

OFFICIAL

LEGAL JOURNAL

OF SUSQUEHANNA COUNTY, PA

34th Judicial District

Vol. 9 ★ December 27, 2024 ★ Montrose, PA ★ No. 40



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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



Legal Journal of Susquehanna County

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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the "Pennsylvania County Courthouse Series" are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

The Legal Journal of Susquehanna County is published and produced by the Susquehanna County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Susquehanna County* is made the medium for the publication of all Legal Advertisements required to be made in Susquehanna County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Susquehanna County, and selected Opinions and Decisions of the Courts of Susquehanna County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Susquehanna County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE SUSQUEHANNA COUNTY BAR ASSOCIATION



The Legal Journal of Susquehanna County is a comprehensive weekly guide containing legal decisions of the 34th Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Susquehanna County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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Hours: Monday–Friday, 8:30 a.m.–4:30 p.m.

LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

In the Estate of Rose M. Barth a/k/a Rose Barth, late of the Township of Bridgewater, Susquehanna County, Pennsylvania,

Letters Testamentary in the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all those having claims against said estate will present them without delay to:

Donald Alfred Barth II, Executor
8052 Richlandtown Road
Quakertown, PA 18951

OR

Attorney for the Estate
Jeremy E. Yzeik, Esq.
Coughlin & Gerhart, LLP
21-23 Public Avenue
Montrose, PA 18801

12/20/2024 • 12/27/2024 • 1/3/2025

ESTATE NOTICES

In re: Estate of Jeffrey L. VanKuren late of Forest Lake Township, Susquehanna County, PA who died on September 14, 2024.

Letters Testamentary have been granted to the undersigned. All persons having claims against the Estate of said decedent are requested to make known the same and all persons indebted to the said decedent to make payment without delay to:

Executor: Deborah E. VanTassel
Attorney: Carrubba Law, P.C.
114-2 Warren Street
Tunkhannock, PA 18657
Kelly M. Carrubba, Esquire
Attorney for the Estate

12/20/2024 • 12/27/2024 • 1/3/2025

ESTATE NOTICE

Notice is hereby given that an exemplified copy of the Letters of Administration in the ESTATE OF CHRIS THEOPHANIS late of the Village of Endicott, Broome County, New York, (died July 25, 2024) issued to Kristen Theophanis-Ramirez, Administrator, has been filed in the Susquehanna County Register of Wills. All persons indebted to the said estate are required to make payment, and those having claims or demands to

present the same without delay to Kristen Theophanis-Ramirez or to Levene Gouldin & Thompson, LLP, attorneys for the estate, 450 Plaza Drive, Vestal, NY 13850.

12/20/2024 • 12/27/2024 • 1/3/2025

**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
MONEY JUDGEMENT**

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

02/11/2025 9:00 AM

Writ of Execution No.:

2023-219 CP

PROPERTY ADDRESS: 279 Main Street, Great Bend, PA 18821

LOCATION: Great Bend Borough

Tax ID #: 031.15-1,052.00,000.

IMPROVEMENTS: None, vacant lot

DEFENDANTS: Julia Pearson and Rosemary Freeman

ATTORNEY FOR PLAINTIFF:

Francis X. O'Connor, Esq.

(570) 879-2534

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.susqco.com, then select Law Enforcement, Sheriff's Office, Sheriff's Sales.

Lance M. Benedict,
Susquehanna County Sheriff

12/20/2024 • 12/27/2024 • 1/3/2025

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 12, 2024 TO DECEMBER 18, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: Mortgagor: DEWITT, KATHRYN 2 - PHILLIPS, TYLER Locations: Parcel # 1 - 187.00-2,047.02,000. 2 - 187.00-2,047.00,000.	Consideration: \$125,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - ROCKET MORTGAGE LLC Municipality GIBSON TOWNSHIP GIBSON TOWNSHIP
Information: Mortgagor: SMALL, JONATHAN R 2 - SMALL, KATIE J Locations: Parcel # 1 - 218.00-2,019.01,000.	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SPRINGVILLE TOWNSHIP
Information: Mortgagor: CNBC HOLDINGS LLC Locations: Parcel # 1 - 031.16-1,046.00,000.	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality GREAT BEND BOROUGH
Information: Mortgagor: ALLEN, DANIEL M 2 - ALLEN, MICHELLE L Locations: Parcel # 1 - 157.00-1,057.03,000.	Consideration: \$405,100.00 Mortgagee: HORIZON FARM CREDIT ACA Municipality RUSH TOWNSHIP
Information: Mortgagor: MACIAK, DENA JEAN Locations: Parcel # 1 - 183.03-1,032.00,000.	Consideration: \$212,121.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - KIND LENDING LLC Municipality BROOKLYN TOWNSHIP
Information: Mortgagor: MARRAZZO, MICHAEL A 2 - MARRAZZO, NANCY J Locations: Parcel # 1 - 172.00-1,002.00,000.	Consideration: \$160,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality ARARAT TOWNSHIP
Information: Mortgagor: BEGLIOMINI, AMANDA Locations: Parcel # 1 - N/A	Consideration: \$90,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality RUSH TOWNSHIP
Information: Mortgagor: FARLEY, THOMAS Locations: Parcel # 1 - 036.00-1,015.00,000.	Consideration: \$275,500.00 Mortgagee: SUCCESS MORTGAGE LENDING PARTNERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality HARMONY TOWNSHIP
Information: Mortgagor: YORK, HUNTER T Locations: Parcel # 1 - 036.17-1,074.00,000.	Consideration: \$176,739.00 Mortgagee: FIRST HERITAGE FINANCIAL LLC Municipality LANESBORO BOROUGH
Information: Mortgagor: YORK, HUNTER T Locations: Parcel # 1 - 036.17-1,074.00,000.	Consideration: \$9,000.00 Mortgagee: PENNSYLVANIA HOUSING FINANCE AGENCY Municipality LANESBORO BOROUGH

Information: Mortgagor: RUDOCK, GARY 2 - RUDOCK, PAULINE	Consideration: \$160,701.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 031.19-2,088.00,000.	Municipality HALLSTEAD BOROUGH
Information: Mortgagor: GENNARELLI, ALEC	Consideration: \$242,250.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - GUILD MORTGAGE COMPANY LLC
Locations: Parcel # 1 - 142.04-1,020.00,000.	Municipality BRIDGEWATER TOWNSHIP
Information: Mortgagor: CARMAN, JASON R Locations: Parcel # 1 - 102.00-1,046.00,000.	Consideration: \$34,000.00 Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: MARQUEZ, CRISTOFER ALEXANDER (AKA) 2 - MARQUEZ, CRISTOPHER ALEXANDER	Consideration: \$38,650.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - LENDAGE LLC DBA (DBA) 3 - ACHIEVE LOANS
Locations: Parcel # 1 - 082.00-1,029.00,000.	Municipality FOREST LAKE TOWNSHIP
Information: Mortgagor: LEGG, MARK JOHN 2 - LEGG, LAURA	Consideration: \$64,000.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 062.04-2,024.03,000.	Municipality FRIENDSVILLE BOROUGH
Information: Mortgagor: HERMAN, MICKI L Locations: Parcel # 1 - 177.00-1,005.00,000.	Consideration: \$105,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality RUSH TOWNSHIP
Information: Mortgagor: COLEMAN, ROBERT A Locations: Parcel # 1 - 074.00-1,002.01,000.	Consideration: \$400,000.00 Mortgagee: WAYNE BANK Municipality OAKLAND TOWNSHIP
Information: Mortgagor: BENNETT, RICHARD P 2 - BENNETT, TRACY N	Consideration: \$95,848.00 Mortgagee: ROCKET MORTGAGE LLC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Locations: Parcel # 1 - 268.07-3,002.00,000.	Municipality FOREST CITY 2W

DEEDS

Information: Grantor: KROPA, THOMAS A (TRUST BY TRSUTEES)	Consideration: \$1.00 Grantee: BUCHMAN, KRISTY L 2 - DAVIS, SAMANTHA D
Locations: Parcel # 1 - 256.00-1,020.02,000.	Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: BIBIGHAUS, PAUL H (ESTATE) 2 - BIBIGHAUS, PAUL HENRY (ESTATE)	Consideration: \$1.00 Grantee: BIBIGHAUS, BRIAN P
Locations: Parcel # 1 - 196.00-2,036.00,000.	Municipality AUBURN TOWNSHIP

Information: Grantor: LATSHAW, ROBERT R	Consideration: \$1.00 Grantee: LATSHAW, ROBERT R 2 - SUSAVAGE, BRIAR
Locations: Parcel # 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: ANTHONY, DANIEL J 2 - ANTHONY, LINDA D	Consideration: \$210,000.00 Grantee: MACIAK, DENA JEAN
Locations: Parcel # 1 - 183.03-1,032.00,000.	Municipality BROOKLYN TOWNSHIP
Information: Grantor: DEMBOSKY, WALTER C (ESTATE)	Consideration: \$1.00 Grantee: ALINOSKI, JAQUELINE
Locations: Parcel # 1 - 239.12-1,005.00,000. 2 - 239.12-1,006.00,000.	Municipality LATHROP TOWNSHIP LATHROP TOWNSHIP
Information: Grantor: SANTAMOUR, ELIZABETH	Consideration: \$85,000.00 Grantee: ODELL, ASHELY
Locations: Parcel # 1 - N/A	Municipality LATHROP TOWNSHIP
Information: OIL AND GAS RIGHTS Grantor: LAKE, RICHARD N 2 - LAKE, MARY ELLEN V	Consideration: \$1.00 Grantee: LAKE, CHRISTOPHER
Locations: Parcel # 1 - 151.00-1,008.00,000.	Municipality GIBSON TOWNSHIP
Information: Grantor: LAKE, RICHARD N 2 - LAKE, MARY ELLEN V 3 - LAKE, CHRISTOPHER	Consideration: \$1.00 Grantee: LAKE, RICHARD N 2 - LAKE, MARY ELLEN V 3 - LAKE, CHRISTOPHER
Locations: Parcel # 1 - N/A	Municipality GIBSON TOWNSHIP
Information: Grantor: GERALD, PECK	Consideration: \$140,000.00 Grantee: 721 732 MAIN STREET LCC
Locations: Parcel # 1 - 109.06-1,079.00,000.	Municipality NEW MILFORD BOROUGH
Information: OIL AND GAS Grantor: PIRRAGLIA, ANTONIO 2 - PIRRAGLIA, ROSANNA	Consideration: \$290,000.00 Grantee: FARLEY, THOMAS
Locations: Parcel # 1 - 036.00-1,015.00,000.	Municipality HARMONY TOWNSHIP
Information: Grantor: GENNARELLI, ALEC	Consideration: \$180,000.00 Grantee: YORK, HUNTER T
Locations: Parcel # 1 - 036.17-1,074.00,000.	Municipality LANESBORO BOROUGH
Information: Grantor: CITARELLA, ALBERT F 2 - CITARELLA, JENNIFER A	Consideration: \$8,000.00 Grantee: QUINNAN, DONALD
Locations: Parcel # 1 - 268.07-4,015.00,000. 2 - 268.07-4,016.00,000.	Municipality FOREST CITY FOREST CITY
Information: Grantor: BIRCHARD, BRIAN S (ESTATE)	Consideration: \$171,000.00 Grantee: SOLONETWITZ, WILLIAM P SR 2 - SOLONETWITZ, WILLIAM P JR 3 - BARTKUS, SHERRY
Locations: Parcel # 1 - 126.00-2,009.00,000.	Municipality NEW MILFORD TOWNSHIP
Information: Grantor: MAXEY, PETER J 2 - UPRIGHT, RAINA L (NMB) 3 - MAXEY, RAINA L	Consideration: \$255,000.00 Grantee: GENNARELLI, ALEC
Locations: Parcel # 1 - N/A	Municipality BRIDGEWATER TOWNSHIP

Information: OIL & GAS HYDROCARBON DEED Grantor: SCOUT PETROLEUM LLC Locations: Parcel # 1 - 175.00-1,061.02,000. 2 - 174.00-1,024.00,000.	Consideration: \$74,573.75 Grantee: WEXFORD MINERALS LP Municipality RUSH TOWNSHIP RUSH TOWNSHIP
Information: Grantor: CARMAN, RUSSELL F 2 - CARMAN, JANIS R Locations: Parcel # 1 - N/A	Consideration: \$1.00 Grantee: CARMAN, JASON R Municipality FOREST LAKE TOWNSHIP
Information: Grantor: MANNING, KANISHA 2 - RACE, CHRISTOPHER Locations: Parcel # 1 - 161.08-2,027.00,000.	Consideration: \$3,000.00 Grantee: ROSS, JASON 2 - VENTURA, RIGO Municipality BRIDGEWATER TOWNSHIP
Information: Grantor: BENNETT, WILLIAM T (ESTATE AKA) 2 - BENNETT, WILLIAM THOMAS (ESTATE) Locations: Parcel # 1 - 155.00-1,001.00,000.	Consideration: \$1.00 Grantee: BENNETT, JENNIFER L Municipality RUSH TOWNSHIP
Information: Grantor: BENNETT, WILLIAM T (ESTATE AKA) 2 - BENNETT, WILLIAM THOMAS (ESTATE) Locations: Parcel # 1 - 099.00-1,024.00,000.	Consideration: \$1.00 Grantee: BENNETT, JENNIFER L Municipality MIDDLETOWN TOWNSHIP
Information: CORRECTIVE Grantor: WOOD, DAVID R 2 - WOOD, ALICE F (ESTATE) 3 - WOOD, ALICE (ESTATE) Locations: Parcel # 1 - 124.15-2,008.00,000.	Consideration: \$1.00 Grantee: CK PROPERTIES OF MONTROSE LLC Municipality MONTROSE
Information: Grantor: ANDREWS, JEROME D 2 - ANDREWS, CATHERINE A Locations: Parcel # 1 - 083.20-2,027.00,000.	Consideration: \$1.00 Grantee: THE ANDREWS FAMILY IRREVOCABLE TRUST NUMBER TWO Municipality FOREST LAKE TOWNSHIP
Information: Grantor: KIRCH, NANCY R Locations: Parcel # 1 - 166.00-1,011.00,000.	Consideration: \$1.00 Grantee: KIRCH, NANCY R (TRUST) Municipality HARFORD TOWNSHIP
Information: Grantor: MILLARD, RILEY MAE Locations: Parcel # 1 - 130.00-1,002.00,000.	Consideration: \$1,000.00 Grantee: DIAZ HOLDINGS LLC Municipality NEW MILFORD TOWNSHIP
Information: Grantor: MITCHELL, DORIS E (TRUST BY TRUSTEE) Locations: Parcel # 1 - N/A	Consideration: \$499,000.00 Grantee: HINKLEY, STEVEN M 2 - HINKLEY, KELLY M Municipality SPRINGVILLE TOWNSHIP
Information: Grantor: GRONSKI, AARON J Locations: Parcel # 1 - 175.00-1,052.00,000.	Consideration: \$2,500.00 Grantee: KELLY, BRENDAN Municipality RUSH TOWNSHIP
Information: Grantor: CLARK COUNTRY LLC Locations: Parcel # 1 - 205.03-1,077.00,000.	Consideration: \$400,000.00 Grantee: CENTOFANTE, DALE MICHAEL 2 - CENTOFANTE, CAROLINE GRAHAM Municipality LENOX TOWNSHIP

Information:
Grantor: BENDOCK, BRYON C (AKA)
2 - BENDOCK, BRYAN
3 - BENDOCK, PATRICIA A

Locations: Parcel #
1 - N/A

Consideration: \$1.00
Grantee: BENDOCK, PATRICIA A

Municipality
HALLSTEAD BOROUGH

Information:
Grantor: BENDOCK, BRYAN C
2 - BENDOCK, PATRICIA A

Locations: Parcel #
1 - N/A

Consideration: \$1.00
Grantee: BENDOCK, BRYAN C

Municipality
FRANKLIN TOWNSHIP

Information:
Grantor: BENDOCK, BRYAN C
2 - BENDOCK, PATRICIA A

Locations: Parcel #
1 - N/A

Consideration: \$65,000.00
Grantee: BENDOCK, BRYAN C

Municipality
FRANKLIN TOWNSHIP



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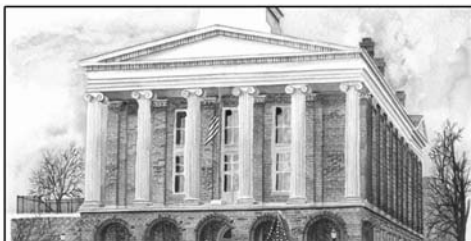
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