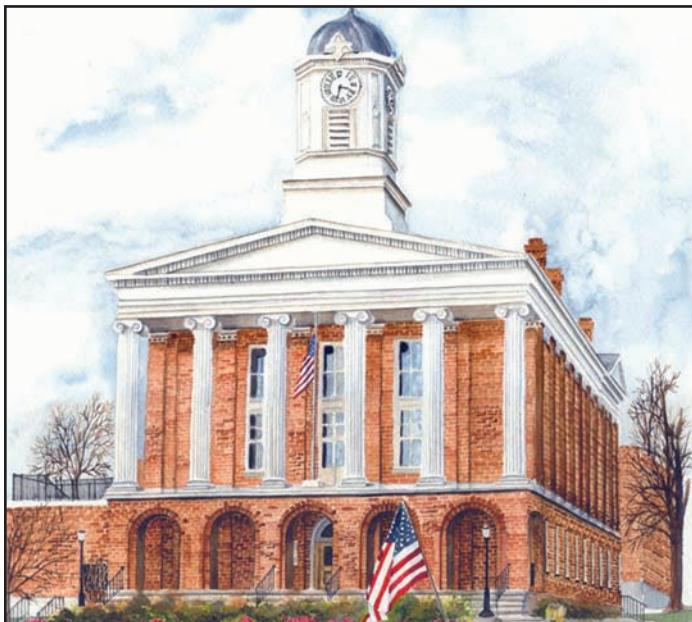


**OFFICIAL
LEGAL JOURNAL
OF SUSQUEHANNA COUNTY, PA**

34th Judicial District

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



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CASES REPORTED

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

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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.

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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.

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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

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Kenneth W. Seamans, *Senior Judge*

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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**

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

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 leak 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 loquitur* 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 loquitur* 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 loquitur* doctrine and admitted that there was confusion regarding its proper application:

Res Ipsa Loquitur 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 loquitur* 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 loquitur*. See Quinby v. Plumsteadville Family Practice, Inc., 907 A.2d 1061, 1076 (Pa. 2006)(“We recognize that *res ipsa loquitur* 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 loquitur* 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 loquitur* 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 loquitur* 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 loquitur*).

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 loquitur* 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

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

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/

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

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

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 - KUBLIO, 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.

★ 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 ★

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

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

Information:	Consideration: \$127,000.00
Mortgagor: PERSING, VALISSA A	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC 2 - PROSPECT MORTGAGE
Locations: Parc 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: Parc 1 - N/A	Municipality MONTROSE
Information:	Consideration: \$287,000.00
Mortgagor: BRIGHAM, LISA	Mortgagee: CITIZENS BANK OF PENNSYLVANIA
Locations: Parc 1 - N/A	Municipality CLIFFORD TOWNSHIP
Information:	Consideration: \$20,000.00
Mortgagor: ARNOLD, JOSEPH M 2 - ARNOLD, MARY JANE	Mortgagee: COMMUNITY BANK
Locations: Parc 1 - N/A	Municipality SPRINGVILLE TOWNSHIP
Information:	Consideration: \$130,000.00
Mortgagor: ROSS, HARRY R 2 - ROSS, JUDY K	Mortgagee: COMMUNITY BANK
Locations: Parc 1 - N/A	Municipality AUBURN TOWNSHIP
Information:	Consideration: \$31,000.00
Mortgagor: SUTTON, ELEANOR	Mortgagee: COMMUNITY BANK
Locations: Parc 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: Parc 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: Parc 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: Parc 1 - N/A	Municipality HOP BOTTOM BOROUGH

DEEDS

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

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

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



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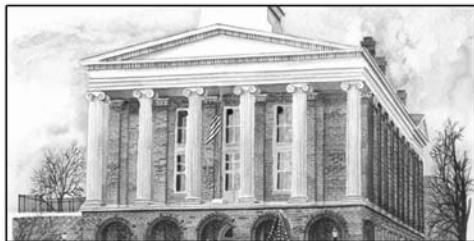
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