

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ MAY 13, 2011 ★ Honesdale, PA ★ No. 9



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### Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

**The Legal Journal of Wayne County** contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.



Legal Journal of Wayne County  
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Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway  
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 Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne 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 Wayne County, and selected Opinions and Decisions of the Courts of Wayne 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 Wayne 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.

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne 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

*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*

### WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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#### **Auditors**

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Judy O'Connell  
Kathleen A. Schloesser

#### **Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named.*

*All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters of Administration have been granted to James D. Fela, Administrator of the Estate of James Fila, a/k/a James L. Fila, a/k/a James L. Fela, late of Gouldsboro, Wayne County, Pennsylvania who died on December 29, 2010. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, c/o Biagio V. Musto, II, Esquire, 363 Laurel Street, Pittston, PA 18640-1719.

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**EXECUTRIX NOTICE**

Estate of RUTH TURNER  
Late of Damascus Township  
Executrix  
BARBARA PINGEL  
72 BARKLEY LAKE ROAD  
BEACH LAKE, PA 18405  
Attorney  
MATTHEW L. MEAGHER, ESQ.

1018 CHURCH STREET  
HONESDALE, PA 18431

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**EXECUTORS'  
ADMINISTRATORS' NOTICE**

Estate of ARTHUR L PAYNTER, late of Texas Township, Wayne County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to:

Violet Rapone, P.O. Box 4,  
White Mills, PA 18473,  
or the estate attorney, Victor A Decker, III, c/o Klemeyer, Farley & Bernathy, LLC, 2523 Route 6, Hawley, Pennsylvania 18428.

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**EXECUTOR NOTICE**

Estate of HELENE H. STEWART  
Late of Bethany Borough

Executor  
JOHN EDWARDS  
401 HIGHLAND ST.  
HAWLEY, PA 18428

Attorney  
VICTOR A DECKER, III  
C/O KLEMEYER, FARLEY & BERNATHY, LLC  
2523 ROUTE 6, HAWLEY  
PENNSYLVANIA 18428.

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**EXECUTOR NOTICE**

Estate of GLORIA VON HAGEN  
AKA GLORIA A VON HAGEN  
Late of Palmyra Borough  
Executor  
THE HONSDALE NATIONAL  
BANK – TRUST DEPARTMENT  
724 MAIN STREET, PO BOX 350  
HONSDALE, PA 18431  
Attorney  
EDWARD A. MONSKY,  
ATTORNEY AT LAW  
425 SPRUCE STREET  
SCRANTON, PA 18501

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**ADMINISTRATRIX NOTICE**

In Re: The Estate of William G.  
Rice, late of Lakeville, Township  
of Paupack, County of Wayne and  
Commonwealth of Pennsylvania,  
(who died on August 28, 2010)  
Janet A. Rice, Administratrix or  
Robert A Cecchini, Attorney, 103  
Drinker Street, Dunmore,  
Pennsylvania, 18512.

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**ADMINISTRATOR NOTICE**

Estate of JOHN ELLIOTT  
BRONSON, DATE OF DEATH  
(5/20/2009)  
Late of Salem Township  
Administrator  
WILLIAM C. URBANSKI, ESQ.  
222 WYOMING AVENUE  
SCRANTON, PA 18503  
Attorney  
WILLIAM C. URBANSKI, ESQ.  
222 WYOMING AVENUE  
SCRANTON, PA 18503

**4/29/2011 • 5/6/2011 • 5/13/2011**

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**ADMINISTRATORS' NOTICE**

Estate of CRISTOPHER  
ANTHONY CIAROCCHI AKA  
CHRISTOPHER A. CIAROCCHI  
Late of Cherry Ridge Township  
Administratrix  
TERESA SPOOR  
119 RUSSELL STREET  
HONSDALE, PA 18431  
Administrator  
RONALD CIAROCCHI  
36 LINTNER ROAD  
HONSDALE, PA 18431  
Attorney  
RONALD M. BUGAJ, ESQ.  
PO BOX 390,  
308 NINTH STREET  
HONSDALE, PA 18431

**5/13/2011 • 5/20/2011 • 5/27/2011**

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**NOTICE OF GRANT OF  
LETTERS**

Notice is hereby given that Letters  
Testamentary have been granted on  
the Estate of Gerald John Inch by  
the Register of Wills of Wayne  
County, PA to Jacqueline Papp, PO  
Box 235, Beach Lake, PA 18405.  
All persons having claims against  
the estate are requested to present  
them in writing and all persons  
indebted to the estate, to make  
payment to the Executrix, Frances  
Gruber, Esq., 214 Ninth Street,  
Honesdale 18431, Attorney for the  
Estate.

**5/13/2011 • 5/20/2011 • 5/27/2011**

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**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 Sheriff's office in Honesdale, located at 925 Court Street.*

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**SHERIFF'S SALE  
JUNE 1, 2011**

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL the following lots lying and being in the Township of Lehigh in the development of Indian County Campsites, Inc., County of Wayne and State of Pennsylvania, to wit:

Lots 52 through 61 in Block E of Section No. 1 as shown on the original plat of Indian Country Campsites, Inc., Recorded in Map Book 9 at page 114.

SUBJECT TO the same conditions, exceptions, restrictions, reservations, covenants and easements as are contained in prior deeds and instruments forming the chain of title.

Wayne County Tax Map No. 14-0-0011-0213

Address Being: 41 Indian Maiden Trail, Gouldsboro, Pa 18424

Seized and taken in execution as Betty Casey 41 Indian Maiden Trail, Indian Country, GOULDSBORO PA 18424

Execution No. 1049-Judgment-2006  
Amount \$3,336.79 Plus additional  
February 17, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Robert P. Daday, Esq.

**5/6/2011 • 5/13/2011 • 5/20/2011**

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**SHERIFF'S SALE  
JUNE 1, 2011**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or piece of ground situate in Lake Township, County of Wayne, Commonwealth of Pennsylvania.

ALL THAT CERTAIN tract or piece of land situated in the township of Lake, Wayne County, Pennsylvania known as Lot 810, in section 9, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in

Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119; and September 24, 1973, in Plat Book 5, Pages 120 through 123.

TITLE TO SAID PREMISES IS VESTED IN Danielle Sierra and Gilberto Sierra, Jr., by Deed from Danielle Sierra, Gilberto Sierra, Jr. and Harold Whitehouse dated 07/20/2008, recorded 09/25/2009, in Book 3816, Page 168.

Improvements thereon:  
RESIDENTIAL DWELLING

Premises being: 810 DEERFIELD ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0016-0061

Seized and taken in execution as Gilberto Sierra a/k/a Gilberto Sierra, Jr. 11 Little Philadelphia Road WASHINGTON NJ 07882 Danielle Sierra 11 Little Philadelphia Road WASHINGTON NJ 07882

Execution No. 1084-Civil-2009  
Amount \$280,934.29 Plus  
additional

February 17, 2011  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:  
That all claims to the property will

be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Allison F. Wells Esq.

5/6/2011 • 5/13/2011 • 5/20/2011

**SHERIFF'S SALE  
JUNE 1, 2011**

By virtue of a writ of Execution Cherry Ridge Airpark Homeowners Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot or piece of ground situate in the Township of Cherry Ridge, County of Wayne and Commonwealth of

Pennsylvania, bounded and described as follows:

BEING Lot No. 29 in the Development known as Cherry Ridge Airpark, CONTAINING therein all of Lot No. 29 in said Development as set forth in Wayne County Map Book 39 at page 81.

BEING the same premises that Cheridel, Inc. by deed dated March 5, 1990, recorded in Wayne County Deed Book 520 at page 728, granted and conveyed to Josph F. Bonacci.

ADDRESS BEING: 230 Airport Road, Honesdale, PA 18431

TAX MAP# 05-0-0016-0029

Seized and taken in execution as Marc Lapinel 307 Magnolia Boulevard LONG BEACH NY 11561  
Holly Lapinel 307 Magnolia Boulevard LONG BEACH NY 11561

Execution No. 246-Civil-2010  
Amount \$6,681.77 Plus additional

February 18, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days



after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT  
DOWN PAYMENT.

Anthony J. Magnotta, Esq.

5/6/2011 • 5/13/2011 • 5/20/2011

**SHERIFF'S SALE  
JUNE 1, 2011**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situate and being in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING in the center of line of Township Road T517, said point being North 83 degrees 30 minutes West 465 feet; North 79 degrees west 144.25 feet and North 50

degrees 42 minutes West 119.1 feet from the lands of John Mohn; THENCE North 25 degrees 44 minutes East 303.3 feet to a pipe corner, thence South 09 degrees 36 minutes west 362.33 feet to the center of said Township Road; South 50 degrees 02 minutes 90 feet and South 56 degrees 42 minutes East 165.55 feet to the place of BEGINNING.

Along with all that certain piece of land:

BEGINNING as a point in the center of an assumed 33 foot wide right of way known as T.R. 517 also known as Mohn Road, said point being a common corner of the premises herein described and lands now or formerly of Sidle, Record Book 3217 Page 69; thence along the center of Mohn Road, supra North 70 degrees 42 minutes 38 seconds West 62.89 feet North 61 degrees 31 minutes 45 seconds West 55.63 feet, North 54 degrees 51 minutes 35 seconds West 35.69 feet and North 49 degrees 31 minutes 50 seconds West 32.40 feet to a point for a corner, said point being a common corner of the premises herein described and lands now or formerly of Regina Record Book 2171 p. 114; thence along the common division line between the premises herein described and lands now or formerly of Regina North 28 degrees 53 minutes 59 seconds East 305.30 feet to a rebar found on line of lands now or formerly of Fuller Record Book 2293 p. 180; thence along the common division

line between the premises herein described and lands now or formerly of Fuller supra North 30 degrees 01 minutes 22 seconds East 285.19 feet to a property corner, said point being on the common division line between the premises herein described and lands now or formerly of Fuller supra and lands now or formerly of Sidle supra; thence along the common division line between the premises herein described and the lands now or formerly of Sidle supra South 11 degrees 59 minutes 49 seconds West 616.53 feet to the point and place of BEGINNING. CONTAINING therein 1.30 acres be the same more or less.

THE AFOREDESCRIBED premises are depicted as Lot C on a map entitled THE AFOREDESCRIBED premises are depicted as Lot C on a map entitled Plat Illustrating Lot Improvements to Lands of Edward J. and Carmela Regina, Jeffrey and Roberta Sidle, and Neil F. and Anastasia Regina and Anastasia Regina drawn by James B. Rutherford, P.L.S. Date August 31, 2007, recorded in the office of the Recorder of Deeds of Wayne County in Map Book 110 at Page 3.

BEING part of the same land which was conveyed in Book 2171 Page 114 recorded February 21, 2003 and in Book 3439 Page 253 on December 28, 2007.

Parcel# 07-0-0011-0001

Property address: 137 Mohn Road,

Beach Lake, PA 18405

Seized and taken in execution as Carmela Regina 137 Mohn Road BEACH LAKE PA 18405

Execution No. 413-Civil-2010  
Amount \$143,087.93 Plus  
additional

February 18, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Thomas Puleo Esq.

**5/6/2011 • 5/13/2011 • 5/20/2011**

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**SHERIFF'S SALE  
JUNE 1, 2011**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SALEM, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE TOWNSHIP ROAD #372 CENTERLINE, SAID POINT BEING ON THE LINE OF LANDS OF CANIO AND ELAINE PADULLE AS DESCRIBED IN WAYNE COUNTY DEED BOOK 427, PAGE 477; THENCE ALONG SAID LANDS SOUTH 43 DEGREES 22 MINUTES AND 29 SECONDS EAST 460.00 FEET TO A CORNER, SAID CORNER BEING COMMON TO THE LANDS OF ROBERT AND JOAN VONDERHEY AS DESCRIBED IN WAYNE COUNTY RECORD BOOK 1548, PAGE 93; THENCE ALONG SAID LANDS SOUTH 8 DEGREES 40 MINUTES EAST 916.70 FEET TO A FOUND

IRONPIN CORNER; THENCE PASSING THROUGH THE LANDS OF GRANTOR, SHARON L. ENSLIN AS DESCRIBED IN WAYNE COUNTY RECORD BOOK 1770, PAGE 341 AND PASSING THROUGH A FOUND IRON PIN AT 552.74 FEET NORTH 85 DEGREES 19 MINUTES 40 SECONDS EAST 582.65 FEET TO A CORNER ON THE TOWNSHIP ROAD #372 CENTERLINE; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; (1) NORTH 1 DEGREE 59 MINUTES 44 SECONDS WEST 192.29 FEET TO A POINT; (2) NORTH 8 DEGREES 21 MINUTES 12 SECONDS WEST 249.60 FEET TO A POINT; (3) NORTH 7 DEGREES 24 MINUTES 3 SECONDS EAST 338.95 FEET TO A POINT (4) NORTH 12 DEGREES 20 MINUTES 31 SECONDS EAST 323.45 FEET TO A POINT; AND (5) NORTH 22 DEGREES 26 MINUTES 31 SECONDS EAST 107.50 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 12.05 ACRES, BE THE SAME MORE OR LESS.

BEING LOT #1 SHARON L. ENSLIN SUBDIVISION PAN, PREPARED BY GARY M. FLOOD, P.L.S, DATED MAY 20, 2004 AND RECORDED IN WAYNE COUNTY MAP BOOK 101, PAGE 61.

EXCEPTING AND RESERVING

FOR HIGHWAY PURPOSES ALL THAT LAND WHICH LIES WITHIN THE TOWNSHIP ROAD #372 RIGHT-OF-WAY.

BEING KNOWN AS:48 TRACO ROAD LAKE ARIEL, PA 18436

PROPERTY ID NO.: 22-45-003  
CONTROL NO.: 115130

TITLE TO SAID PREMISES IS VESTED IN SHARON L. ENSLIN AND JOHN E. COONEY BY DEED FROM SHARON L. ENSLIN AS TENANTS IN COMMON DATED 11/12/2004 RECORDED

Seized and taken in execution as Sharon L. Enslin 48 Traco Road LAKE ARIEL PA 18436  
John E. Cooney 125 Lincoln Road CATAWISSA PA 17820

Execution No. 582-Civil-2010  
Amount \$337,647.89 Plus additional

February 22, 2011  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No

further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Jerome B. Blank Esq.

5/6/2011 • 5/13/2011 • 5/20/2011

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**SHERIFF'S SALE  
JUNE 1, 2011**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT 1579, SECTION 14 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY,

PENNSYLVANIA, APRIL 9, 1970, IN PLAT BOOK 5, PAGE 26; MAY 11, 1970, IN PLAT BOOK 5, PAGES 34, 37,41 THROUGH 48 AND 50; SEPTEMBER 8, 1970, IN PLAT BOOK 5, PAGE 57 ; FEBRUARY 8, 1971, IN PLAT BOOK 5, PAGE 59,62 AND 63; MARCH 24, 1971, IN PLAT BOOK 5, PAGE 66; MAY 10, 1971, IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972; IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972, IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119, AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123, AS AMENDED AND SUPPLEMENTED.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS FOR THE HIDEOUT, DATED AS OF MAY 11, 1970, AS AMENDED AND SUPPLEMENTED.

TAX PARCEL I.D.: 12-21-86

ADDRESS: 1579 WOODCREST LANE 1 a/k/a 177 THE HIDEOUT, LAKE ARIEL, PA 18436.

BEING THE SAME PREMISES WHICH MARY B. ANDERSEN, UNMARRIED, BY DEED DATED SEPTEMBER 8, 2005 AND RECORDED SEPTEMBER 22, 2005 IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2867, PAGE 58, GRANTED AND CONVEYED UNTO RICHARD SHERMAN AND BILLIE JO ANDERSON, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

Seized and taken in execution as Richard Sherman 1579 Woodcrest Lane 177 The Hideout Lake Ariel PA 18436  
Billie Anderson a/k/a Billie Jo Anderson 1579 Woodcrest Lane 177 The Hideout Lake Ariel PA 18436

Execution No. 1060-Civil-2010  
Amount \$166,264.04 Plus additional

February 22, 2011  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Scott A. Dietterich, Esq.

5/6/2011 • 5/13/2011 • 5/20/2011

**SHERIFF'S SALE  
JUNE 8, 2011**

By virtue of a writ of Execution OneWest Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz: All that certain piece or parcel of land, situate, lying and being in the Township of Manchester, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows:

Beginning at a point in the centerline of Wood Lane as shown on survey map entitled Beginning at a point in the centerline of Wood

Lane as shown on survey map entitled Wood  
SubdivisionSubdivision said point of beginning further described as the common corner of Lot 9 herein conveyed and Lot 8 of said subdivision, thence from said point of beginning along the common boundary line of Lot 9 herein conveyed and Lot 8, North 75 degrees 39 minutes 10 seconds West 973.95 feet to an iron pin in the boundary line of lands now or formerly of Charles Decker (Deed Book 243 Page 1186), thence along the common boundary line of Lot 9 herein conveyed and that of lands now or formerly of Charles Decker (Deed Book 243 Page 1186) North 52 degrees 00 seconds 03 seconds East 670.00 feet to an iron pin in line of lands now or formerly of Charles Decker (Deed Book 243 Page 1186) and at the common corner of Lot 9 herein conveyed and Lot 10 on the aforesaid survey map; thence along the common boundary line of Lot 9 herein conveyed and Lot 10 as aforesaid, South 40 degrees 41 minutes 26 seconds East 771.25 feet (passing through an iron pin set) to a point in the center of Wood Lane, said point being a common corner of Lots 9 and 10 and in the boundary line of Lot 6 of said subdivision; thence along the center of said Wood Lane and the common boundary line of Lot 9 herein conveyed and Lot 6 as aforesaid, South 51 degrees 38 minutes 41 seconds West 111.24 feet to the point and place of beginning.

Parcel# 15-0-0009-0009

Property address: 3 Wood Lane,  
Damascus, PA 18415

Seized and taken in execution as  
Jami G. Marold 3 Wood Lane  
DAMASCUS PA 18415  
Timothy S. Marold 3 Wood Lane  
DAMASCUS PA 18415

Execution No. 1062-Civil-2010  
Amount \$204,611.28 Plus  
additional

March 1, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds  
before distribution; That a sheriff's

schedule of distribution will be in  
his office on a date specified by  
him, not later than thirty (30) days  
after sale; and that distribution will  
be made in accordance with the  
schedule unless exceptions are filed  
within ten (10) days thereafter. No  
further notice of filing of the  
schedule of distribution need be  
given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Michael T. McKeever Esq.

**5/13/2011 • 5/20/2011 • 5/27/2011**

WAYNE COUNTY BAR ASSOCIATION

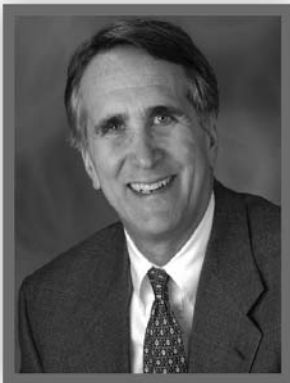


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**SHERIFF'S SALE  
JUNE 8, 2011**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:All those certain pieces or parcels of land situate in the Township of Preston, County of Wayne and State of Pennsylvania, bounded and described as follows:

Parcel One: Beginning at a point in the centerline of North Ridge Lane; thence leaving said centerline along lands to be herein conveyed and other lands of the Grantors herein (Krause; RB 2045 P 257) North 28 degrees 12 minutes 43 seconds West 589.86 feet to a corner; thence South 72 degrees 32 minutes 53 seconds West 647.35 feet for a point for a corner; thence along lands to be herein conveyed and lands now or formerly of Flynn (DB 228 P 229) North 02 degrees 14 minutes 48 seconds West 749.24 feet to a point for a corner; thence along lands now or formerly of Russell (RB 2715 P 23) the following courses and distances:  
1. North 75 degrees 08 minutes 31



# ADR

**MEDIATION &  
ARBITRATION SERVICES**

*Richard G. Fine, Esq*

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- 40+ years experience representing individuals and corporate entities in complex litigation.
- 25 years experience as Mediator & Arbitrator

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seconds East 471.43 feet;  
2. North 41 degrees 15 minutes 06 seconds East 101.06 feet;  
3. North 22 degrees 57 minutes 54 seconds East 535.28 feet;  
4. South 30 degrees 12 minutes 08 seconds East 74.57 feet;  
5. North 82 degrees 56 minutes 49 seconds East 154.39 feet;  
6. South 37 degrees 35 minutes 00 seconds East 157.42 feet;  
7. South 11 degree 00 minutes 30 seconds East 198.75 feet;  
8. South 31 degrees 50 minutes 38 seconds East 315.60 feet;  
9. South 59 degrees 02 minutes 44 seconds East 181.68 feet;  
10. South 35 degrees 06 minutes 38 seconds East 172.67 feet  
Thence along lands now or formerly of Cahill (DB 511 P 380) South 39 degrees 05 minutes 42 seconds West 280.39 feet; thence South 0 degrees 19 minutes 59 seconds East 40.00 feet; thence crossing a 40 right of way known as Huntcrossing a 40 right of way known as Hunts Lane South 65 degrees 52 minutes 28 seconds West 41.37 feet; thence along lands to be herein conveyed and lands of the Grantors (Krause) the following courses and distances:  
1. South 56 degrees 40 minutes 26 seconds West 245.84 feet;  
2. South 16 degrees 56 minutes 12 seconds East 81.45 feet;  
3. South 23 degrees 22 minutes 12 seconds West 202.59 feet;  
4. South 02 degrees 10 minutes 56 seconds West 121.36 feet;  
5. South 26 degrees 14 minutes 21 seconds West 89.21 feet to a point for a corner;

Thence crossing North Ridge Lane South 59 degrees 19 minutes 13 seconds West 43.33 feet to the point or place of BEGINNING.

CONTAINING therein 29.6 acres be the same more or less as surveyed by James B. Rutherford by survey dated December 15, 2004 and recorded in Wayne County Map Book 103 at page 73.

ALSO granting and conveying to the Grantees herein, his heirs and assigns, in common with the Grantors herein, their heirs and assigns, the right to use a 40 ? wide right of way known as Hunts Lane leading from S.R. 4003 to the hereinabove described property for the purpose of ingress, egress, and regress.

EXCEPTING AND RESERVING unto the Grantors herein (Krause) their heirs and assigns, a certain 50 foot right of way known as North Ridge Lane for the purpose of ingress, egress and regress. instituted by:

PARCEL TWO: BEING all of parcel two as described in Wayne County Record Book 2045 at page 257 consisting of 22 acres be the same more or less, and as more particularly shown on survey map of James B. Rutherford PLS dates July 26, 2001 and recorded in Wayne County Map Book 96 at page 101.

EXCEPTING AND RESERVING unto the Grantors herein (Krause) their heirs and assigns in common

with the owners of Parcel One herein, their heirs and assigns, in common with the owners of Parcel Two herein, their heirs and assigns, a certain 50 foot right of way known as North Ridge Lane for the purpose of ingress, egress, and regress, It is the intention herein that the owners of Lot A, the owners of the 29.6 acre parcel and the owners of Parcel Two, an existing lot of record consisting of 22 +/- acres, their heirs and assigns, shall have the right in common to use the 50' Wide right of way known as North Ridge Lane as described on Wayne County Map Book 103 at Page 73.

UNDER AND SUBJECT to all covenants, reservations, restrictions, and conditions of record, as found in the chain of title.

Seized and taken in execution as Marc Dubrovsky 881 South Preston Drive LAKEWOOD PA 18439

Execution No. 673-Civil-2010  
Amount \$758,236.05 Plus  
additional

March 2, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

Law Offices of  
**HOWELL, HOWELL & KRAUSE**

Attorneys-at-Law



109 9<sup>th</sup> Street, Honesdale PA 18431  
Tel.: (570) 253-2520 Fax: (570) 253-7896  
E-mail: [hhklaw@verizon.net](mailto:hhklaw@verizon.net)  
Website: [www.howellhowellkrauselaw.com](http://www.howellhowellkrauselaw.com)

For nearly 75 years, we have provided our clients with expert legal advice and superior service, including real estate transactions, estate planning, criminal defense, business ventures, family law, civil litigations, collection, contracts, and personal injury.

Airred J. Howell, 1965  
Lee C. Krause, 1973  
Airred G. Howell, 1997

Shirley Gill  
Brenda Nolan  
Lisa Dwyer  
Patty Bittner

his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Jaime McGuiness Esq.

**5/13/2011 • 5/20/2011 • 5/27/2011**

**SHERIFF'S SALE  
JUNE 8, 2011**

By virtue of a writ of Execution GMAC Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of June, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:All that piece, parcel or lot of land, situate, lying and being in the borough of Honesdale, county of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Containing a front of forty (40) feet on spring street, and a depth at

right angles from said street eastward one hundred and twenty five (125) feet; bounded northerly by land now or formerly of Nich Stegner; easterly by land nor or formerly of P. Monaghan; southerly by land now or formerly of Henry Miller and westerly by said Spring Street.

TAX PARCEL #: 11-0-003-0058

BEING KNOWN AS: 1413  
Westside Avenue, Honesdale, PA  
18431

Seized and taken in execution as  
Cassandra L. Bruno 1413 Westside  
Avenue Honesdale PA 18431

Execution No. 1113-Civil-2010  
Amount \$63,658.41 Plus additional

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March 2, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Michael T. McKeever Esq.

**5/13/2011 • 5/20/2011 • 5/27/2011**

**SHERIFF'S SALE  
JUNE 8, 2011**

By virtue of a writ of Execution PNC Mortgage, a division of PNC Bank, National Association successor by merger to National City Mortgage, a division of National City Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of June, 2011 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those certain pieces of parcels of land situate, laying and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO. 1: BEGINNING at the center of the Honesdale and Hawley Turnpike; thence along lands now or formerly of John Whittaker South 59 3/4 degrees West 12 rods and 40 links to the berm bank of the Delaware and Hudson Canal; thence along the same in a Northwesterly direction 6 rods and 5 links; thence along the lands owned now or formerly by Patrick Cawley North 59 3/4 degrees East 12 rods and 14 links to the center of said Turnpike; thence along the center of said Turnpike in the Southeasterly direction 6 rods and 4 links to the place of beginning. CONTAINING 84 perches of land be the same more or less.

EXCEPTING and reserving to Ella B. Skelly, et al, to their heirs and assigns, the right to shut off the water now running through pipes from other property of said Ella B. Skelly, et al, to the above described premises at any time.

PARCEL NO. 2: BEGINNING at a point in the middle of the public road leading from Honesdale to

Hawley, at the Southwest corner of lot of land owned now or formerly by John H. Gumper; thence in a Southeasterly direction 25 feet along the middle of said public road to a corner; thence in a Westerly direction in a straight line to a point on the berm bank of the Delaware Hudson Canal, said point being 25 feet Southeast of the Southwest corner of said lot of land now or formerly of John H. Gumper; thence along said berm bank in a Northwesterly direction 25 feet to the Southwestern corner of said lot of land now or formerly of John H. Gumper; thence in an Easterly direction along other land now or formerly of said John H. Gumper to the place of beginning.

HAVING erected thereon a dwelling known as 496 Old Willow Avenue, Honesdale, PA 18431.

PARCEL NO. 11-2-0016-0020.

BEING the same premises which Judith Haney, Sharon Meszler and Roger Firmstone by Deed dated 05/23/2008 and recorded 05/23/2008 in the Recorder's office of Wayne County, Pennsylvania, Deed Book Volume 3526, Page 1, Instrument No. 200800005310, granted and conveyed unto Jason L. Firmstone and Debi Marie Miller, as joint tenants with right of survivorship.

Seized and taken in execution as Jason L. Firmstone 496 Old Willow Street HONESDALE PA 18431  
Debi Marie Miller 496 Old Willow

Street HONESDALE PA 18431

Execution No. 1142-Civil-2010  
Amount \$137,161.02 Plus  
additional

March 2, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Louis P. Vitti Esq.

**5/13/2011 • 5/20/2011 • 5/27/2011**

WAYNE COUNTY

# COMMUNITY FOUNDATION

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## *O'Neill Society*

“The O'Neill Society recognizes those individuals who have invested in the future of our county by naming the Wayne County Community Foundation as a beneficiary in their estate plans. There is no minimum amount required to join.

The Society is named in honor of Daniel J. O'Neill, a long-time community activist. If you wish to include the Foundation in your will or other planned gift and would like to be a member of the O'Neill Society contact our office.”

### *Members*

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Walter & Marilyn Barbe  
Paul & Colleen Edwards  
George\* & Anne Gilchrist  
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Tony & Sharon Herzog  
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James & Shirley Chapman  
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Joseph & Kathy Adams

Vicky Botjer  
Paul & Sandy Meagher  
Robert Kramer  
Joseph & Patricia Murray  
Ann O'Hara  
Dan & Alice O'Neill  
Warren H. Schloesser  
Leon M. Scudder\*  
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Jerry & Marilyn Swendsen  
Bob Zabady  
William Schweighofer  
\* Deceased

*Membership as of April 15, 2011*

Visit the Wayne County Community Foundation  
on the web at [www.waynefoundation.org](http://www.waynefoundation.org)

214 Ninth St., Honesdale, PA 18431 570.253.9993 [wccf@ptd.net](mailto:wccf@ptd.net)

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**CIVIL ACTIONS FILED**


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*FROM APRIL 16, 2011 TO APRIL 22, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2003-00154	KEYSTONE PRINTED SPECIALITIES	4/19/2011	SATISFACTION	—
2008-01042	TOBYHANNA ARMY DEPOT FEDERAL CREDIT UNION, GARNISHEE	4/20/2011	JUDGMENT - GARNISHEE	80.28
2009-00532	KILHULLEN JEFFREY JAMES	4/19/2011	DEFAULT JUDGMENT	17,425.85
2009-20929	BARTHEL WADE G	4/21/2011	SATISFACTION	1,158.34
2009-20929	BARTHEL JEAN M	4/21/2011	SATISFACTION	1,158.34
2009-21214	DANIELS GRACE S	4/21/2011	SATISFACTION	2,843.56
2009-21791	DANIELS GRACE S	4/21/2011	SATISFACTION	854.45
2010-00807	RAE ALEXANDER	4/19/2011	WRIT OF EXECUTION	20,785.86
2010-00807	RAE ALEXANDER T A/K/A	4/19/2011	WRIT OF EXECUTION	20,785.86
2010-00807	RAE ALEXANDER T JR A/K/A	4/19/2011	WRIT OF EXECUTION	20,785.86
2010-00807	RAE KATHRYN	4/19/2011	WRIT OF EXECUTION	20,785.86
2010-00807	RAE KATHRYN M A/K/A	4/19/2011	WRIT OF EXECUTION	20,785.86
2010-00975	WALSHAW KAREN M	4/21/2011	DEFAULT JUDGMENT	2,545.59
2010-01079	KELLOGG JOHN B SR	4/21/2011	DEFAULT JUDGMENT	—
2010-01079	KELLOGG BRENDA S	4/21/2011	DEFAULT JUDGMENT	—
2010-01079	OCCUPANTS	4/21/2011	DEFAULT JUDGMENT	—
2010-20431	DANIELS GRACE S	4/21/2011	SATISFACTION	576.05
2010-21228	SLEIGHT DONALD J JR	4/18/2011	STRIKEN	—
2010-21228	SLEIGHT LISA A	4/18/2011	STRIKEN	—
2010-21342	ALBARRON EDWARD	4/21/2011	SATISFACTION	—
2010-21342	ALBARRON JOHANNA	4/21/2011	SATISFACTION	—
2010-21476	DANIELS GRACE S	4/21/2011	SATISFACTION	1,021.23
2011-00111	BAKER RONALD S	4/21/2011	DEFAULT JUDGMENT	6,891.53
2011-00282	BRAJUKA NICHOLAS J	4/18/2011	CONFESS/JUDG.DEFAULT	75,195.34
2011-00282	BRAJUKA MELISSA R	4/18/2011	CONFESS/JUDG.DEFAULT	75,195.34
2011-20076	DANIELS GRACE S	4/21/2011	SATISFACTION	1,074.77
2011-20261	FORD KATHY	4/21/2011	WRIT OF POSSESSION	—
2011-20482	SAVIO DANIELLE	4/18/2011	MUNICIPAL LIEN	6,677.21
2011-20483	SCHWARTZ SARI F	4/18/2011	JP TRANSCRIPT	8,153.00
2011-20484	DASSATTI MARC E P	4/18/2011	MUNICIPAL LIEN	549.89
2011-20485	MACDONALD BARBARA	4/20/2011	JUDGMENT	2,047.72
2011-20486	SCOTT MELINDA SUE	4/20/2011	JUDGMENT	1,098.00
2011-20487	SINGER JACOB	4/20/2011	JUDGMENT	1,503.50
2011-20488	DACHS DEBRA L	4/20/2011	JP TRANSCRIPT	1,581.96
2011-20489	GORBULSKY PHILIP	4/20/2011	JP TRANSCRIPT	4,425.32

*For further information on these listings, call the Prothonotary's office at 570-253-5970 ext. 4030.*

2011-20490	GIRMAN JULIA M	4/21/2011	JUDGMENT	1,700.00
2011-20491	GIRMAN JULIA M	4/21/2011	JUDGMENT	1,760.50
2011-20492	RADEMAKER LAUREN TERESA	4/21/2011	JUDGMENT	1,788.00
2011-20493	MENOTTI DOMINICK ROBERT	4/21/2011	JUDGMENT	1,218.50
2011-20494	KELLOGG JOHN B JR	4/21/2011	JUDGMENT	1,536.31
2011-40033	DIEHL GREGORY P OWNER P	4/19/2011	STIP VS LIENS	—
2011-40033	PASQUARIELLO MARGO OWNER P	4/19/2011	STIP VS LIENS	—
2011-40033	HERITAGE HOMES LTD CONTRACTOR	4/19/2011	STIP VS LIENS	—
2011-40034	DIEHL GREGORY P OWNER P	4/19/2011	STIP VS LIENS	—
2011-40034	PASQUARIELLO MARGO OWNER P	4/19/2011	STIP VS LIENS	—
2011-40034	RS CONSTRUCTIONN ENTERPRISES INC, CONTRACTOR	4/19/2011	STIP VS LIENS	—
2011-40035	DIEHL GREGORY P OWNER P	4/19/2011	STIP VS LIENS	—
2011-40035	PASQUARIELLO MARGO OWNER P	4/19/2011	STIP VS LIENS	—
2011-40035	HOOK WELL DRILLING INC CONTRACTOR	4/19/2011	STIP VS LIENS	—
2011-40036	DIEHL GREGORY P OWNER P	4/19/2011	STIP VS LIENS	—
2011-40036	PASQUARIELLO MARGO OWNER P	4/19/2011	STIP VS LIENS	—
2011-40036	AUGELLO EXCAVATING INC CONTRACTOR	4/19/2011	STIP VS LIENS	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00284	TARGET NATIONAL BANK	PLAINTIFF	4/19/2011	—
2011-00284	RETAILERS NATIONAL BANK F/K/A	PLAINTIFF	4/19/2011	—
2011-00284	MESSER MARYELLEN	DEFENDANT	4/19/2011	—
2011-00285	DELL FINANCIAL SERVICES	PLAINTIFF	4/19/2011	—
2011-00285	FULLER CHRISTINA	DEFENDANT	4/19/2011	—
2011-00288	DISCOVER BANK	PLAINTIFF	4/20/2011	—
2011-00288	BONHAM GARY	DEFENDANT	4/20/2011	—
2011-00291	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	4/20/2011	—
2011-00291	POTTER BRAD W	DEFENDANT	4/20/2011	—
2011-00293	DISCOVER BANK	PLAINTIFF	4/20/2011	—
2011-00293	DOWDELL TERRY L	DEFENDANT	4/20/2011	—
2011-00294	DISCOVER BANK	PLAINTIFF	4/20/2011	—
2011-00294	DOWDELL TERRY L	DEFENDANT	4/20/2011	—
2011-00295	CAPTIAL ONE BANK PLAINTIFF/APPELLANT	PLAINTIFF	4/21/2011	—
2011-00295	LUKENS STACEY M DEFENDANT/APPELLEE	DEFENDANT	4/21/2011	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00281	KOTARBA STANLEY JOSEPH JR	PLAINTIFF	4/18/2011	—
2011-00282	HONESDALE NATIONAL BANK	PLAINTIFF	4/18/2011	—
2011-00282	BRAJUKA NICHOLAS J	DEFENDANT	4/18/2011	—
2011-00282	BRAJUKA MELISSA R	DEFENDANT	4/18/2011	—



**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00286	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	4/20/2011	—
2011-00286	SOUNDVIEW HOME LOAN TRUSTEE FOR	PLAINTIFF	4/20/2011	—
2011-00286	BENDER LLOYD A	DEFENDANT	4/20/2011	—
2011-00286	BENDER MARTHA L.	DEFENDANT	4/20/2011	—
2011-00287	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	4/20/2011	—
2011-00287	MIDDLETON BRENDA LEE	DEFENDANT	4/20/2011	—
2011-00287	MIDDLETON JR JAMES H	DEFENDANT	4/20/2011	—
2011-00289	SAXON MORTGAGE SERVICES INC	PLAINTIFF	4/20/2011	—
2011-00289	ACKERMANN SUSAN	DEFENDANT	4/20/2011	—
2011-00289	DIETZ JAMES A	DEFENDANT	4/20/2011	—
2011-00292	COASTAL STATES MORTGAGE CORP	PLAINTIFF	4/20/2011	—
2011-00292	ROBERTS ELIZABETH A	DEFENDANT	4/20/2011	—
2011-00292	ROBERTS TIMOTHY P	DEFENDANT	4/20/2011	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00283	ELLSWORTH MICHELLE PALMER ADMINISTRATRIX OF THE ESTATE	PLAINTIFF	4/18/2011	—
2011-00283	ELLESWORTH ALAN K ESTATE OF	PLAINTIFF	4/18/2011	—
2011-00283	URBANKSKI WILLIAM C ADMINISTRATOR OF THE ESTATE	DEFENDANT	4/18/2011	—
2011-00283	BRONSON JOHN ELLIOTT ESTATE OF	DEFENDANT	4/18/2011	—
2011-00283	BRONSON TRACY A	DEFENDANT	4/18/2011	—
2011-00283	SONNYS BAR & GRILL INC	DEFENDANT	4/18/2011	—
2011-00283	GEICO INDEMNITY COMPANY	DEFENDANT	4/18/2011	—
2011-00283	GEICO A/K/A	DEFENDANT	4/18/2011	—
2011-00290	ROCKETT SARAH H	PLAINTIFF	4/20/2011	—
2011-00290	HENNESSY JAMES	PLAINTIFF	4/20/2011	—
2011-00290	HENNESSY NOAH MINOR	PLAINTIFF	4/20/2011	—
2011-00290	RADEMAKER LAUREN T	DEFENDANT	4/20/2011	—
2011-00290	RADEMAKER RICHARD	DEFENDANT	4/20/2011	—
2011-00290	SHAFER SHELLY A	DEFENDANT	4/20/2011	—
2011-00290	MOSES LAKESHA S	DEFENDANT	4/20/2011	—
2011-00290	MOSES SHARAE L	DEFENDANT	4/20/2011	—
2011-00290	FERNANDEZ SAPPHIRE	DEFENDANT	4/20/2011	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 2, 2011 TO MAY 6, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Wilson Gregory J Wilson Margaret O	P N C Mortgage	Lake Township	86,600.00
Tomcykoski Matthew J	Mortgage Electronic Registration Systems	Lehigh Township	128,653.00
Zuranski Andrew	Mortgage Electronic Registration Systems	Lake Township	
Zuranski Therese		Lake & Salem Townships Salem Township Salem & Lake Townships	191,100.00 191,100.00
Montone James Montone Deborah A	T D Bank	Lake Township	164,000.00
Krakov A Michael Olick Frances E	Pentagon Federal C U	Salem Township	253,800.00
Vlahakis John Trust Company	Penn Security Bank & Lehigh Township		50,000.00
Vlahakis Helen			
Zimmer Mark R Zimmer Linda M	Dime Bank	Honesdale Borough	73,817.76
Zimmer Mark R Zimmer Linda M	Dime Bank	Honesdale Borough	51,182.24
Rooney William J Rooney Deborah A	E S S A Bank & Trust	Paupack Township	417,000.00
Gruman Clark S	Mortgage Electronic Registration Systems	Paupack Township	
Gruman Barbara L. By Af Gruman Clark S Af			186,750.00
Penick Shane B Penick Erin G	Wells Fargo Bank	Salem Township	62,000.00
Becker Craig M Becker Julie Ann	Dime Bank	Honesdale Borough	120,000.00
Andrew Theodore Andrew Diane	Honesdale National Bank	Paupack Township	25,000.00
Manning Simon P	Mortgage Electronic Registration Systems	Dreher Township	278,756.00
Thomas William J	Mortgage Electronic Registration Systems	Lake Township	136,787.00
Lavan Patricia	Wells Fargo Bank	Paupack Township	175,750.00
Kostyshyn Jerry Kostyshyn Margaret	Mortgage Electronic Registration Systems	Paupack Township	174,400.00

*For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.*

Santoni Pasqual P	Pennstar Bank	Lake Township	
Santoni Ruth A		Reml: 25,000.00	
MacLean James Peter	Pennstar Bank	Salem Township	
MacLean Carol A			51,000.00
OReilly Frederick K	Pennstar Bank	Sterling Township	
OReilly Ann E			12,000.00
Brown Kevin G	Mortgage Electronic Registration Systems	Lake Township	
Brown Carole R			30,000.00
Kelley Daniel	Mortgage Electronic Registration Systems	Salem Township	172,360.00
Cullen John Joseph	Mortgage Electronic Registration Systems	Paupack Township	
Cullen Delores			271,864.00
Middleton John F	Mortgage Electronic Registration Systems	Lake Township	
Middleton John S			80,000.00
Vanwyckhouse Glenn	Miller Bernard	Manchester Township	
Miller Heather		30,000.00	
Shelp Douglas J Jr	Mortgage Electronic Registration Systems	Waymart Borough	
Shelp Douglas J Sr			113,059.00
Westpy Mark R	Eck Dionisia	Salem Township	
Westpy Marcella			50,000.00
Campise Andrew	Wayne Bank	Clinton Township	
Campise Joann			100,000.00
Hanf David	Dime Bank	Paupack Township	
Hanf Linda L			80,000.00
Slick Theresa	Dime Bank	Honesdale Borough	
Hoffman Theresa J			14,228.87
Slick Joseph E Jr			
Shanfelder Bryan	Dime Bank	Dyberry Township	
Shanfelder Lisa A			225,000.00
Levy Robert C AKA	Dime Bank	Damascus Township	
Levy Robert Cyle AKA			30,000.00
Perry Wayne E	Mortgage Electronic Registration Systems	Damascus Township	
Perry Barbara C			144,500.00
Ciccone Melissa M	Dime Bank	Cherry Ridge Township	130,000.00
Black Ronald Wallace	Honesdale National Bank	South Canaan Township	
Black Lewanna M			10,000.00
Wilkins Michael	Mortgage Electronic Registration Systems	Lake Township	114,692.00
Morrissey Douglas	Honesdale National Bank	Lake Township	
Morrissey Emilia			130,000.00
Lobasso Joseph	Citizens Savings Bank	Berlin Township	
Lobasso Lisa			34,700.00
Lagarenne Edward J	Dime Bank	Damascus Township	
Lagarenne Linda D			7,400.00

Krager W Kristian	Citizens Savings Bank	Honesdale Borough	39,000.00
Pickard John	P N C Bank	Paupack Township	
Pickard Linda			100,000.00
Worzel Carolyn Ann Eberlein	Mortgage Electronic Registration Systems	Scott Township	
Worzel Edwin Jr			143,400.00
Wilkos Martin J	Honesdale National Bank	Paupack Township	
Wilkos Kathleen S			80,000.00

**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
Zimmer Mark R	Rechner Hugh	Honesdale Borough	
Zimmer Linda M			
Nittinger Richard Allen	Staub Danielle Marie	Lehigh Township	
Nittinger Danielle Marie			Lot 4
Staub Danielle Marie			
Bennett Daniel L	Evergreen Environmental	Scott Township	
Homisak Joann	Seana Janet M	Clinton Township 2	
Homisak David	Seana Thomas M		
Armstrong Janet			
Seana Janet M			
Seana Thomas M			
Fannie Mae AKA	Tomcykoski Matthew J	Lehigh Township	
Federal National Mortgage Association AKA			Lot 2
McCabe Weisberg & Conway AF			

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McCall Juanita Exr	Mccall Juanita	Preston Township	
Sienko Henry P Est	Dang Marguerite E		
McCall Juanita	Mccall Kevin P		
Prince John	Cox Raymond III	Manchester Township	
Johnston Wayne E	Lambert Kellie A	Paupack Township	Lots 147 & 149
Lambert Kellie A Exr	Lambert Kellie A	Paupack Township	
Lambert Brian Est AKA			Lots 147 & 149
Lambert Brian R Est AKA			
Kurtz Marie D Tr	Kurtz Paul J	Paupack Township	
Marie D Kurtz Revocable Living Trust		Kurtz Marie D	Lot 5d
Mark Stella	Mark Joseph C	Paupack Township	Lots 55 & 56
Land Liquidator One L L C	Castro Sweethelda	Lehigh Township	
	Castro Garrett H		
Land Liquidator One L L C	Waters Paul L	Lehigh Township	
Land Liquidator One L L C	Bray Robert D	Lehigh Township	
	Bray Svetlana I		
Aide William	Nowak Zenon	Lehigh Township	
Buckley Dennis	Grant William A	Lake Township	
Buckley Jacquelyn			Lot 1589
Dietche Enterprises Inc	Zimmer Mark R	Honesdale Borough	
	Zimmer Linda M		
Millen John	Rooney William J	Paupack Township	
Millen Laura	Rooney Deborah A		
Pruzinsky Andrew	Gruman Clark S	Paupack Township	
Pruzinsky Anne Marie	Gruman Barbara L		Lot 12f
Salvayon Geraldine P	Penick Shane B	Salem Township	
Penick Erin G			Lot 638
Lynch Anne Marie Adm	Manning Simon P	Dreher Township	
Brautigam Dorothy C Est			
Land Liquidator One L L C	Akinolugbade Demilade	Lehigh Township	
	Olugbade Demilade Akin		
Land Liquidator One L L C	Akinolugbade Demilade	Lake Township	
	Olugbade Demilade Akin		
Paynton William L	Moll Henry J	Lake Township	
Paynton Tobe D	Moll Nancy A		Lot 2639
Pitzer Paula	Thomas William J	Lake Township	
Right Rosemarie			Lot 1232
Creighton William	Creighton William	Texas Township 1 & 2	
Creighton Ida	Creighton Ida		
	Creighton William J		
Juresich Glen S	Juresich Glen S	Honesdale Borough	
Friedmann Charles G			
Saintives Oretta	Ruggiero Stephen J	Salem Township	
	Ruggiero Diane		Lot 371
Saintives Dennis AKA	Ruggiero Stephen J	Salem Township	
Saintivs Dennis AKA	Ruggiero Diane		Lot 372
Mickle Dorothy J By Agent	Jarnecki Stephen G	Paupack Township	
Mickle Gregory S Agent	Jarnecki Lynn M		

Federal Home Loan Mortgage Corporation	Brown Kevin G	Lake Township	
McGovern Daniel A Agent	Brown Carole		Lot 758
Hanf David	Hanf David	Paupack Township	
Hanf Linda L	Hanf Linda L		Lot 3a
Hanf David	Hanf David	Paupack Township	
Hanf Linda L	Hanf Linda L		Lot 2a
Middleton Regina	Middleton John F	Lake Township	
Middleton John F			Lot 3243
Rohrer Peter A	Rohrer Peter A	Paupack Township	
Rohrer Linda C	Rohrer Linda C		
Rohrer Bryan K			
Rohrer Scott A			
Boroughs Charles	Boroughs Charles	Lehigh Township	
Squartino Frank R	Squartino Frank R	Lehigh Township	
Squartino Jude M	Squartino Jude M		
Miller Bernard	Vanwyckhouse Glenn	Manchester Township	
Miller Heather			
Strauss Janet L	Strauss Craig	Paupack Township	Gerhart Wendy
Wessmiller Mary J Est	Mcginnis Robert J	Hawley Borough	
Kietrys Susan L Exr	Mcginnis Patricia L		
Simone Marilyn	Shelp Douglas J Jr	Waymart Borough	
	Shelp Douglas J Sr		
Zazzera Frances M Tr	Marchione Lisa	Dreher Township	Lots 93 & 94

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**Thursday, April 28, 2011 • Settlers Inn, Hawley  
3:30pm • Refreshments and Dinner to follow**



RSVP G. Richard Garman  
Wayne Memorial Health Foundation  
(570) 253-8274 or garman@wmh.org

Burleigh Kevin	Burleigh Kevin	Mount Pleasant Township	
Burleigh Gerarda	Burleigh Gerarda		
Vari Tibor	Toth Tibor Albert	Lake Township	Lot 3100
Cobbs Lake Preserve Association Inc	Cobbs Lake Preserve Association Inc	Lake Township	
Moylan Regina AKA	Casciano Barry M	Salem Township	
Duffe Regina AKA	Casciano Faith L		Lot 28 A
Bloch Nancy Kiesendahl	Minogue Christopher Minogue Karen	Palmyra Township	Lot 5b
Claffey William P	Wakulik Mieczyslaw	Salem Township	
Claffey Monica			Lots 532 & 533
Degrezia Vitina E	Chiadis James	Lake Township	
Renna Pamela A	Chiadis Anne		Lot 2335
Roloson Michael B	Virbitsky Anthony V	Honesdale Borough	
Virbitsky Anthony V	Virbitsky Melissa A		Lot 5
Firmstone James G	Honesdale Borough	Honesdale Borough	
Firmstone Shirley A			
Herzog McNulty	Honesdale Borough	Honesdale Borough	
Zuodong Zheng	Mutascio Debra Mutascio Dominick	Lake Township	Lot 511
Ciccone Gary M	Ciccone Melissa M	Cherry Ridge Township	
Ciccone Dorothy E			
Hazen Cindy AKA	Hazen Cynthia	Clinton Township 2	
Hazen Cynthia AKA			Lot 3
Hazen Sherry			
Rivchun Suzanne M	Wilkins Michael	Lake Township	
Adickman Joan D			Lot 3922
Fahey Robert	G C Marketing Inc	Lehigh Township Lehigh & Dreher Twps Dreher Township Dreher & Lehigh Twps	
Maruri Cesar	Cruz Edwin	Manchester Township	
Maruri Delia	Cruz Linda Cruz Linda Marie Cruz Salvatore		
Paduch Mary	Papp Barbara Keefer Mary Ann	Buckingham Township	Lot 34

## CLE Courses

### June 15, 2011

9:00 a.m.–5:00 p.m.  
*12th Annual Estate & Elder Law  
Symposium*  
6 hours substantive/0 hour ethics

### June 23, 2011

12:00 p.m.–4:15 p.m.  
*Witness Preparation*  
4 hours substantive/0 hour ethics  
Registration begins 11:30 a.m.

### June 30, 2011

9:00 a.m.–1:15 p.m.  
*Title Insurance 101*  
3 hours substantive/1 hour ethics

### July 12, 2011

9:00 a.m.–1:30 p.m.  
*Intimate Partners, Legal Strangers:  
A Guide for Representing  
Unmarried Couples*  
4 hours substantive/0 hour ethics

### August 16, 2011

9:00 a.m.–12:30 p.m.  
*PA's New Adoption Amendments*  
2 hours substantive/1 hour ethics

### August 22, 2011

9:00 a.m.–1:30 p.m.  
*Fundamentals of Insurance Law*  
3 hours substantive/1 hour ethics

Registration begins 8:45 a.m. for all courses, unless otherwise noted.  
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22nd Judicial District

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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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