. 2017- 732 C.P. dated August 14, 2017, the sale of the said property will be held **Tuesday, October 10, 2017**, at the hour of 10:00 A.M., on the first floor hallway of the Courthouse, Montrose, Pennsylvania.

The United States asserts all rights reserved under United States Code, Title 26, Section 7425, which provides the United States of America with a right of redemption of the property to be sold within 120 days of the sale.

The purchaser shall also be required to provide the Bureau with a certification prior to the day of the sale that, within the municipal jurisdiction, the person is NOT delinquent in paying real estate taxes, and that no municipal utility bills are outstanding. Certification shall be by receipts of paid real estate taxes and municipal utility bills within the municipal jurisdiction, or by an affidavit stating payment of same to be executed before a Notary Public. Verification to be provided the Bureau by each purchaser prior to the day of the sale stating he or she is not a Susquehanna County elected official or appointed officer, nor the owner of the property purchased, nor a partner or shareholder of the owner, nor in a business relationship with the owner, nor any other business association that has any individual as part of the business association who had any ownership interest or rights in the property. A blank verification is available from the Bureau or at [www.susqco.com](http://www.susqco.com). Prospective purchasers must file their verification and deed form with the Bureau by the Friday before the Sale to obtain a bidder number to be allowed to bid at the sale.

The purchaser or purchasers shall also be required to pay all costs for recording the deed, including all State and Local realty transfer taxes.

**TERMS OF SALE:** Cash, Cashier's check or Money Order payable at the Bureau immediately after Sale.

The County reserves the right to reject any and all bids.

Jason D Miller, Director  
Susquehanna County Tax Claim Bureau  
[www.susqco.com](http://www.susqco.com)

### **2017 JUDICIAL SALE PROPERTIES**

#### **BRIDGEWATER TOWNSHIP**

1. 143.06-2,001.02,404. BICKFORD, Sharon Ruthac. 0.0 ac/Trailer.
2. 143.06-2,001.02,011. BODIE, Bryanac. 0.0 ac/Trailer.
3. 143.06-2,001.02,010. BOWOLES, Harryac. 0.0 ac/Trailer.
4. 161.08-1,042.00,007. HOLLISTER, Galenac. 0.0 ac/Trailer.
5. 143.06-2,001.02,408. PENNY, Paulac. 0.0 ac/Trailer.
6. 143.06-2,001.02,018. THOMPSON, Rogerac. 0.0 ac/Trailer.

**BROOKLYN TOWNSHIP**

7. 183.03-1,061.00,000, ODELL, James & Hazelac. 0.5 ac.

**CLIFFORD TOWNSHIP**

8. 264.00-2,022.00,000, CLIFFORD PLAZA GROUP LLC &ac. 6.73 ac. Sequoia Property Group LLC

9. 264.00-2,021.00,000, CLIFFORD PLAZA LLC &ac. 10.74 ac. Sequoia Property Group LLC

11. 245.00-3,063.00,000, REYNOLDS, Charles & Maryac. 0.07ac.

12. 245.00-3,074.00,000. ROWLANDS, James & Maryac. 0.07 ac.

13. 245.00-3,071.00,000, WILLIAMS, Leo & Gisela Jrac. 0.07 ac.

**FOREST CITY BOROUGH #1**

14. 268.11-1,020.00,000. BLOOMER, Alan Cac. 0.17 ac.

**FOREST CITY BOROUGH #2**

15. 249.19-2,039.00,000, BRUSSELL, Josephac. 0.14 ac.

17. 268.07-2,028.00,000. RETTBERG, Karl H Jr & Tabatha Aac. 0.06 ac.

19. 268.07-2,042.00,000, TWILLEY, Robert Jac. 0.17 ac.

**FRANKLIN TOWNSHIP**

20. 067.00-2,057.00,000, HADLICK, Tammyac. 2.17 ac.

**GIBSON TOWNSHIP**

21. 207.01-1,016.00,000, PEREZ, Kelly & HANCOCK, Susanac. 0.31 ac.

**GREAT BEND TOWNSHIP**

22. 033.00-1,041.00,000, TRAINOR, Frankac. 0.23 ac.

**HARFORD TOWNSHIP**

23. 167.13-1,004.00,000, FBO, LLCac. 0.31 ac.

**HERRICK TOWNSHIP**

24. 191.09-2,048.00,000, SPANO, Mickalina Evelynac. 0.13 ac. c/o Rose Lalley

**LENOX TOWNSHIP**

25. 262.00-1,015.00,025, COSGROVE, Tiffanyac. 0.0 ac/Trailer.

26. 225.00-1,066.00,000, LANGHAM, Thomas & Linda Joanac. 1.0 ac.

**NEW MILFORD BOROUGH**

27. 109.06-1,078.00,001, BROAD, Renee Lac. 0.0 ac/Trailer.

**NEW MILFORD TOWNSHIP**

28. 091.00-2,010.00,001, ARSENAULT, Clarence & Velmaac. 0.0 ac/Trailer.

### **OAKLAND BOROUGH**

29. 054.00-5,008.00,001, GRAVES, Tinaac. 0.0 ac/Trailer.

### **SPRINGVILLE TOWNSHIP**

30. 257.00-1,017.00,000, BUDZINSKI, Richard & Lisaac. 0.48 ac.

### **SUSQUEHANNA BOROUGH #1**

31. 054.14-2,005.01,000, ACE, Shawn & Collen J Callahanac. 0.17 ac.

### **SUSQUEHANNA BOROUGH #2**

32. 054.11-2,038.00,000, SESTO, Michael & Paulaac. 0.15 ac.

### **THOMPSON BOROUGH**

33. 115.09-1,027.00,000, ODELL, Rebecca & CORDNER, Rebeccaac. 0.93 ac.

**8/25/2017**

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### **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 SEPTEMBER 12, 2017**

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**

**9-12-2017 9:30 AM**

Writ of Execution No.:

2017-642 CP

PROPERTY ADDRESS: 3622  
West Nicholson Road f/k/a 1783  
West Nicholson Road

Factoryville, PA 18419

LOCATION: Springville Township  
Tax ID #: 257.00-1,017.00,000.

IMPROVEMENTS: ONE - ONE  
STORY WOOD FRAMED

DWELLING

ONE - 8 X 8 WOOD FRAMED  
CLOSED SHED

ONE - 8 X 12 WOOD FRAMED  
CLOSED SHED

DEFENDANTS: Lisa Budzinski

ATTORNEY FOR PLAINTIFF:  
David Gregory, Esq  
(570) 251-9960

### **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:  
[www.susquehannasheriff.com/  
sheriffsales.html](http://www.susquehannasheriff.com/sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**8/18/2017 • 8/25/2017 • 9/1/2017**

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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 10, 2017 TO AUGUST 16, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

|                                  |  |
|----------------------------------|--|
| Information:                     | Consideration: \$140,000.00                                |
| Mortgagor: HENDRICKSON, RONALD A | Mortgagee: MANUFACTURERS & TRADERS<br>TRUST COMPANY        |
| 2 - HENDRICKSON, TAMMY L         |  |
| Locations: Parcel #              | Municipality   |
| 1 - N/A                          | MIDDLETOWN TOWNSHIP  |
| Information:                     | Consideration: \$110,400.00                                |
| Mortgagor: POTTER, STEFAN        | Mortgagee: VISIONS FEDERAL CREDIT UNION                    |
| Locations: Parcel #              | Municipality   |
| 1 - 054.14-3,092.00,000.         | SUSQUEHANNA  |
| Information:                     | Consideration: \$78,059.00                                 |
| Mortgagor: MEHELTZ, STANLEY A    | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS INC |
| 2 - MEHELTZ, KIMBERLY J          | 2 - RESIDENTIAL MORTGAGE SERVICES INC                      |
| Locations: Parcel #              | Municipality   |
| 1 - 172.00-1,005.00,000.         | ARARAT TOWNSHIP  |
| Information:                     | Consideration: \$155,252.00                                |
| Mortgagor: WALTMAN, CAROL        | Mortgagee: STEARNS LENDING LLC                             |
| Locations: Parcel #              | Municipality   |
| 1 - 064.00-1,036.00,000.         | SILVER LAKE TOWNSHIP                                       |
| Information:                     | Consideration: \$87,777.00                                 |
| Mortgagor: BIXBY, ADAM J         | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS INC |
| 2 - BIXBY, MAREENA               | 2 - STEARNS LENDING LLC                                    |
| Locations: Parcel #              | Municipality   |
| 1 - 054.11-4,027.00,000.         | SUSQUEHANNA  |
| 2 - 054.11-4,027.00,000.         | SUSQUEHANNA 2W   |
| Information:                     | Consideration: \$98,816.00                                 |
| Mortgagor: FISSSLER, MICHAEL     | Mortgagee: PEOPLES SECURITY BANK AND<br>TRUST COMPANY      |
| Locations: Parcel #              | Municipality   |
| 1 - 156.00-1,001.00,000.         | RUSH TOWNSHIP  |
| Information:                     | Consideration: \$119,887.00                                |
| Mortgagor: GRIMM, JESSE M        | Mortgagee: NBT BANK  |
| Locations: Parcel #              | Municipality   |
| 1 - 133.00-2,045.00,000.         | ARARAT TOWNSHIP  |
| Information:                     | Consideration: \$130,000.00                                |
| Mortgagor: SISSON, SARAH RAE E   | Mortgagee: UNITED STATES DEPARTMENT OF<br>AGRICULTURE      |
|                                  | 2 - UNITED STATES RURAL HOUSING SERVICE                    |
| Locations: Parcel #              | Municipality   |
| 1 - N/A                          | MONTROSE   |
| Information:                     | Consideration: \$60,125.00                                 |
| Mortgagor: EPISALE, CHARLES J    | Mortgagee: KEYBANK   |
| 2 - EPISALE, BONNIE L            |  |
| Locations: Parcel #              | Municipality   |
| 1 - 029.00-2,019.00,000.         | LIBERTY TOWNSHIP   |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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|  |   |
|--|---|
| Information:   | Consideration: \$73,000.00  |
| Mortgagor: HAWKINS, KELLY J  | Mortgagee: NBT BANK   |
| Locations: Parcel #<br>1 - 124.00-1,009.00,000.                            | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:   | Consideration: \$127,645.00   |
| Mortgagor: CRIPPEN, NICHOLAS M   | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - STEARNS LENDING LLC    |
| Locations: Parcel #<br>1 - 222.10-2,001.00,000.                            | Municipality<br>HOP BOTTOM BOROUGH  |
| Information:   | Consideration: \$161,500.00   |
| Mortgagor: KAVKA, FRANCIS (AKA)<br><br>2 - KAVKA, FRANK<br>3 - KAVKA, JEAN | Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY                                      |
| Locations: Parcel #<br>1 - 252.00-1,026.00,000.                            | Municipality<br>AUBURN TOWNSHIP   |
| Information:   | Consideration: \$51,058.00  |
| Mortgagor: GREGORY, JOHN DARYL   | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC<br>2 - HOMESTEAD FUNDING CORP |
| Locations: Parcel #<br>1 - 046.09-1,025.00,000.                            | Municipality<br>SILVER LAKE TOWNSHIP  |
| Information:   | Consideration: \$69,750.00  |
| Mortgagor: HMA GROUP LLC   | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY                                    |
| Locations: Parcel #<br>1 - 109.06-1,032.00,000.                            | Municipality<br>NEW MILFORD BOROUGH   |
| Information:   | Consideration: \$216,000.00   |
| Mortgagor: BOUGHTON, BRIAN SCOTT<br>2 - BOUGHTON, NANCY E                  | Mortgagee: PS BANK  |
| Locations: Parcel #<br>1 - 113.00-1,009.00,000.                            | Municipality<br>JACKSON TOWNSHIP  |
| Information:   | Consideration: \$115,000.00   |
| Mortgagor: SYMULESKI, GREGORY<br><br>2 - SYMULESKI, CATHY                  | Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY                                    |
| Locations: Parcel #<br>1 - 242.00-1,028.00,000.                            | Municipality<br>LENOX TOWNSHIP  |
| Information:   | Consideration: \$23,700.00  |
| Mortgagor: MILLARD, DOLORES  | Mortgagee: TIOGA STATE BANK   |
| Locations: Parcel #<br>1 - 124.14-2,039.00,000.                            | Municipality<br>MONTROSE  |
| Information:   | Consideration: \$100,912.00   |
| Mortgagor: DIAZ, BENEDICT F JR   | Mortgagee: TIOGA STATE BANK   |
| Locations: Parcel #<br>1 - 143.07-1,005.07,000.                            | Municipality<br>BRIDGEWATER TOWNSHIP  |
| Information:   | Consideration: \$77,000.00  |
| Mortgagor: KELLEY, PAUL (AKA)<br>2 - KELLEY, PAUL M                        | Mortgagee: COMMUNITY BANK   |
| Locations: Parcel #<br>1 - 140.00-1,046.00,000.                            | Municipality<br>JESSUP TOWNSHIP   |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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|                               |   |
|-------------------------------|---|
| Information:                  | Consideration: \$63,200.00                              |
| Mortgagor: KOLENDA, BERNARD   | Mortgagee: WAYNE BANK                                   |
| Locations: Parcel #           | Municipality  |
| 1 - 115.09-1,032.00,000.      | THOMPSON BOROUGH  |
| Information:                  | Consideration: \$59,700.00                              |
| Mortgagor: SPADINE, RYAN PAUL | Mortgagee: FIRST NATIONAL BANK OF PENNSYLVANIA          |
| Locations: Parcel #           | Municipality  |
| 1 - 238.00-1,043.00,000.      | SPRINGVILLE TOWNSHIP                                    |
| Information:                  | Consideration: \$100,790.00                             |
| Mortgagor: SPERING, CARLA R   | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
|                               | 2 - FINANCE OF AMERICA MORTGAGE LLC                     |
| Locations: Parcel #           | Municipality  |
| 1 - 111.00-1,018.00,000.      | NEW MILFORD TOWNSHIP                                    |
| Information:                  | Consideration: \$145,000.00                             |
| Mortgagor: HERBERT, KYLE L    | Mortgagee: PS BANK                                      |
| 2 - HERBERT, COURTNEY A       |   |
| Locations: Parcel #           | Municipality  |
| 1 - 110.00-2,043.02,000.      | NEW MILFORD TOWNSHIP                                    |
| Information:                  | Consideration: \$278,100.00                             |
| Mortgagor: LANDSIEDEL, JUSTIN | Mortgagee: PS BANK                                      |
| 2 - LANDSIEDEL, AMANDA        |   |
| Locations: Parcel #           | Municipality  |
| 1 - N/A                       | AUBURN TOWNSHIP   |
| Information:                  | Consideration: \$102,116.00                             |
| Mortgagor: LEWIS, ROGER L     | Mortgagee: NBT BANK                                     |
| 2 - LEWIS, JENNIFER A         |   |
| Locations: Parcel #           | Municipality  |
| 1 - 054.07-1,004.00,000.      | OAKLAND BOROUGH   |
| 2 - 054.07-1,011.00,000.      | OAKLAND BOROUGH   |
| Information:                  | Consideration: \$66,700.00                              |
| Mortgagor: SMITH, MARK E      | Mortgagee: BANK OF AMERICA                              |
| 2 - SMITH, PATRICIA           |   |
| Locations: Parcel #           | Municipality  |
| 1 - 126.06-1,053.00,000.      | BRIDGEWATER TOWNSHIP                                    |
| Information:                  | Consideration: \$125,000.00                             |
| Mortgagor: ROWE, SUSAN        | Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC |
|                               | 2 - QUICKEN LOANS INC                                   |
| Locations: Parcel #           | Municipality  |
| 1 - 035.00-1,011.00,000.      | OAKLAND TOWNSHIP  |
| Information:                  | Consideration: \$42,500.00                              |
| Mortgagor: TALBERT, DAWNNEY   | Mortgagee: COMMUNITY BANK                               |
| Locations: Parcel #           | Municipality  |
| 1 - 196.00-2,055.00,000.      | AUBURN TOWNSHIP   |

## DEEDS

|   |  |
|---|--|
| Information:  | Consideration: \$113,900.00                            |
| Grantor: FRENCH, STANLEY<br>2 - FRENCH, SARAH L                             | Grantee: POTTER, STEFAN                                |
| Locations: Parcel #<br>1 - 054.14-3,092.00,000.                             | Municipality<br>SUSQUEHANNA                            |
| Information:  | Consideration: \$1.00                                  |
| Grantor: SHIMER, JAMES LEO  | Grantee: SHIMER, JAMES LEO<br>2 - SHIMER, DOREEN ALICE |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>JACKSON TOWNSHIP                       |
| Information:  | Consideration: \$176,500.00                            |
| Grantor: VEETY, SEAN D (BY ATTY)<br>2 - VEETY, REBECCA (BY ATTY)            | Grantee: CARTUS FINANCIAL CORPORATION                  |
| Locations: Parcel #<br>1 - 251.00-1,030.00,000.                             | Municipality<br>AUBURN TOWNSHIP                        |
| Information:  | Consideration: \$79,500.00                             |
| Grantor: CASSIDY, RUTH R<br>2 - CASSIDY, WILLIAM                            | Grantee: MEHELTZ, STANLEY A<br>2 - MEHELTZ, KIMBERLY J |
| Locations: Parcel #<br>1 - 172.00-1,005.00,000.                             | Municipality<br>ARARAT TOWNSHIP                        |
| Information:  | Consideration: \$1.00                                  |
| Grantor: COLWELL, GARY R JR<br>2 - COLWELL, PAMELA A                        | Grantee: COLWELL, GARY R JR<br>2 - COLWELL, PAMELA A   |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>GREAT BEND TOWNSHIP                    |
| Information:  | Consideration: \$16,500.00                             |
| Grantor: DAVENPORT, HAROLD S  | Grantee: OLIVO, JOSHUA                                 |
| Locations: Parcel #<br>1 - 167.13-1,023.00,000.                             | Municipality<br>HARFORD TOWNSHIP                       |
| Information:  | Consideration: \$153,700.00                            |
| Grantor: CHAMBERLAIN, ALBERTA (ESTATE)                                      | Grantee: WALTMAN, CAROL                                |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>SILVER LAKE TOWNSHIP                   |
| Information:  | Consideration: \$85,500.00                             |
| Grantor: AYRES, VIRGINIA D  | Grantee: BIXBY, ADAM J<br>2 - BIXBY, MAREENA           |
| Locations: Parcel #<br>1 - 054.11-4,027.00,000.<br>2 - 054.11-4,027.00,000. | Municipality<br>SUSQUEHANNA<br>SUSQUEHANNA 2W          |
| Information:  | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)   | Grantee: KOCHMER, ROBERT W                             |
| Locations: Parcel #<br>1 - 265.00-1,044.00,000.                             | Municipality<br>CLIFFORD TOWNSHIP                      |
| Information:  | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)   | Grantee: KOCHMER, SCOTT                                |
| Locations: Parcel #<br>1 - 208.00-1,013.00,000.                             | Municipality<br>GIBSON TOWNSHIP                        |
| Information:  | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)   | Grantee: OWENS, WILLIAM<br>2 - OWENS, MACHELLE I       |
| Locations: Parcel #<br>1 - 265.00-1,044.00,000.                             | Municipality<br>CLIFFORD TOWNSHIP                      |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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| Information:   | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, JOSEPH PAUL JR<br>2 - KOCHMER, DIANE |
| Locations: Parcel #<br>1 - 265.00-1,044.00.000.            | Municipality<br>CLIFFORD TOWNSHIP                      |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 265.01-1,044.00.000.            | Municipality<br>CLIFFORD TOWNSHIP                      |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 265.00-1,044.00.000.            | Municipality<br>CLIFFORD TOWNSHIP                      |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 208.00-1,013.00.000.            | Municipality<br>GIBSON TOWNSHIP                        |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 263.00-1,016.00.000.            | Municipality<br>LENOX TOWNSHIP                         |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 263.00-1,019.00.000.            | Municipality<br>LENOX TOWNSHIP                         |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 265.01-1,001.00.000.            | Municipality<br>CLIFFORD TOWNSHIP                      |
| Information: GAS,OIL & MINERAL DEED                        | Consideration: \$1.00                                  |
| Grantor: KOCHMER, RACHEL (ESTATE)                          | Grantee: KOCHMER, RACHEL (ESTATE)                      |
| Locations: Parcel #<br>1 - 208.00-3,001.01.000.<br>2 - N/A | Municipality<br>CLIFFORD TOWNSHIP<br>GIBSON TOWNSHIP   |
| Information:   | Consideration: \$123,520.00                            |
| Grantor: CABOT, CAROLINE D<br>2 - VANRENSSLAER, ANNE       | Grantee: FISSSLER, MICHAEL                             |
| Locations: Parcel #<br>1 - 156.00-1,001.00.000.            | Municipality<br>RUSH TOWNSHIP                          |
| Information:   | Consideration: \$48,000.00                             |
| Grantor: MOUNTAINVIEW TRUST (BY TRUSTEE)                   | Grantee: CONKLIN, JEFFREY C<br>2 - CONKLIN, SARA J     |
| Locations: Parcel #<br>1 - 092.00-2,033.00.000.            | Municipality<br>JACKSON TOWNSHIP                       |
| Information:   | Consideration: \$118,700.00                            |
| Grantor: DEVANEY, ROBERT<br>2 - DEVANEY, LISA              | Grantee: GRIMM, JESSE M                                |
| Locations: Parcel #<br>1 - 133.00-2,045.00.000.            | Municipality<br>ARARAT TOWNSHIP                        |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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| Information:  | Consideration: \$138,000.00                                |
| Grantor: WHEATON, DEVON R   | Grantee: SISSON, SARAH RAE E                               |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>MONTROSE                                   |
| Information:  | Consideration: \$1.00                                      |
| Grantor: LONGACRE, DAVID<br>2 - LONGACRE, GLADYS  | Grantee: LONGACRE, JAN<br>2 - LONGACRE, PAULA              |
| Locations: Parcel #<br>1 - N/A  | Municipality<br>JACKSON TOWNSHIP                           |
| Information:  | Consideration: \$25,000.00                                 |
| Grantor: CRONAUER, ROBERT J   | Grantee: KEVINS KID LLC                                    |
| Locations: Parcel #<br>1 - 121.00-2.003.00.000.   | Municipality<br>JESSUP TOWNSHIP                            |
| Information:  | Consideration: \$108,000.00                                |
| Grantor: REYNOLDS, LORRAINE M   | Grantee: HAWKINS, KELLY J                                  |
| Locations: Parcel #<br>1 - 124.00-1.009.00.000.   | Municipality<br>BRIDGEWATER TOWNSHIP                       |
| Information:  | Consideration: \$130,000.00                                |
| Grantor: LYNN, CHRISTY  | Grantee: CRIPPEN, NICHOLAS M                               |
| Locations: Parcel #<br>1 - 222.10-2.001.00.000.   | Municipality<br>HOP BOTTOM BOROUGH                         |
| Information:  | Consideration: \$52,000.00                                 |
| Grantor: CONNING, DONALD R<br>2 - CONNING, ROSEMARY T   | Grantee: GREGORY, JOHN DARYL                               |
| Locations: Parcel #<br>1 - 046.09-1.025.00.000.   | Municipality<br>SILVER LAKE TOWNSHIP                       |
| Information:  | Consideration: \$92,500.00                                 |
| Grantor: ARK PROPERTY GROUP LLC   | Grantee: HMA GROUP LLC                                     |
| Locations: Parcel #<br>1 - 109.06-1.032.00.000.   | Municipality<br>NEW MILFORD BOROUGH                        |
| Information:  | Consideration: \$270,000.00                                |
| Grantor: HERBERT, KYLE L<br>2 - HERBERT, COURTNEY A   | Grantee: BOUGHTON, BRIAN SCOTT<br>2 - BOUGHTON, NANCY E    |
| Locations: Parcel #<br>1 - 113.00-1.009.00.000.   | Municipality<br>JACKSON TOWNSHIP                           |
| Information:  | Consideration: \$5,000.00                                  |
| Grantor: PETROSKI LLC   | Grantee: PETROSKI, APRIL LYNN                              |
| Locations: Parcel #<br>1 - 167.09-1.037.00.000.   | Municipality<br>HARFORD TOWNSHIP                           |
| Information:  | Consideration: \$100                                       |
| Grantor: VANDENBURGH, ROY N (TRUST BY TRUSTEE)<br>2 - VANDENBURGH, DAVID  | Grantee: VANDENBURGH, TERRY R<br>2 - VANDENBURGH, ARTHUR S |
| Locations: Parcel #<br>1 - 084.00-1.028.01.000.   | Municipality<br>FOREST LAKE TOWNSHIP                       |
| Information:  | Consideration: \$126,140.00                                |
| Grantor: GIBBONS, CHARLES P (ESTATE)<br>2 - GIBBONS, BRIAN<br>3 - GIBBONS, CHRISTINE<br>4 - WOOD, JOANN P<br>5 - WOOD, ROBERT | Grantee: DIAZ, BENEDICT F JR                               |
| Locations: Parcel #<br>1 - 143.07-1.005.07.000.   | Municipality<br>BRIDGEWATER TOWNSHIP                       |

★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★

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| Information:   | Consideration: \$1.00  |
| Grantor: NEBIYDOSKI, ANN MARIE   | Grantee: NEBIYDOSKI, ANN MARIE<br>2 - MIKULAK, CHRISTOPHER J |
| Locations: Parcel #<br>1 - 191.04-1,005.00,000.  | Municipality<br>HERRICK TOWNSHIP                             |
| Information:   | Consideration: \$1.00  |
| Grantor: RUSSICK, MAX H III<br>2 - RUSSICK, MATTHEW<br>3 - WILLIAMS, MAKAYA                            | Grantee: RUSSICK, KAREN SUE                                  |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>RUSH TOWNSHIP                                |
| Information:   | Consideration: \$102,650.00                                  |
| Grantor: BISHOP, JAMES B JR  | Grantee: SPERING, CARLA R                                    |
| Locations: Parcel #<br>1 - 111.00-1,018.00,000.  | Municipality<br>NEW MILFORD TOWNSHIP                         |
| Information:   | Consideration: \$205,000.00                                  |
| Grantor: MILLARD, KEVIN M  | Grantee: HERBERT, KYLE L<br>2 - HERBERT, COURTNEY A          |
| Locations: Parcel #<br>1 - 110.00-2,043.02,000.  | Municipality<br>NEW MILFORD TOWNSHIP                         |
| Information:   | Consideration: \$347,625.00                                  |
| Grantor: TRAVER, NEIL D<br>2 - TRAVER, KATHY A   | Grantee: LANDSIEDEL, JUSTIN<br>2 - LANDSIEDEL, AMANDA        |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>AUBURN TOWNSHIP                              |
| Information:   | Consideration: \$1.00  |
| Grantor: STRAWN, ALLEN   | Grantee: STRAWN, PHILIP S                                    |
| Locations: Parcel #<br>1 - N/A   | Municipality<br>MONTROSE                                     |
| Information:   | Consideration: \$105,000.00                                  |
| Grantor: SPARKS, LEWIS L<br>2 - SPARKS, BRENDA   | Grantee: LEWIS, ROGER L<br>2 - LEWIS, JENNIFER A             |
| Locations: Parcel #<br>1 - 054.07-1,004.00,000.<br>2 - 054.07-1,011.00,000.                            | Municipality<br>OAKLAND BOROUGH<br>OAKLAND BOROUGH           |
| Information:   | Consideration: \$32,500.00                                   |
| Grantor: LANESBORO COMMUNITY CHURCH (FKA)<br><br>2 - FIRST PRESBYTERIAN CONGREGATION OF<br>SUSQUEHANNA | Grantee: ROMAN CATHOLIC DIOCESE OF SCRANTON<br>PENNSYLVANIA  |
| Locations: Parcel #<br>1 - 054.11-4,031.00,000.  | Municipality<br>SUSQUEHANNA                                  |
| Information:   | Consideration: \$10.00                                       |
| Grantor: SPROUT, REBECCA E   | Grantee: SPROUT, JOHN L                                      |
| Locations: Parcel #<br>1 - 104.00-1,040.00,000.  | Municipality<br>BRIDGEWATER TOWNSHIP                         |
| Information:   | Consideration: \$1.00  |
| Grantor: FUCHS, WILLIAM O (ESTATE)   | Grantee: FUCHS, ROBERT                                       |
| Locations: Parcel #<br>1 - 054.14-3,075.00,000.  | Municipality<br>SUSQUEHANNA                                  |

**★ L E G A L J O U R N A L O F S U S Q U E H A N N A C O U N T Y ★**

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| Information: |  |  |
| Grantor:     | MCKINNON, MICHAEL A (BY SHERIFF)<br>2 - BRANCH, LOYAL T (ESTATE BY SHERIFF)<br>3 - BRANCH, CHARLES (ESTATE BY SHERIFF) | Consideration: \$1,131.31<br>Grantee: WELLS FARGO BANK                           |
| Locations:   | Parcel #<br>1 - 191.00-1,019.00,000.   | Municipality<br>HERRICK TOWNSHIP   |
| Information: |  | Consideration: \$4,435.11  |
| Grantor:     | ARNOLD, DANIEL A (BY SHERIFF AKA)<br>2 - ARNOLD, DANIEL (BY SHERIFF)<br>3 - DALY, KYLA M (BY SHERIFF)                  | Grantee: US BANK NATIONAL ASSOCIATION<br>2 - PENNSYLVANIA HOUSING FINANCE AGENCY |
| Locations:   | Parcel #<br>1 - 124.14-3,027.00,000.   | Municipality<br>MONTROSE   |
| Information: |  | Consideration: \$3,734.89  |
| Grantor:     | CARTER, BRIAN (BY SHERIFF)   | Grantee: JPMORGAN CHASE BANK   |
| Locations:   | Parcel #<br>1 - 090.17-1,002.00,000.   | Municipality<br>NEW MILFORD BOROUGH  |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | APPLEMAN, HERMAN R (TRUST BY TRUSTEE)<br>2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)                                     | Grantee: APPLEMAN, HERMAN R (TRUST)<br>2 - APPLEMAN, SANDRA F (TRUST)            |
| Locations:   | Parcel #<br>1 - 184.11-1,038.00,000.   | Municipality<br>HARFORD TOWNSHIP   |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | APPLEMAN, HERMAN R (TRUST BY TRUSTEE)<br>2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)                                     | Grantee: APPLEMAN, HERMAN R (TRUST)<br>2 - APPLEMAN, SANDRA F (TRUST)            |
| Locations:   | Parcel #<br>1 - 184.11-1,017.00,000.   | Municipality<br>HARFORD TOWNSHIP   |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | APPLEMAN, HERMAN R (TRUST BY TRUSTEE)<br>2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)                                     | Grantee: APPLEMAN, HERMAN R (TRUST)<br>2 - APPLEMAN, SANDRA F (TRUST)            |
| Locations:   | Parcel #<br>1 - 184.11-1,038.00,000.   | Municipality<br>HARFORD TOWNSHIP   |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | APPLEMAN, HERMAN R (TRUST BY TRUSTEE)<br>2 - APPLEMAN, SANDRA F (TRUST BY TRUSTEE)                                     | Grantee: APPLEMAN, HERMAN R (TRUST)<br>2 - APPLEMAN, SANDRA F (TRUST)            |
| Locations:   | Parcel #<br>1 - N/A  | Municipality<br>HARFORD TOWNSHIP   |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | APPLEMAN, HERMAN R (TRUST BY TRUSTEE)<br>2 - APPLEMAN, SANDRA F (TRUSTEE BY TRUSTEE)                                   | Grantee: APPLEMAN, HERMAN R (TRUST)<br>2 - APPLEMAN, SANDRA F (TRUST)            |
| Locations:   | Parcel #<br>1 - N/A  | Municipality<br>HARFORD TOWNSHIP   |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | ERNST, LINDA R (TRUST BY TRUSTEE)  | Grantee: ERNST, JOHN A (TRUST)   |
| Locations:   | Parcel #<br>1 - 170.00-1,008.00,000.   | Municipality<br>GIBSON TOWNSHIP  |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | ROSS, JOHN C<br>2 - ROSS, AMANDA J   | Grantee: ROSS, JOHN C<br>2 - ROSS, AMANDA J                                      |
| Locations:   | Parcel #<br>1 - 094.00-1,002.00,000.   | Municipality<br>JACKSON TOWNSHIP   |
| Information: |  | Consideration: \$1.00  |
| Grantor:     | HOMER C ROSS FAMILY LIMITED PARTNERSHIP  | Grantee: HOMER C ROSS FAMILY LIMITED<br>PARTNERSHIP                              |
| Locations:   | Parcel #<br>1 - 094.00-1,072.00,000.   | Municipality<br>JACKSON TOWNSHIP   |



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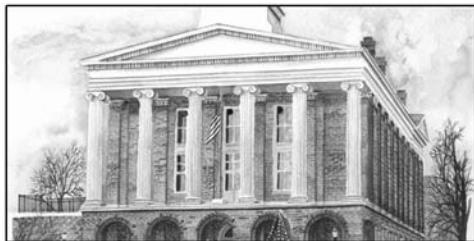
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