

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

34th Judicial District

Vol. 1 ★ June 17, 2016 ★ Montrose, PA ★ No. 11



**IN THIS ISSUE**

COURT OPINION .....	4
LEGAL NOTICES .....	8
SHERIFF'S SALES.....	9
MORTGAGES & DEEDS.....	14

**CASES REPORTED**

ROWLAND SHARP, Plaintiff  
vs.  
PENNSYLVANIA AMERICAN WATER COMPANY, Defendant

© 2016 Legal Journal of Susquehanna County



**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

Michael Briechle, Esq., Editor  
mike@briechlelaw.com

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

P: 570-251-1512  
F: 570-647-0086

susqco.com

**Submit advertisements to**  
**baileyd@ptd.net**

**OFFICERS**

*President*  
**Raymond C. Davis, Esq.**

*Vice-President*  
**Michael Briechle, Esq.**

*Secretary*  
**Marion O'Malley, Esq.**

*Treasurer*  
**Zachary D. Morahan, Esq.**

*Court Administrator*  
**Cathy Hawley**

---

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.

### 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

#### **Judge of the Court of Common Pleas**

Jason J. Legg, *President Judge*

Kenneth W. Seamans, *Senior Judge*

#### **Magisterial District Judges**

Jeffrey Hollister

Jodi L. Cordner, Esq.

Suzanne Brainard

#### **Court Administrator**

Cathy Hawley

#### **Sheriff**

Lance Benedict

#### **District Attorney**

Robert Klein, Esq.

#### **Prothonotary, Clerk of The Court**

Susan F. Eddleston

#### **Chief Public Defender**

Linda LaBarbara, Esq.

#### **Commissioners**

Alan M. Hall

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.

---

**COURT OPINION**

---

**IN THE COURT OF COMMON PLEAS OF  
SUSQUEHANNA COUNTY, PENNSYLVANIA**

<b>ROWLAND SHARP,</b>	:	
<b>Plaintiff,</b>	:	
	:	
<b>vs.</b>	:	
	:	
<b>PENNSYLVANIA AMERICAN</b>	:	<b>No. 2009 - 1288 C.P.</b>
<b>WATER COMPANY,</b>	:	
<b>Defendant.</b>	:	

---

**OPINION****I. Statement of Case**

On October 6, 2009, plaintiff Rowland Sharp (hereinafter referred to as Sharp) filed a second amended complaint against defendant Pennsylvania American Water Company (hereinafter referred to as PAWC) for damages to residence in Susquehanna Depot Borough caused by water flowing into the residence from the main water line through PAWC's curb box. The parties have filed cross-motions for summary judgment relating to Sharp's negligence claim. Sharp seeks the entry of summary judgment under the doctrine of *res ipsa loquitur* as Sharp contends that negligence should be presumed as there is no other reason for PAWC's water valve to leaks but for its negligence. PAWC moved for summary judgment on the theory that Sharp had failed to produce any evidence that PAWC owed any duty to him or breached that particular duty.

At the time of oral argument in this matter, counsel for PAWC commendably conceded, based upon Sharp's answer to its summary judgment motion, that its motion must be denied. Simply, PAWC correctly noted that Sharp has now produced an expert report that raises questions of material fact as to PAWC's procedures in shutting off the water to Sharp's residence as well as its maintenance of the curb box and shut off valve. Based upon counsel's concession, and after review of the expert report of Daniel Farnham presented by Sharp, the Court agrees that PAWC's motion for summary judgment must be denied as there are genuine issues of material fact raised in the Farnham report. The Court still must address Sharp's motion for summary judgment.

**II. Standard of Review**

Summary judgment is appropriate "where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law." *Summers v. Certainteed Corp.*, 997 A.2d 1152, 1159 (Pa. 2010) (citing

Pennsylvania Rule of Civil Procedure 1035.2(1)). In reviewing a motion for summary judgment, the court must consider all facts (and any reasonable inferences deducible therefrom) in a “light most favorable to the non-moving party.” *Id.* Any doubts must be resolved in favor of the non-moving party and, for this reason, summary judgment is only proper where the record is “clear and free from all doubt.” *Id.* This is not to suggest that the non-moving party bears no burden; rather, the non-moving party must still “adduce sufficient evidence on an issue essential to his case and on which he bears the burden of proof such that a jury could return a verdict in his favor.” *Burlington Coat Factory of Pa., LLC v. Grace Constr. Management Co., LLC*, 126 A.3d 1010 (Pa. Super. Ct. 2015). If a non-moving party failed to present such evidence demonstrating a question of material fact, then summary judgment will be granted to the moving party. *Id.*

### III. Discussion

Sharp contends that the doctrine of *res ipsa loquitor* requires that the Court find as a matter of fact and law that PAWC’s negligence caused the flooding of Sharp’s residence. (Plf. Mot. S.J., ¶¶ 24-30.) *Res ipsa loquitor* has three elements:

- (a) The event is of a kind which ordinarily does not occur in the absence of negligence.
- (b) Other responsible causes, including the conduct of the plaintiff and third persons are sufficiently eliminated by the evidence; and
- (c) The indicated negligence is within the scope of the defendant’s duty to the plaintiff.

Fessenden v. Robert Packer Hosp., 97 A.3d 1225, 1230 (Pa. Super. Ct. 2014)(quoting Restatement (Second) of Torts § 328(D)(1965)). In Fessenden, the Superior Court summarized the *res ipsa loquitor* doctrine and admitted that there was confusion regarding its proper application:

*Res Ipsa Loquitor* is merely a shorthand expression for a rule of evidence that allows a jury to infer negligence and causation where the injury at issue is one that does not ordinarily occur in the absence of negligence. Although *res ipsa loquitor* was intended to be a “far more realistic, logical and orderly approach to circumstantial proof of negligence,” it has caused significant confusion. Where “reasonable persons may reach different conclusion[s] regarding the negligence of the defendant,” and where the plaintiff proves all three of section 328D’s elements, *the question of whether an inference of negligence should be drawn is for the jury.*

*Id.* (citations omitted)(emphasis added). Sharp contends that there is no way a reasonable person could come to any other conclusion aside from PAWC’s negligence caused the flooding of his property. PAWC argues that Sharp has not eliminated potential third party tampering with the valve located in the unsecured curb box. To buttress this

position, PAWC points to its expert report that contends that there was no mechanical failure of the valve, the valve worked properly for 6 years prior to the incident, and continued to work for many years after the incident.

It is exceptionally rare for a court to enter judgment based solely upon the doctrine of *res ipsa loquitor*. See Quinby v. Plumsteadville Family Practice, Inc., 907 A.2d 1061, 1076 (Pa. 2006) (“We recognize that *res ipsa loquitor* involves a permissive inference of negligence, not a legal presumption, and direction of a verdict for a plaintiff is not the usual outcome where it applies.”). The Pennsylvania Supreme Court has described its application as follows:

The inference provides reasonable evidence, in the absence of explanation by Defendants, that the accident arose from their negligence. The strength of the inference will necessarily depend on the evidence presented, and will range from reasonable probability to practical certainty. In the ordinary case, where different conclusions may be reasonably reached, it is the function of the jury to determine whether the inference is to be drawn.

We also recognize, however, that a directed verdict is authorized where exceptional circumstances give rise to an inference of negligence on the part of the defendant which is so strong that it cannot be rejected by reasonable individuals if not rebutted. It is only when there is no issue of fact as to the existence of any conditions necessary in order to apply *res ipsa loquitor* that the court may withdraw the issue from the jury or direct the jury to draw the inference of negligence.

Id.; see also Morejon v. Rais Constr. Co., 851 N.E.2d 1143, 1146-47 (N.Y. 2006) (“[O]nly in the rarest of *res ipsa loquitor* cases may a plaintiff win summary judgment or a directed verdict. That would happen only when the plaintiff’s circumstantial proof is so convincing and the defendant’s response so weak that the inference of defendant’s negligence is inescapable.”). While Quinby dealt with the application of *res ipsa loquitor* as it related to a request for a directed verdict, the Court finds it instructive as the applicable standard of review for a directed verdict and summary judgment are the same. See 1 Modern Tort Law Liability Litigation § 15:29 (2nd Ed. 2015) (noting that the same analysis applies to summary judgment or directed verdict motion when basis for motion is *res ipsa loquitor*).

Thus, the question is whether this case represents one of the “rarest of cases” where summary judgment should be granted on strength of the *res ipsa loquitor* inference of negligence. After reviewing the record, it is apparent that reasonable minds may indeed differ as to the cause of the water leak in this case. In particular, PAWC has submitted an expert report from Craig Clauser, P.E., who examined the valve in question, that the valve was functioning properly and that the “only explanation for the subject water flow in the 2008-time period is that someone opened the valve around the same time period.” (PAWC Answer to S.J. Mot., Ex. B.)

Based upon this record, the Court cannot conclude that Sharp's circumstantial proof is so compelling or that PAWC response is so weak as to warrant the entry of summary judgment. Given that the PAWC expert has examined the subject water valve and concluded that it has no mechanical failures, that the valve itself was accessible to members of the general public and that it could be opened with the use of an easily accessible tool, the record does not present that rarest of scenarios that would warrant the entry of summary judgment on the strength of the *res ipsa loquitur* inference of negligence.



**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.*

---

**EXECUTRIX NOTICE**

Estate of Margaret Mazzarelli  
AKA Margaret M. Mazzarelli  
EXECUTRIX  
Helen M. Barlow  
454 Pierson Rd.  
Meshoppen, PA 18630  
ATTORNEY  
John R. Dean, Esq.  
72 Public Ave.  
Montrose, PA 18801

**6/17/2016 • 6/24/2016 • 7/1/2016**

---

**EXECUTOR NOTICE**

Estate of Nancy Joan LoSapio  
Late of Gibson Township  
EXECUTOR  
Sandello LoSapio AKA Sandy LoSapio  
11242 State Route 92  
South Gibson, PA 18842  
ATTORNEY  
David F. Bianco, Esq.  
707 Main Street, P.O. Box 84  
Forest City, PA 18421-0084

**6/17/2016 • 6/24/2016 • 7/1/2016**

---

**EXECUTRIX NOTICE**

Estate of Norman J. Holzman, Jr.  
Late of Brooklyn Township  
EXECUTRIX  
Norma S. Holzman  
7987 State Route 167  
Kingsley, PA 18826  
EXECUTRIX  
Maureen Holzman  
3678 State Route 6  
Tunkhannock, PA 18657  
ATTORNEY  
Robert J. Hollister, Esquire  
Giangrieco Law, PC  
P.O. Box 126  
Montrose, PA 18801

**6/10/2016 • 6/17/2016 • 6/24/2016**

---

**EXECUTRIX NOTICE**

Estate of Arline E. Snyder  
Late of Oakland Township  
EXECUTRIX  
Dorene Murphy  
1188 Oak Hill Road  
Susquehanna, PA 18847  
EXECUTRIX  
Darlene Mallery  
19 Pierson Street  
Susquehanna, PA 18847

**6/10/2016 • 6/17/2016 • 6/24/2016**

---

**ADMINISTRATOR NOTICE**

Estate of Phyllis L. French  
Late of Susquehanna Borough  
ADMINISTRATOR  
Charles J. Aliano



37 Jackson Avenue  
Susquehanna, PA 18847  
ATTORNEY  
Charles J. Aliano  
37 Jackson Avenue  
Susquehanna, PA 18847

6/3/2016 • 6/10/2016 • 6/17/2016

---

### EXECUTOR NOTICE

Estate of Shirley L. Quigg  
Late of Montrose Borough  
EXECUTOR  
Peter K. Quigg  
2364 Chenango Street, PO Box  
304  
Montrose, PA 18801  
ATTORNEY  
Wilbur D. Dahlgren  
Coughlin & Gerhart, LLP  
181 Maple Street  
Montrose, PA 18801

6/3/2016 • 6/10/2016 • 6/17/2016

---

### 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 JUNE 28, 2016

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 6-28-2016 9:00 AM

Writ of Execution No.: 2016-302  
CP

PROPERTY ADDRESS: 164  
McGavin Road a/k/a RR 3 Box  
178

Meshoppen, PA 18630

LOCATION: Township of Auburn

Tax ID #: 215.00-1,010.00,000.

IMPROVEMENTS: One – 1 1/2

Story Wood Framed Dwelling

One – 20 x 24 Wood Framed

Garage

DEFENDANTS: Charles

Spickerman a/k/a Charles C.

Spickerman, Jr and Michelle

Spickerman a/k/a Michelle L.

Spickerman

ATTORNEY FOR PLAINTIFF:

Adam Davis, Esq (215)563-7000

### 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

**6/3/2016 • 6/10/2016 • 6/17/2016**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JUNE 28, 2016**

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  
6-28-2016 9:30 AM**

Writ of Execution No.: 2016-320  
CP

PROPERTY ADDRESS: 37 West  
Shore Drive a/k/a 418 West Shore  
Drive

New Milford, Pa 18834

LOCATION: New Milford  
Township

Tax ID #: 111.14-1,065.00,000.

IMPROVEMENTS: One – Two

Story Wood Frame Dwelling

DEFENDANTS: Norman Paul  
Abess Individually and as Trustee  
of the Norman Paul Abess Trust  
ATTORNEY FOR PLAINTIFF:

Peter Wapner, Esq (215)563-7000

**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

**6/3/2016 • 6/10/2016 • 6/17/2016**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JUNE 28, 2016**

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**

**6-28-2016 10:30 AM**

Writ of Execution No.: 2016-326  
CP

PROPERTY ADDRESS: RR 2  
Snyder Road a/k/a 2055 Snyder  
Road

New Milford, Pa 18834

LOCATION: New Milford

Township

Tax ID #: 130.00-1,033.00,000.

IMPROVEMENTS: One – One

Story Wood Frame Dwelling

DEFENDANTS: Angela M. Guzy  
and Jonathan S. Guzy

ATTORNEY FOR PLAINTIFF:

Leon Haller, Esq (717)234-4178

**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/](http://www.susquehannasheriff.com/)

[sheriffsales.html](http://sheriffsales.html)

Lance M. Benedict,  
Susquehanna County Sheriff

**6/3/2016 • 6/10/2016 • 6/17/2016**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 12, 2016**

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**

**7-12-2016 9:00 AM**

Writ of Execution No.: 2016-310  
CP

PROPERTY ADDRESS: 9004 &  
9034 State Route 3023  
Springville, Pa 18844

LOCATION: Dimock Township

Tax ID #: 180.00-2,031.00,000.

IMPROVEMENTS: One – 30 x  
130 Wood Framed Ware House  
with Office, Steel Exterior

One – 41 x 104 Wood Framed  
Garage with attached Storage  
Sheds, Steel Exterior

One – 10 x 104 Wood Framed  
Ware House/Storage Sheds, Steel  
Exterior

DEFENDANTS: Unique Building  
Systems, Inc., Gary E. Johnson,  
Shirley E. Johnson and United  
Flowback Service, LLC.

ATTORNEY FOR PLAINTIFF:

James T. Shoemaker, Esq  
(570)287-3000

**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

**6/17/2016 • 6/24/2016 • 7/1/2016**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 12, 2016**

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**

**7-12-2016 9:30 AM**

Writ of Execution No.: 2016-351  
CP

PROPERTY ADDRESS: 200  
Franklin Street N/K/A 94 Franklin  
Street

Great Bend, Pa 18821

LOCATION: Great Bend Borough

Tax ID #: 031.16-1,022.00,000.

IMPROVEMENTS: ONE - TWO  
STORY WOOD FRAMED  
DWELLING

ONE - WOOD FRAMED 16 X 22  
GARAGE

ONE - 18 X 22 METAL FRAMED  
CAR PORT

DEFENDANTS: CATHERINE L.  
FORMOSA

ATTORNEY FOR PLAINTIFF:  
Matthew Fissel, Esq  
(215)825-6345

**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

**6/17/2016 • 6/24/2016 • 7/1/2016**

---

**SHERIFF'S SALE  
MORTGAGE FORECLOSURE  
JULY 12, 2016**

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  
7-12-2016 10:30 AM**

Writ of Execution No.: 2016-376  
CP

PROPERTY ADDRESS: 104 Vine  
Street

Susquehanna, Pa 18847

LOCATION: Borough of  
Susquehanna Depot

Tax ID #: 054.15-2,042.00,000.

IMPROVEMENTS: ONE - 2

STORY WOOD FRAMED  
DWELLING

DEFENDANTS: Timothy E.

Dewey

ATTORNEY FOR PLAINTIFF:

Scott Dietterick, Esq

(717)533-3280

**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

**6/17/2016 • 6/24/2016 • 7/1/2016**

---

**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 2, 2016 TO JUNE 8, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information:	Consideration: \$45,000.00
Mortgagor: WALSH, MICHAEL J	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - WALSH, ENEIDA	2 - QUICKEN LOANS INC
Locations: Parce	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$76,000.00
Mortgagor: WISER, DOUGLAS	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
2 - KUBLO, JO ANN	2 - QUICKEN LOANS INC
Locations: Parce	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$15,000.00
Mortgagor: RAUB, TIM (AKA)	Mortgagee: PEOPLES SECURITY BANK AND TRUST COMPANY
2 - RAUB, TIM E	
3 - RAUB, BETH	
Locations: Parce	Municipality
1 - N/A	GREAT BEND BOROUGH
Information:	Consideration: \$123,252.00
Mortgagor: CONSUMER SOLUTIONS LLC (BY ATTY)	Mortgagee: GRA LEGAL TITLE TRUST II 2013-1
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	2 - US BANK
3 - DECISION ONE MORTGAGE CO LLC	
4 - KRYSZON, MARIA	
Locations: Parce	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$123,252.00
Mortgagor: GRA LEGAL TITLE TRUST II 2013-1 (BY ATTY)	Mortgagee: GMAT LEAGAL TITLE TRUST 2014-1
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	2 - US BANK
3 - DECISION ONE MORTGAGE CO LLC	
4 - KRYSON, MARIA	
Locations: Parce	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP
Information:	Consideration: \$123,252.00
Mortgagor: GMAT LEGAL TITLE TRUST 2014-1 (BY ATTY)	Mortgagee: WILMINGTON SAVINGS FUND SOCIETY (DBA)
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	2 - CHRISTIANA TRUST
3 - DECISION ONE MORTGAGE CO LLC	
4 - KRYSZON, MARIA	
Locations: Parce	Municipality
1 - N/A	SPRINGVILLE TOWNSHIP

*For further information on these listings, call the Recorder of Deeds' office at 570-278-4600.*

Information:	Consideration: \$55,299.46
Mortgagor: MARRIOTT, ORAL	Mortgagee: WELLS FARGO BANK
2 - MARRIOTT, SHEILA	
Locations: Parce	Municipality
1 - N/A	HALLSTEAD BOROUGH
Information:	Consideration: \$66,000.00
Mortgagor: LAURIE, JAMES P	Mortgagee: P & G MEHOOPANY EMPLOYEES
	FED CR UNION
2 - LAURIE, PAULINE A	
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$10,000.00
Mortgagee: PEOPLES NATIONAL BANK (NBM)	Mortgagor: LAWRENCE, WILLIAM L
2 - PEOPLES SECURITY BANK AND	
TRUST COMPANY	2 - LAWRENCE, KRISTEN A
Locations: Parce	Municipality
1 - N/A	OAKLAND BOROUGH
Information:	Consideration: \$40,000.00
Mortgagee: GRANGE NATIONAL BANK	Mortgagor: BALDWIN, CYNTHIA A
Locations: Parce	Municipality
1 - N/A	LITTLE MEADOWS BOROUGH
Information:	Consideration: \$64,920.00
Mortgagee: WELLS FARGO BANK	Mortgagor: BUSSOLINI, JOHN J
	2 - BUSSOLINI, JUNE M
Locations: Parce	Municipality
1 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$52,000.00
Mortgagee: PENNSTAR BANK -A DIV OF NBT BANK	Mortgagor: NOVITSKY, CLEMENT
2 - NBT BANK	2 - NOVITSKY, PATRICIA
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP
Information: CORRECTIVE GAP ASSIGN	Consideration: \$0.00
Mortgagor: CFNA RECEIVABLES MD INC (FKA)	Mortgagee: CFNA RECEIVABLES PA INC
2 - CITIFINANCIAL INC	2 - CITIFINANCIAL SERVICES INC
3 - NERI, ANTHONY	
4 - NERI, DAWN M	
Locations: Parce	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$22,200.00
Mortgagee: PENNSTAR BANK -A DIV OF NBT BANK	Mortgagor: MCCREARY, CHRISTINA A
2 - NBT BANK	
Locations: Parce	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$250,000.00
Mortgagor: HECKMAN, SCOTT R	Mortgagee: NBT BANK
2 - HECKMAN, LOIS ANN	
Locations: Parce	Municipality
1 - N/A	SILVER LAKE TOWNSHIP
Information:	Consideration: \$120,000.00
Mortgagee: AGCHOICE FARM CREDIT	Mortgagor: HUBBARD, GENE R
	2 - HUBBARD, DENISE A
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP

Information:	Consideration: \$1.00
Mortgagor: MELLON (FKA)	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
2 - MELLON BANK	
3 - SMITH, RONALD L	
4 - SMITH, MARY E	
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information:	Consideration: \$10,430.50
Mortgagee: AMERICAN GENERAL FINANCIAL SERVICES	Mortgagor: SORENSEN, BETHANY S
2 - SPRINGLEAF FINANCIAL SERVICES OF	
PENNSYLVANIA (FKA)	2 - SORENSEN, ROBERT D
3 - AMERICAN GENERAL CONSUMER DISCOUNT	
Locations: Parce	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$108,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION	
SYSTEMS INC	Mortgagor: BARTKUS, THOMAS J
2 - GMAC MORTGAGE CORP LLC (DBA)	2 - BARTKUS, CINDY L
3 - DITECH COM	
Locations: Parce	Municipality
1 - N/A	GIBSON TOWNSHIP
Information:	Consideration: \$22,000.00
Mortgagor: DAVIES, NEAL G	Mortgagee: COMMUNITY BANK
Locations: Parce	Municipality
1 - N/A	AUBURN TOWNSHIP
Information: OPEN END CONSTRUCTION MTG	Consideration: \$60,000.00
Mortgagor: BURNS, BRADLEY	Mortgagee: HONESDALE NATIONAL BANK
2 - BURNS, AMANDA	
Locations: Parce	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$75,000.00
Mortgagee: COMMUNITY BANK	Mortgagor: WHEATON, BARRY T
Locations: Parce	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$42,000.00
Mortgagor: JONES, DAVID	Mortgagee: HONESDALE NATIONAL BANK
2 - JONES, PAMELA L	
Locations: Parce	Municipality
1 - N/A	THOMPSON TOWNSHIP
2 - N/A	ARARAT TOWNSHIP
Information:	Consideration: \$60,000.00
Mortgagee: COMMUNITY BANK	Mortgagor: WELSH, TIMOTHY E
	2 - WELSH, TARA J
Locations: Parce	Municipality
1 - N/A	FRANKLIN TOWNSHIP
Information:	Consideration: \$90,000.00
Mortgagor: KAMINSKI, DANIEL T	Mortgagee: VISIONS FEDERAL CREDIT UNION
Locations: Parce	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$199,600.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION	
SYSTEMS INC	Mortgagor: MORRIS, ANDREW R
2 - MERRILL LYNCH CREDIT CORPORATION	2 - MORRIS, INGA G
Locations: Parce	Municipality
1 - N/A	CLIFFORD TOWNSHIP



Information:	Consideration: \$127,000.00
Mortgagor: PERSING, VALISSA A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PROSPECT MORTGAGE
Locations: Parce 1 - N/A	Municipality MIDDLETOWN TOWNSHIP
Information:	Consideration: \$66,400.00
Mortgagor: LUECKE, EDWARD H III 2 - LUECKE, WENDY M	Mortgagee: WELLS FARGO BANK
Locations: Parce 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$287,000.00
Mortgagor: BRIGHAM, LISA	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
Locations: Parce 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: ARNOLD, JOSEPH M 2 - ARNOLD, MARY JANE	Mortgagee: COMMUNITY BANK
Locations: Parce 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: ROSS, HARRY R 2 - ROSS, JUDY K	Mortgagee: COMMUNITY BANK
Locations: Parce 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$31,000.00
Mortgagor: SUTTON, ELEANOR	Mortgagee: COMMUNITY BANK
Locations: Parce 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$70,000.00
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - HSBC MORTGAGE CORPORATION	Mortgagor: STETSON, PHILLIP D 2 - STETSON, MICHELLE M
Locations: Parce 1 - N/A	Municipality LITTLE MEADOWS BOROUGH
Information:	Consideration: \$169,000.00
Mortgagor: CHERRY, WILLIAM	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - SANTANDER BANK
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$62,775.00
Mortgagor: NORTON, ROBERT S	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - USAA FEDERAL SAVINGS BANK
Locations: Parce 1 - N/A	Municipality HOP BOTTOM BOROUGH

**DEEDS**

Information:	Consideration: \$1.00
Grantor: SCHAFFER, JAMES M	Grantee: BENSON, FELISHA
2 - SCHAFFER, LISA G	2 - BENSON, MATTHEW D
Locations: Parce	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: ENDLESS MOUNTAINS HEALTH SYSTEMS	Grantee: BRIDGEWATER TOWNSHIP
Locations: Parce	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP
Information:	Consideration: \$1.00
Grantor: MAXWELL, MITCHELL	Grantee: LIGHTNING CREEK HOLDINGS LP
2 - MAXWELL, SALLY	2 - APPALACHIAN CLEAN ENERGY LLC
3 - SMITH, DWIGHT	
4 - SMITH, DEBORAH	
Locations: Parce	Municipality
1 - N/A	MIDDLETOWN TOWNSHIP
Information:	Consideration: \$22,101.00
Grantor: DEUTSCHE BANK NATIONAL TRUST COMPANY	Grantee: SCHMIDT, SETH K
Locations: Parce	Municipality
1 - N/A	MONTROSE
Information:	Consideration: \$550,000.00
Grantor: JJH HOLDINGS LLC (AKA)	Grantee: PENTAGON ENERGY LLC
2 - J J H HOLDINGS LLC	
Locations: Parce	Municipality
1 - N/A	NEW MILFORD TOWNSHIP
Information: INT NO 2 UNIT 39	Consideration: \$100.00
Grantor: FITZGERALD, JOAN (AKA)	Grantee: TAYLOR, ERIC D
2 - FITZGERALD, JOAN D	2 - TAYLOR, LYNN
Locations: Parce	Municipality
1 - N/A	HERRICK TOWNSHIP
Information:	Consideration: \$5,000.00
Grantor: MANZER, JESSE W	Grantee: SMITH, THEODORE
Locations: Parce	Municipality
1 - N/A	LENOX TOWNSHIP
Information:	Consideration: \$1.00
Grantor: LATHROP, RICHARD H	Grantee: GREENWOOD, JENNIFER
2 - LATHROP, CHRISTINE K	
Locations: Parce	Municipality
1 - N/A	DIMOCK TOWNSHIP
Information:	Consideration: \$25,000.00
Grantor: FEDERAL HOME LOAN MORTGAGE CORPORATION	Grantee: MOYLE, EDWARD J
Locations: Parce	Municipality
1 - N/A	FOREST CITY
Information:	Consideration: \$186,222.97
Grantor: MARX, DOUGLAS (ESTATE)	Grantee: HARMONY VALLEY VINEYARDS INC
Locations: Parce	Municipality
1 - N/A	HARMONY TOWNSHIP
Information:	Consideration: \$1.00
Grantor: BISTOCCHI, FERDINAND E	Grantee: BISTOCCHI, LISA
2 - BISTOCCHI, LISA	
Locations: Parce	Municipality
1 - N/A	BRIDGEWATER TOWNSHIP

Information:	Consideration: \$1.00	
Grantor: WELLS, LAURA J	Grantee: WELLS, JERRY W	
2 - WELLS, JERRY W	2 - WELLS, CANDY J	
3 - WELLS, CANDY J		
Locations: Parce	Municipality	
1 - N/A	DIMOCK TOWNSHIP	
Information:	Consideration: \$1.00	
Grantor: BURGESS, MARY ANN (ESTATE)	Grantee: JAYNE, DAVID	
2 - JAYNE, DAVID		
Locations: Parce	Municipality	
1 - N/A	AUBURN TOWNSHIP	
Information:	Consideration: \$5,000.00	
Grantor: LASKO, LESTER LYLE	Grantee: POST, BRIAN	
Locations: Parce	Municipality	
1 - N/A	CHOCONUT TOWNSHIP	
Information:	Consideration: \$179,000.00	
Grantor: DIEROLF, ROBERT S	Grantee: FRIEDLAND FARMS LLC	
2 - DIEROLF, ELAINE		
3 - DIEROLF, EVELYN L		
Locations: Parce	Municipality	
1 - N/A	LENOX TOWNSHIP	
Information:	Consideration: \$1.00	Tax Basis: \$0.00
Grantor: BRYANT, MARY ANN	Grantee: BRYANT THOMPSON IRREVOCABLE GRANTOR TRUST	
2 - THOMPSON, KENNETH A JR		
Locations: Parce	Municipality	
1 - N/A	DIMOCK TOWNSHIP	
Information:	Consideration: \$15,000.00	
Grantor: KIELAR, GARY	Grantee: ATKINSON, PAUL	
2 - KIELAR, CAROL	2 - ATKINSON, JACQUELINE	
Locations: Parce	Municipality	
1 - N/A	FOREST CITY	
Information:	Consideration: \$1.00	
Grantor: SPANGENBERG, ROBERT L	Grantee: SPANGENBERG, LISA DIANE	
Locations: Parce	Municipality	
1 - N/A	ARARAT TOWNSHIP	
Information:	Consideration: \$127,000.00	
Grantor: SHELP, MARK G	Grantee: PERSING, VALISSA A	
2 - SHELP, LORI A		
Locations: Parce	Municipality	
1 - N/A	MONTROSE	
Information: INT NO 41 WK UNIT NO 46	Consideration: \$10.00	
Grantor: BREMER HOF OWNERS INC	Grantee: YOUNGS, JEAN C	
Locations: Parce	Municipality	
1 - N/A	HERRICK TOWNSHIP	
Information:	Consideration: \$1.00	
Grantor: ENDLESS MOUNTAINS HEALTH SYSTEMS	Grantee: WOOTTON, EARLE A	
	2 - WOOTTON, ROBERT R	
Locations: Parce	Municipality	
1 - N/A	BRIDGEWATER TOWNSHIP	
Information:	Consideration: \$1.00	
Grantor: CHERRY, WILLIAM	Grantee: CHERRY, WILLIAM	
2 - CHERRY, ANN		
Locations: Parce	Municipality	
1 - N/A	HERRICK TOWNSHIP	

Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: EMMOT, DAVE 2 - EMMOT, JO ANN
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: CREED, JENNIFER E 2 - HOGAN, JILL E
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: VELARDE, COURTNEY L
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$100.00
Grantor: BREMER HOF OWNERS INC	Grantee: KENNY, JOHN A 2 - BOVER-KENNY, CHERYL L
Locations: Parce 1 - N/A	Municipality HERRICK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WILDERSON, WILLIAM H 2 - WILDERSON, CAROL L 3 - WILDERSON, WENDY H	Grantee: WILDERSON, WENDY H
Locations: Parce 1 - N/A	Municipality NEW MILFORD TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SIENKO, GARY W 2 - SIENKO, NANCY 3 - GALLAGHER, MARK 4 - GALLAGHER, JULIE	Grantee: SIENKO, JOSEPH R 2 - SIENKO, MARY E
Locations: Parce 1 - N/A	Municipality GREAT BEND TOWNSHIP
Information: CORRECTIVE	Consideration: \$4,420.73
Grantor: HERBERT, JEFFERY (BY SHERIFF AKA) 2 - HERBERT, JEFFREY (BY SHERIFF)	Grantee: HSBC BANK USA
Locations: Parce 1 - N/A	Municipality NEW MILFORD BOROUGH
Information:	Consideration: \$1.00
Grantor: BONACCI, THOMAS J 2 - BONACCI, VIOLET	Grantee: BONACCI, THOMAS J
Locations: Parce 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$66,070.00
Grantor: BARBER, JAMES H	Grantee: NORTON, ROBERT S
Locations: Parce 1 - N/A	Municipality HOP BOTTOM BOROUGH



## 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](mailto: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](mailto:baileyadv@ptd.net)



## 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 SCBA/Estate Notice Advertising  
3305 Lake Ariel Highway  
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 County LEGAL JOURNAL

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

## 2016 LEGAL ADVERTISING RATES

**Incorporation Notices** \$45

*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

**Petition for Change of Name** \$45

*One (1) time insertion*

All other notices will be billed at \$1.90 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

## 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

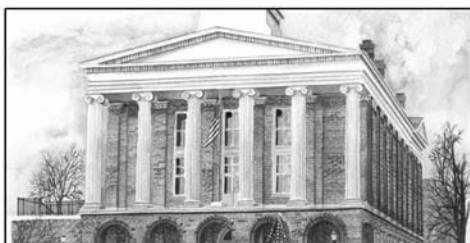
Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)

	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"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



**Legal Journal of Susquehanna County**  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431