

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JUNE 15, 2012 ★ Honesdale, PA ★ No. 14



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CASES REPORTED

Wayne Economic Development Corporation, Plaintiff
v.
Erie Insurance Exchange, Defendant

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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.

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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.

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
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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Per Year

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Emailed Copy	\$50
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Prorated subscriptions available*

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Robert J. Conway, *Senior Judge*

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

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Patricia Biondo

FROM THE DESK OF THE EDITOR

I would like to take this opportunity to introduce President Judge Hamill's new law clerk, Nicole Hendrix, who takes over this week for departing clerks Shelley Robinson and Ashley Falonk. Nicole hails from Wooster, Ohio, where her family continues to live. She attended Boston University for her undergraduate degree and earned her law degree from Villanova University School of Law in 2011 and says she's excited to begin exploring Honesdale and the surrounding areas. I'm sure the members of our Bar have some suggestions on places Nicole should visit to begin her exploration. Welcome and best wishes.

For those of you who do not already know, Shelley Robinson is now an ADA with the Wayne County District Attorney's office handling their juvenile matters and Ashley Falonk took a position at Rutherford & Rutherford. We wish both of them well in their new endeavors.



Gina Lenz Photography

Christine Chapla, Esquire
Editor

COURT OPINION

Edited by Chris Rechner, Esq.

Provided by Chris Rechner, Esq.

**Wayne Economic Development Corporation
Plaintiff**

v.

**Erie Insurance Exchange
Defendant**

Docket No. 1019-2010-Civil

Attorney for Plaintiff: A.G. Howell, Esquire

Attorneys for Defendant: Karley Briggs, Esquire, and Kent Herman, Esquire

Decided by: Raymond L. Hamill, P.J.

Summary of the Case

This matter came before the Court on cross-motions for Summary Judgment. The facts as set forth in the Court's Opinion were as follows:

WEDCO hired Reilly [& Associates] as a consulting engineer to design improvements to property owned by WEDCO known as Sterling Business Park located in Sterling Township, Wayne County, Pennsylvania. WEDCO then procured Pioneer [Construction] to perform the contracting work developing the Sterling Business Park. After Pioneer commenced construction in September of 2008, adjacent property owners...complained to WEDCO that "their well water had become discovered and/or possibly contaminated due to the development of the Sterling Business Park." (Plaintiff's Third Amended Complaint, paragraph 11). WEDCO believing this to be an emergency situation, expended \$159,251.01 to allow the property owners access to potable water. (Plaintiff's Complaint, paragraph 13). After WEDCO made payments it forwarded a letter dated September 9, 2009 notifying Erie that WEDCO was claiming reimbursement for losses covered under Erie Insurance Policy #Q29-

2100650. Erie did not reimburse WEDCO reasoning that Erie did not agree of consent in any way to WEDCO's payments to [the property owners].

In order to resolve the competing Summary Judgment motions, the Court applied the rule set forth in Richmanich v. Jonel Enterprises, Inc., 20 A.2d 570 (Pa.Super. 1971), to determine whether there existed a genuine issue of material fact: "We are to accept as true all well pleaded facts in the nonmoving parties" pleadings, as well as the admissions on file, giving to them the benefit of all reasonable inferences to be drawn therefrom; the record must be examined in the light most favorable to them; and in passing upon a motion for summary judgment, it is no part of our function to decide issues of fact but solely to determine whether there is an issue of fact to be tried and all doubts as to the existence of a genuine issue as to a material fact must be resolved against the party moving for summary judgment." Id.

In the instant matter, the Court was faced with determining whether Reilly was an agent categorized as a servant or an agent categorized as an independent contractor, as that determination would impact on Reilly's liability to the property owners. "The word 'servant' is used in contrast with 'independent contractor,' a term which includes all persons who contract to do something for another and who are not servants with respect thereto." Com v. Minds Coal Min. Corp., 60 A.2d 14 (1948) (citing Restatement of the Law of Agency, Section 2b, p.12). Based on this distinction, the Court determined Reilly was not a servant as his duties were only with respect to the design and administration of the Sterling Business Park.

The remaining issue before the Court was whether WEDCO's payments to the property owners were voluntary payments not subject to reimbursement by Erie. In its review of the facts, the Court determined that there remained an issue of fact of whether WEDCO made the payments after Erie had information from Erie's expert that Reilly was to blame for the situation but Erie failed to disclose the information to WEDCO. Because of this outstanding factual issue, the court determined summary judgment could not be granted, and both motions for summary judgment were denied.



LEGAL NOTICES

*IN THE COURT OF COMMON PLEAS OF WAYNE 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.

EXECUTOR'S NOTICE

ESTATE OF GERTRUDE A. SCHULTZ, late of Hawley Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Linda Hazen, Executor, 114 Russell Street, Honesdale, Pennsylvania, 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/15/2012 • 6/22/2012 • 6/22/2012

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Jean M. Smith aka Jean M. Gilpin Smith, late of Waymart, Wayne County, Pennsylvania (died April 28, 2012). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Executor, William

D. Lee, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main St. Suite Two, Carbondale, Pennsylvania 18407.

JOHN J. LAWLER, ESQUIRE

6/15/2012 • 6/22/2012 • 6/22/2012

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY GIVEN

that Letters Testamentary have been granted in the Estate of Sarah Jane Dickinson, Deceased, late of 345 Honesdale Road, Waymart, Wayne County, Pennsylvania 18472, who died on May 22, 2012. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Natalie Dickinson or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire
KRISA & KRISA, P.C.**

6/15/2012 • 6/22/2012 • 6/22/2012

EXECUTOR NOTICE

Estate of WILLIAM TARCI
Late of Lehigh Township (died April 25, 2012)
Executor
EMIL GAVINSKI JR.
3001 WILDWOOD CT.
MONMOUTH JCT., NJ 08852
Executor

PAUL GAVINSKI
605 POND CREEK RD.
WHITE HAVEN, PA 19661

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTRIX NOTICE

Estate of MICHAEL T. LAPOINT
Late of Texas Township
Executrix
JEAN M. LAPOINT
1095 SHADY LANE
HONESDALE, PA 18431
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTRIX NOTICE

Estate of RUTH N. LANGE
Late of Hawley Borough
Executrix
JEAN L. BURDICK
299 ELM STREET
HAMBURG, PA 19526
Attorney
A. JOSEPH ANTANAVAGE
64 N. FOURTH STREET
HAMBURG, PA 19526

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTRIX NOTICE

Estate of TERRY CHARLES
HUNTER AKA TERRY C.
HUNTER
Late of Berlin Township
Executrix
KIM ANN LAWSON
933 CALKINS ROAD
MILANVILLE, PA 18443
Attorney
MATTHEW L. MEAGHER,

ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

6/1/2012 • 6/8/2012 • 6/15/2012

**ESTATE OF
BRADLEY T. BLACK**

ESTATE OF Bradley T. Black of
Moscow, Wayne County,
Pennsylvania (died November 03,
2011). Notice is hereby given that
Letters Testamentary for the Estate
of BRADLEY T. BLACK have
been issued to LORI A. BLACK,
Administrator of the Estate. All
those having claims or demands
against this Estate or indebtedness
owed to Estate shall present claims
or remit payment without delay to
the Administrator, or to James T.
Mulligan Jr., Attorney for the
Estate, 321 Spruce Street, Suite
300, Scranton, PA 18503.

6/1/2012 • 6/8/2012 • 6/15/2012

OTHER NOTICES

**NOTICE OF FILING
PETITION FOR
NAME CHANGE**

Notice is hereby given that, on
May 25, 2012 the Petition of
JUSTIN CHARLES STOLL was
filed in the Court of Common
Pleas, Wayne County,
Pennsylvania, requesting an order
to change the name of JUSTIN
CHARLES STOLL to JUSTIN
CHARLES MARSICO.

The Court has fixed the day of
Tuesday, June 26, 2012 at 2:00
p.m. in Court Room #2, of the
Wayne County Courthouse,

Honesdale, Pennsylvania, as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

Nicholas A. Barna, Esq.
831 Court Street
Honesdale, PA 18431

6/15/2012

**LEGAL NOTICE
ACTION IN QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE**

JONATHON PITTI,
Plaintiff

VS.

EDWARD A. HALLENBACK
and WAYNE HALLENBACK,
Defendant

ACTION IN QUIET TITLE
NO. 766 – CIVIL – 2011

LEGAL NOTICE
Legal Notice

The Defendants are notified that in this matter regarding Tax Parcels 01-08-30 and 01-08-31, Preliminary Judgment was entered against you on May 24, 2012. You have 30 days to contest the same. If you fail to do so, Final Judgment may be entered thereafter.

Warren Schloesser, Esq.

6/8/2012 • 6/15/2012

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.

**SHERIFF'S SALE
JUNE 27, 2012**

By virtue of a writ of Execution Flagstar 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 27th day of June, 2012 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 Clinton, County of Wayne and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL: BEGINNING at a corner in the carriage way of a road leading by the house of John Dolph; thence along said road North seventy five degrees East sixty eight and eight tenths rods to a corner in the carriage way of a road leading by the house of John Clark and Charles McCabe; thence along said road, South fourteen

degrees East fourteen and six tenths rods to a corner in said road, thence by other lands of said Charles McCabe, West eight and four tenths rods, and South one quarter of a degree West seventy four and four tenths rods to corner, the northeast corner of Stanton of Wilcot; thence by land last mentioned South eighty eight and three quarters degrees West forty two rods to a corner; the southeast of land occupied by Amos Denslow; thence by land last mentioned, North fifteen and a quarterdegrees West seventy four rods to the place of BEGINNING. CONTAINING twenty six acres and one hundred and twenty six perches, be the same or less.

SECOND PARCEL: ALL THAT CERTAIN piece or parcel of land situate in the Township of Clinton, Wayne County, Pennsylvania, known and distinguished as the southwest part of lot number nine in the Elk Forest Tract and bounded as follows:

BEGINNING at the southwest corner of said lot; thence North eighty rods to stones; thence East ninety eight rods to stones, being the southwest of Zenas H. Ruppell's land; thence eighty rods to stones in the South line of said lot; thence West ninety eight rods to the place of BEGINNING. CONTAINING forty nine acres of land as surveyed by Davis S. West, be the same more or less.

THIRD PARCEL: ALL THAT CERTAIN lot, piece or parcel of

land situate, lying and being in the Township of Clinton, formerly Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner thereof; thence North on the east line eighty rods to a stones set for a corner; thence West one hundred rods to stones set for a corner; thence South eighty rods to stones set for a corner in the south line of said lot; thence East on said south line one hundred rods to the place of BEGINNING. CONTAINING fifty acres, be the same more or less.

EXCEPTING AND RESERVING thereout and therefrom a certain parcel of land conveyed unto James Martzen and Julie Martzen, his wife, by deed dated February 21, 1980 and bounded and described as follows:

BEGINNING at an iron pipe corner found, being the southeast corner of lands of James and Julie Martzen, Deed Book 264, page 151, the grantees herein; thence along the eastern line of lands of said James and Julie Martzen, North 20 degrees 09 minutes 00 seconds West 150.00 feet to an iron pin corner set in a stone wall, being the northeast corner of lands of said James and Julie Martzen and being located on the southern line of lands of Killeen, Deed Book 314, page 924 and on the northern division line or Parcel II of lands of the Grantors herein; thence along

said northern division line, along line of lands of said Killeen, Folong, Deed Book 279, page 203, and Dolph, Deed Book 311, page 095, North 84 degrees 00 minutes 00 seconds East 300.00 feet to an iron pin corner set in said stone wall; thence departing from said division line and through lands of the Grantors herein, South 20 degrees 09 minutes 00 seconds East 150.00 feet to an iron pin corner set and South 84 degrees 00 seconds West 300.00 feet to the place of BEGINNING.

CONTAINING within bounds, 43,635 square feet (1.002 acres) of land. As surveyed by Alfred K. Bucconear, Registered Surveyor, in January, 1980.

ALSO EXCEPTING AND RESERVING thereout and therefrom a parcel of land consisting of 0.988 acres conveyed to James Martzen and Julie Martzen, his wife, as more particularly set forth in Wayne County Deed Book 284 at page 151, and Wayne County Map Book 19, page 74.

Seized and taken in execution as Gertrude Martzen 299 Little Keen Road WAYMART PA 18472 Paul Martzen, a/k/a Paul S. Martzen 299 Little Keen Road WAYMART PA 18472

Execution No. 95-Civil-2012
Amount \$243,057.03 Plus
additional

April 11, 2012
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.

Andrew L. Markowitz, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JUNE 27, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of June, 2012 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 PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A FIFTY (50) FOOT WIDE RIGHT-OF-WAY, SAID POINT BEING THE COMMON CORNER OF LOT NOS. S2 AND S3 WITH REFERENCE TO THE HEREINAFTER MENTIONED MAP;

THENCE ALONG THE SAID RIGHT-OF-WAY NORTH 45 DEGREES 26 MINUTES EAST SEVENTY-FIVE (75) FEET TO A POINT IN THE SAID RIGHT-OF-WAY AND ALSO IN LINE OF LOT NO. S1; THENCE ALONG THE COMMON LINE DIVIDING LOT NOS. S1 AND S2, SOUTH 61 DEGREES 59 MINUTES EAST, ONE HUNDRED FORTY-EIGHT AND SIX-TENTHS (148.60) FEET TO A POINT WHICH IS FIVE (5) FEET WEST OF THE PENNSYLVANIA POWER & LIGHT COMPANY PROJECT BOUNDARY LINE;

THENCE ALONG A LINE FIVE (5) FEET WEST OF, AND PARALLEL TO THE SAID PROJECT BOUNDARY LINE, SOUTH 28 DEGREES 01 MINUTE WEST EIGHTY-FOUR

AND SIX-TENTHS (84.6) FEET TO A POINT IN LINE OF LOT NO. S3;

THENCE ALONG THE COMMON LINE DIVIDING LOT NOS. S2 AND S3, NORTH 57 DEGREES 37 MINUTES WEST ONE HUNDRED SEVENTY-ONE AND SIX-TENTHS (171.6) FEET TO THE PLACE OF BEGINNING.

COMPRISING WITHIN SAID BOUNDARIES LOT NO. S2 AS IDENTIFIED ON THE PLOT OF BRIAR HILL (SUMMIT) ON LAKE WALLEN PAUPACK OF LAKELAND ASSOCIATES, INC., DATED APRIL 15, 1964.

A PORTION OF LAND CROSSING THE NORTHWESTERLY SIDE OF SAID LOT IS RESERVED FOR COMMON RIGHT OF WAY AND UTILITY INSTALLATION AND MAINTENANCE; SAID PORTION RESERVED IS TWENTY-FIVE (25) FEET IN WIDTH AT THE SOUTHERLY END AND TAPERS TO A

Seized and taken in execution as
Guillermo York 8520 Fairburn
Drive SPRINGFIELD VA 22152
Raul Armengol 35 Summit Circle
LAKEVILLE PA 18438

Execution No. 896-Civil-2010
Amount \$470,227.56 Plus
additional

April 11, 2012
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.**

Margaret Gairo, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JUNE 27, 2012**

By virtue of a writ of Execution The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-19 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of June, 2012 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 Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of a fifty (50) foot wide road or right-of-way known as Ascot Avenue, being a common corner of lots 13, 14, 39 and 40; thence leaving the center of said fifty (50) foot wide road or right-of-way North forty-two (42) degrees fifty-eight (58) minutes thirty (30) seconds West along the common boundary line between lots 39 and 40, two hundred seventy-nine and twenty-two one-hundredths (279.22) feet to a point for a corner being a common corner of lots 33,34, 39 and 40; thence North fifty-three (53) degrees fifty-six (56) minutes zero (00) seconds East along the common boundary line of lots 40, 33 and 32, three hundred eight-one and sixty-seven one-hundredths (381.67) feet to a point for a corner, being a common corner of lots 40, 41 and 32; thence along the common boundary line between lots 40 and 41 South forty-two (42) degrees fifty-eight (58) minutes thirty (30) seconds East one hundred ninety-two and fifty-five one-hundredths (192.55) feet and South seven (7) degrees thirty-five (35) minutes twenty (20) seconds West one hundred fifty and seventy-eight one-hundredths (150.78) feet to a point for a corner

on the boundary line of lot #13 and in the center of a fifty (50) foot wide road or right-of-way known as Ascot Avenue; thence always along the center of said fifty (50) foot wide road or right-of-way and being the common boundary line between lots 13 and 40 around curve #670 a length of one hundred thirty-three and six one-hundredths (130.06) feet and thence South forty-seven (47) degrees one (1) minute thirty (30) seconds West one hundred forty-six (146) feet to the point or place of BEGINNING.

CONTAINING therein 2.0 acres, be the same more or less and being lot #40.

TITLE TO SAID PREMISES VESTED IN Frank Carillo and Emma Grace Carillo, his wife, by Deed from John J. Gilleran and Ann D. Gilleran, his wife, dated

09/18/2006, recorded 9/19/2006 in Book 3130, Page 258, Instrument # 200600010926.

Premises being: 40 ASCOT AVENUE A/KA/ 1050 ASCOT AVENUE, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 19-0-0045-0040

Seized and taken in execution as Frank Carillo 53 Prospect Avenue GOSHEN NY 10924
Emma Grace Carillo 53 Prospect Avenue GOSHEN NY 10924

Execution No. 938-Civil-2010
Amount \$350,179.92 Plus additional

April 11, 2012



Introducing the
WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

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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.

Lauren R. Tabas, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JUNE 27, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of June, 2012 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, parcel or lot of land, situate, lying and being in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point for a corner which point is the most Southeasterly corner of Lot No. 36 and the most Southwesterly corner of Lot No. 37, which point abuts a private drive entitled 'Sr. Colette-Fr. John Drive' which lots and private drive are set forth in a map entitled 'Ginger-Mary-Ann Acres, Lands of Margretta Murnin, Lake Township, Wayne County, Pennsylvania, May 25, 1976, Revised May 31, 1977, Revised August 6, 1977' which map is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book 36, at page 1; thence along the common boundary lines of Lots No. 36 and 37, North eight (08) degrees fifty (50) minutes East four hundred (400) feet to a point for a corner; thence North eighty-two degrees fifteen (15) minutes West two hundred (200) feet to a point for a corner which point is the most Northwesterly corner of Lots No. 36 and the most Northeasterly corner of Lot No. 35 on said map; thence along the common boundary lines of Lots Nos. 35 and 36 on said map, South eight (08) degrees fifty (50) minutes West four hundred (400) feet to a point for a corner, which point abuts the aforesaid private drive; thence along the edge of the

aforsaid private drive, South eighty-two (82) degrees fifteen (15) East two hundred (200) feet to the point or place of BEGINNING.

CONTAINING therein all of Lot No. 36 as set forth on the aforesaid Map.

TOGETHER WITH an easement in right of ingress, egress or regress to be used in common with the Grantor, their heirs and assigns on the private roads leading from State Road Route 196 through the roads of the development known as "Ginger-Mary-Ann Acres", Lake Township, Wayne County Map Book 35 at page 34.

TITLE TO SAID PREMISES VESTED IN Gary Salerno, by Deed from John J. McCaffrey and Carolyn A. McCaffrey, dated 07/12/2002, recorded 07/18/2002 in Book 2025, Page 348.

Premises being: 122 FATHER JOHN DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0058-0018

Seized and taken in execution as Gary Salerno 122 Father John Drive LAKE ARIEL PA 18436

Execution No. 942-Civil-2009
Amount \$159,757.28 Plus
additional

April 11, 2012
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.

Lauren R. Tabas, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 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 situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2686, Section 42 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 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; May 18, 1973 in Plat Book 5, pages 111 through 119; and September 24, 1973 in Plat Book 5, pages 120 through 123.

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.

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TITLE TO SAID PREMISES VESTED IN Rachel A. Jones, an unmarried individual and Abraham Williams, an unmarried individual, as Tenants in Common, by Deed from Rachel Henderson, a/k/a Rachel A. Jones, an unmarried individual and Lesley Terry, an unmarried individual, dated 04/11/2003, recorded 05/02/2003 in Book 2220, Page 226.

Premises being: 2686 ROCKWAY RD, THE HIDEOUT, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0039-0093

Seized and taken in execution as Abraham Williams 11342 202nd Street SAINT ALBANS NY 11412 Rachel A. Jones 11342 202nd Street SAINT ALBANS NY 11412

Execution No. 302-Civil-2010 Amount \$160,645.02 Plus additional

April 11, 2012 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 W. Cusick, Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Wells Fargo Bank, as Trustee for the holders of Banc of America Alternative Loan Trust 2006-3 Mortgage Pass-through certificates, Series 2006-3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT certain piece or parcel of land situate in Texas Township, Wayne County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point or corner, located in the centerline of Township Route No. 472, being the southwest corner of Lot No. 2, as depicted on a certain draft of lots

of Joseph Scarfalloto (said draft of lots is recorded in Wayne County Map Book Volume 67 at Page 47); thence, departing from said roadway and along the southern line of said Lot No. 2, North 85 degrees 47 minutes 05 seconds East 399.99 feet to an iron pin corner set, being the southeast corner of said Lot No. 2; thence along line of the Third Parcel: of lands of Albert G. & Joanne Mignerey (Deed book 362 at Page 730), South 02 degrees 57 minutes 09 seconds West 133.53 feet to an iron pin corner set, being the northeast corner of Lot No. 4, as depicted on the aforesaid draft of lots of Joseph Scarfalloto; thence along the northern line of said Lot No. 4, South 79 degrees 57 minutes 41 seconds West 351.82 feet to a point or corner, being the northwest corner of said Lot No. 4 and being located in the centerline of the aforementioned Township Route No. 472; thence along the centerline of the same, North 15 degrees 25 minutes 16 seconds West 171.45 feet to the place of BEGINNING.

CONTAINING 1.298 acres of land, inclusive of that area occupied by public road and utilities, easements and rights of way, and being designated as Lot No. 3 on said map, by Alfred K. Bucconear, R.P.L.S., in March 1989, bearings as of Magnetic Meridian of 1988, recorded at Book 67, Page 47. This property is tax parcel number 27-243-71.6.

UNDER AND SUBJECT to

covenants and restrictions as set forth at Book 508, Page 880.

TITLE TO SAID PREMISES VESTED IN Jeffrey W. Floyd and Tracey M. Floyd, his wife, by Deed from Thomas J. Klose, Trustee of the Thomas J. Klose Revocable Trust and Holly-Ann Klose, Trustee of the Holly-Ann Klose Revocable Trust, dated 04/28/2005, recorded 06/08/2005 in Book 2785, Page 152.

Premises being: 176 FORDS ROAD, HONESDALE, PA 18431

Seized and taken in execution as Jeffrey W. Floyd 3550 73rd Place VERO BEACH FL 32967 Tracey M. Floyd 3550 73rd Place VERO BEACH FL 32967

Execution No. 1080-Civil-2009 Amount \$284,198.26 Plus additional

April 11, 2012 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.

John Michael Kolesnik Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB3 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 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 two certain pieces or parcels of land situate in the Township of Lake, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit;

FIRST PARCEL: Beginning at an iron pin on the margin of Lake Ariel and on line of land of William P. Bormann, thence South fifty-seven (57?) degrees West and along margin of the Lake fifty (50) feet to a corner; thence South eleven (11) degrees forty-five (45) minutes east and along land now or late of Margaret Swingle Two hundred (200) feet to a corner; thence North fifty-seven (57) degrees East and along land now or late of Margaret Swingle fifty(50) feet to the land now or late William F. Bormann; thence North eleven (11) degrees forty-five (45) minutes West and along said Bormann line Two hundred (200) feet to the place of beginning. Containing Nine thousand four hundred (9,400) square feet, be the same more or less. And the Grantors include in this conveyance all their right of

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ingress, egress and regress over a certain road leading from the, public road to the within described land also their right to the use of an additional strip of land Nine (9) feet wide and Thirty (30) feet long on the east side of said mentioned sixteen (16) foot road and at the rear of the within described land.

SECOND PARCEL: BEGINNING at an iron pin on the North East corner of lands of George Lutz; thence along the lands of Lutz South 00 degrees 47 minutes 44 seconds West a distance of 274.933 feet to an iron pin in the line of lands of Jeffery Cook; thence along Cookfeet to an iron pin in the line of lands of Jeffery Cook; thence along Cooks land North 79 degrees 11 minutes 27 seconds East a distance of 56.997 feet to an iron pin, being the South West corner of lands of GeraldGray; thence along Graylands of GeraldGray; thence along Grays land North 07 degrees 55 minutes 24 seconds East a distance of 340.640 feet to a nail, in the North side of a dirt road; thence South 25 degrees 14 minutes 43 seconds West a distance of 24.918 feet to a nail on the South side of said road thence North 63 degrees 45 minutes 17 seconds West a distance of 9 feet to a point in the road; thence South 35 degrees 42 minutes 26 seconds West a distance of 97.259 feet to the place of Beginning. Containing 0.51 acres being more or less. See Map 47 Page 23.

BEING KNOWN AS: 117 Cardinal Lane, Lake Ariel, PA 18436

PROPERTY ID NO.: 12-10-10 and 12-10-11

TITLE TO SAID PREMISES IS VESTED IN Marirose Neiman BY DEED FROM Estate of J. Arch Williams, Jr., by J. Newlin Williams, Executor DATED 03/15/2004 RECORDED 04/05/2004 IN DEED

Seized and taken in execution as Marirose Neiman 117 Cardinal Lane Lake Ariel PA 18436

Execution No. 349-Civil-2010 Amount \$206,188.31 Plus additional

April 18, 2012
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.

Stuart Winneg, Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

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 11th day of July, 2012 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 Dyberry, County of Wayne and State of Pennsylvania, bounded and described as follows:

LOT NO. 15, Brandywine Drive, as shown on a plot of lots entitled 'Proposed Site Development Bradywine Section I, Bethany Colony, Ltd., said plat being recorded in the Wayne County Court House in Map Book 17, page 187, containing 26,272 square feet of land, more or less.

SUBJECT to the same easements, party wall agreements, encroachments, rights of way, etc., as in chain of title, and SUBJECT to Declaration of Restrictive Covenants imposed upon Bethany Colony Ltd., recorded February 18, 1972 in Wayne County Deed Book

277 page 619-627.

TITLE TO SAID PREMISES VESTED IN Richard Kuhn and Carol Kuhn, h/w, by Deed from Mary Jon Riggs, dated 12/16/1986, recorded 12/31/1986 in Book 457, Page 1107.

Premises being: 98
BRANDYWINE DRIVE,
HONESDALE, PA 18431

Tax Parcel No. 09-0-0003-0037

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Richard Kuhn, a/k/a Richard M. Kuhn 98 Brandywine Drive Honesdale PA 18431
Carol Kuhn, a/k/a Carol M. Kuhn 98 Brandywine Drive Honesdale PA 18431

Execution No. 320-Civil-2010
Amount \$210,741.09 Plus
additional

April 18, 2012
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.

John Michael Kolesnik Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution U.S. Bank N.A., in its capacity as Trustee for the Registered Holders of MASTR Asset Backed Securities Trust 2005-NC1, Mortgage Pass-Through Certificates, Series 2005-NC1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of July, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those two pieces or parcels of land situate in the Township of Scott, County of Wayne, and State of Pennsylvania, bounded and described as follows:

The FIRST being part of a tract in the Warrantee name of Moses Coolbaugh, beginning at a point in

the public road; thence S. _ degrees East along an old line passing the stones corner of George Fuller land 27 perches to a hemlock log in a swamp; thence North 84 degrees West 17 perches to the public road; thence along the same to a stones corner in said road one rod southeast of a heap of stones by the fence, thence North 84 degrees West 5 perches to a stones corner; thence South 6 degrees West 4 perches to a stones corner in the wheel Tract; thence South 84 degrees East along the public road and Ward Tuttle land 28 perches to the place of BEGINNING. CONTAINING 3 acres and 9 perches be the same more or less.

The SECOND parcel of land is bounded and described as follows:

Being the South portion of a piece of land owned by Charles G. Strem during his lifetime beginning at the intersection of the public road leading from Winterdale to Starlight, Pa. And Autumn Leaves to Hiawatha, Pa. And being the southwest corner of the late Charles G Strem land in Scott Township, Wayne County. PA; thence westerly along the public road leading to Hiawatha, Pa. 38 rods to the lands formerly owned by George W. Anderson; thence along Anderson line northerly 27 rods to a corner near a stone walls: thence easterly following the stone wall 46 rods to the public road leading from Winterdale to Starlights, Pa; thence along said road 28 rods to the place of BEGINNING. CONTAINING

seven acres and 35 square rods of land, be the same more or less

ALWAYS EXCEPTING about 20 square rods of land when the dwelling house now stands and which is conveyed to the first described piece or parcel of land in this deed.

BEING KNOWN AS: 23-122-16
Dagati Road, Starlight, PA 18461

PROPERTY ID NO.: 23-122-16

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Wurst BY DEED FROM Charles E. Munch and

Patricia M. Munch DATED 09/23/2004 RECORDED 10/04/2004 IN DEED BOOK 2607 PAGE 106.

Seized and taken in execution as Stephen J. Wurst 313 Runyon Avenue MIDDLESEX NJ 08846

Execution No. 708-Civil-2011
Amount \$129,017.00 Plus additional

April 18, 2012
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.

Harry B. Reese, Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

**SHERIFF'S SALE
JULY 11, 2012**

By virtue of a writ of Execution Bank of America, 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 11th day of July, 2012 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 Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a rock on the bank or the Delaware and Hudson Canal, the southwesterly corner of John Guckenberger's land; thence by said land of John Guckenberger

North sixty-three and three-fourths (63 3/4) degrees fifty-three (53) rods to the middle of the public road known as the Old Honesdale and Hawley Plank road; thence by the middle of the said road, south forty-four and one half (44 1/2) degrees East twelve and one-half (12 1/2) rods south fifty-one and one-half (51 1/2) degrees East eight and three-fourths (8 3/4) rods and South forty-eight and one-half (48 1/2) degrees East sixteen and thirty-seven hundredths (16.37) rods; thence by other lands of said party of the first part (George W. Daniels) south forty-two (42) degrees West twenty-nine and eighty-two hundredths (29.82) rods to a stake on the berm of the aforesaid Delaware and Hudson Canal; thence along the berm bank aforesaid west seventeen and fifty-seven hundredths (17.57) rods North eighty (80) degrees west eighteen and eighteen hundredths (18.18) rods and North forty eight and three fourths (48 3/4) degrees west twenty (20) rods to a hemlock tree on said berm bank and thence North thirty-one and one-half (31 1/2) degrees West nine and nine tenths (9.9) rods to the place of BEGINNING. CONTAINING thirteen (13) acres and one hundred fifteen (115) perches be the same more or less.

EXCEPTING AND RESERVING THEREFROM A PARCEL of land containing one acre which John L. Brock, et ux, by deed dated June 29, 1897 and recorded in Wayne County Deed Book No. 82, page 110, granted and conveyed to Otto

Liljequist.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 51,260 square feet which John L. Brock, et ux, by deed dated May 21, 1901 and recorded in Wayne county Deed No. 88, page 151, granted and conveyed to John Wenders.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 43,338 square feet which John L. Brock, et ux, by deed dated February 2, 1914 and recorded in Wayne County Deed Book No. 106, page 40 granting and conveyed to F. H. Compton.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 9,020 square feet which John L. Brock, et ux, by deed dated July 10, 1915 and recorded in Wayne County Deed 107, page 376, granted and conveyed to John Lenders.

ALSO EXCEPTING AND RESERVING THEREFROM a parcel of land containing 1.8 acres which John L. Brock, et ux, by deed dated November 1, 1919, as recorded in Wayne County Deed Book Bo. 112, page 441, granting and conveyed to Wallwood Mills.

TITLE TO SAID PREMISES VESTED IN Jeffery C. Parker and Corissa C. Shrek, by Deed from Estate of Goldie N. Minich and Linda K. Queipo, Executrix, dated 10/13/2006, recorded 10/24/2006

in Book 3159, Page 224.

Premises being: 737 TEXAS
PALMYRA HIGHWAY, A/K/A 69
MAIN STREET, WHITE MILLS,
PA
18473

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 27-3-0007-0005

Seized and taken in execution as
Jeffery C. Parker 215 Highland
Street #RR HAWLEY PA 18428
Corissa C. Shrek 215 Highland
Street #RR HAWLEY PA 18428

Execution No. 824-Civil-2010
Amount \$179,028.95 Plus
additonal

April 18, 2012
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.**

John Michael Kolesnik Esq.

6/15/2012 • 6/22/2012 • 6/29/2012

CIVIL ACTIONS FILED

*FROM MAY 19, 2012 TO MAY 25, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20619	QUALITY DESIGNER HOMES INC	5/23/2012	SATISFACTION	—
2006-20620	QUALITY DESSIGNER HOMES INC	5/23/2012	SATISFACTION	—
2006-20717	FISHER THOMAS JOHN	5/24/2012	SATISFACTION	—
2006-21653	SCHNEIDER RENE JOHN	5/23/2012	SATISFACTION	—
2007-20431	VOLLKOMMER LEONARD P	5/23/2012	SATISFACTION	—
2007-20431	VOLLKOMMER CHRISTINE M	5/23/2012	SATISFACTION	—
2007-20691	P&A FISHER OIL CO INC	5/24/2012	WRIT OF SCIRE FACIAS	—
2007-20808	ACKERMAN CHRISTINE	5/23/2012	SATISFACTION	—
2007-21023	QUALITY DESIGNER HOMES INC	5/23/2012	SATISFACTION	—
2007-21024	QUALITY DESIGNER HOMES INC	5/23/2012	SATISFACTION	—
2007-21601	BLACKLEDGE DAVID J JR	5/25/2012	SATISFACTION	—
2007-21601	BLACKLEDGE DAVID J JR	5/25/2012	DISCONTINUANCE	—
2008-20678	REINHARDT RENEEJ	5/23/2012	SATISFACTION	—
2008-20678	ARBOGAST JASON G	5/23/2012	SATISFACTION	—
2008-21217	P&A FISHER OIL COMPANY INC	5/25/2012	WRIT OF SCIRE FACIAS	—
2008-21255	QUALITY DESIGNER HOMES INC	5/23/2012	SATISFACTION	—
2008-21256	QUALITY DESIGNER HOMES INC	5/23/2012	SATISFACTION	—
2009-00102	CACCAVONE MICHAEL A	5/25/2012	VACATE JUDGMENT	—
2009-20030	JO-AN WALTER T	5/21/2012	SATISFACTION	3,702.38
2009-20030	JO-AN MICHELLE L	5/21/2012	SATISFACTION	3,702.38
2009-20054	DYSER JOHN L	5/21/2012	SATISFACTION	9,028.93
2009-20309	BLAINE SCOTT	5/25/2012	SATISFACTION	1,160.00
2009-20309	BLAINE GRACE	5/25/2012	SATISFACTION	1,160.00
2009-20563	REINHARDT RENEE J	5/23/2012	SATISFACTION	—
2009-20563	ARBOGAST JASON G	5/23/2012	SATISFACTION	—
2009-20568	CHIKOWORE FUNGISAYI R	5/23/2012	SATISFACTION	—
2009-20634	BRIGGS CHARLES H JR	5/23/2012	SATISFACTION	—
2009-20685	P&A FISHER OIL CO INC	5/24/2012	WRIT OF SCIRE FACIAS	—
2009-20822	QUICK SAND MATERIAL INC	5/22/2012	SATISFACTION	—
2009-21590	JANOSIK DANIEL RICHARD JR	5/22/2012	SATISFACTION	—
2009-21961	NEGRI BRUCE U	5/23/2012	SATISFACTION	—
2009-21961	NEGRI DIANE L	5/23/2012	SATISFACTION	—
2010-00094	FUNKE MICHAEL	5/23/2012	VACATE JUDGMENT	—
2010-00094	FUNKE JESSICA	5/23/2012	VACATE JUDGMENT	—
2010-00756	HONSDALE NATIONAL BANK GARNISHEE	5/23/2012	JUDGMENT - GARNISHEE	—
2010-20417	DAVIS CHRISTOPHER MICHAEL	5/21/2012	SATISFACTION	—
2010-20451	PACE ROBERT W	5/22/2012	SATISFACTION	519.56
2010-20451	PACE ROSEMARIE	5/22/2012	SATISFACTION	519.56
2010-20517	SOTO HECTOR M	5/22/2012	SATISFACTION	—
2010-20517	SOTO DIANA	5/22/2012	SATISFACTION	—

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

2010-20821	GNATYSHNYAK TATYANA	5/22/2012	SATISFACTION	778.01
2010-21136	P&A FISHER OIL CO INC	5/24/2012	WRIT OF SCIRE FACIAS	—
2010-21148	CHURCH ANTHONY SR	5/22/2012	SATISFACTION	750.41
2010-21148	ANTHONY CHURCH SR CONSTRUCTION CO INC	5/22/2012	SATISFACTION	750.41
2010-21390	NEGRI BRUCE U	5/23/2012	SATISFACTION	—
2010-21390	NEGRI DIANE L	5/23/2012	SATISFACTION	—
2010-21428	GOBEJISHVILI GIORGI	5/23/2012	SATISFACTION	—
2010-21528	BILDNER JERRY	5/23/2012	SATISFACTION	—
2010-21528	BILDNER CORA	5/23/2012	SATISFACTION	—
2010-21529	BILDNER JERRY	5/23/2012	SATISFACTION	—
2010-21529	BILDNER CORA	5/23/2012	SATISFACTION	—
2010-21601	SULTAN ALEXANDRA	5/22/2012	SATISFACTION	—
2010-21757	FOUR STAR CONTRACTING INC	5/22/2012	SATISFACTION	—
2010-22012	BECKER RAYMOND E	5/23/2012	SATISFACTION	—
2010-22012	BECKER NANCY E	5/23/2012	SATISFACTION	—
2011-00012	TORQUATI ELIZABETH A	5/24/2012	DEFAULT JUDGMENT	88,916.58
2011-00052	DILASCIO ANGELO	5/23/2012	DEFAULT JUDGMENT	154,519.51
2011-00052	BELLOISE KERI	5/23/2012	DEFAULT JUDGMENT	154,519.51
2011-00052	DILASCIO ANGELO	5/23/2012	WRIT OF EXECUTION	154,519.51
2011-00052	BELLOISE KERI	5/23/2012	WRIT OF EXECUTION	154,519.51
2011-00198	PENN SECURITY BANK & TRUST GARNISHEE	5/23/2012	JUDGMENT - GARNISHEE	—
2011-20180	DEACONEASA ANGELINA	5/23/2012	SATISFACTION	—
2011-20312	WALSH JOSEPH P	5/22/2012	SATISFACTION	478.04
2011-20313	DEVRIEZE BETH	5/22/2012	SATISFACTION	478.04
2011-20715	BO DS INC	5/22/2012	SATISFACTION	—
2011-20735	CHURCH ANTHONY SR	5/22/2012	SATISFACTION	853.92
2011-20735	ANTHONY CHURCH SR CONSTRUCTION CO INC	5/22/2012	SATISFACTION	853.92
2011-20741	GNATYSHNYAK TATYANA	5/22/2012	SATISFACTION	1,074.09
2011-20750	CARMODY SCOTT C	5/23/2012	SATISFACTION	—
2011-20750	CARMODY ERIN M	5/23/2012	SATISFACTION	—
2011-20896	GOBEJISHVILI GIORGI	5/23/2012	SATISFACTION	—
2011-20920	BILDNER CORA	5/23/2012	SATISFACTION	—
2011-20921	BUDNER CORA	5/23/2012	SATISFACTION	—
2011-20925	BURKE WILLIAM	5/23/2012	SATISFACTION	—
2011-20925	BURKE PENNY	5/23/2012	SATISFACTION	—
2011-21069	THOMPSON LYNN HOWARD	5/23/2012	SATISFACTION	—
2011-21198	EVANS CAROL A	5/22/2012	WRIT OF EXECUTIN	—
2011-21198	PENN STAR BANK GARNISHEE	5/22/2012	GARNISHEE/WRIT EXEC	—
2011-21242	WILLIAMS STEPHEN C	5/22/2012	SATISFACTION	—
2011-21242	WILLIAMS VIRGINIA L	5/22/2012	SATISFACTION	—
2011-21243	DAVIES CHARLES	5/22/2012	SATISFACTION	—
2011-21304	NUBIA C MALKIN ESTATE OF	5/22/2012	SATISFACTION	731.59
2011-21304	MALKIN NUBIA C ESTATE OF	5/22/2012	SATISFACTION	731.59
2011-21628	P&A FISHER OIL CO INC	5/24/2012	WRIT OF SCIRE FACIAS	—
2011-21721	NEGRI BRUCE U	5/23/2012	SATISFACTION	—
2011-21721	NEGRI DIANE L	5/23/2012	SATISFACTION	—

2011-21910	BLASI MARIESUE	5/25/2012	SATISFACTION	316.78
2012-00016	FEDIGAN-CID KERRY	5/23/2012	DEFAULT JUDGMENT	252,866.18
2012-00016	CID KERRY FEDIGAN	5/23/2012	DEFAULT JUDGMENT	252,866.18
2012-00064	NIEVES EDWYN	5/23/2012	DEFAULT JUDGMENT	1,320.48
2012-00166	HESKELL LIBBY M	5/23/2012	DEFAULT JUDGMENT	5,715.90
2012-00205	SELVAGGIO STEPHEN F	5/23/2012	DEFAULT JUDGMENT	993,025.47
2012-00205	SELVAGGIO TERESA	5/23/2012	DEFAULT JUDGMENT	993,025.47
2012-20084	GARDEPE ROBERT W SR	5/22/2012	SATISFACTION	—
2012-20092	QUAGLIA RICHARD C	5/22/2012	SATISFACTION	—
2012-20124	MITCHELL GARY JR	5/21/2012	WRIT OF EXECUTION	7,415.87
2012-20305	ARMSTRONG DEBRA	5/23/2012	SATISFACTION	—
2012-20370	CHERRY RIDGE EXCAVATING & EQUIPMENT REPAIRS INC	5/22/2012	SATISFACTION	—
2012-20372	GENE VANORDEN EXCAVATING INC	5/22/2012	SATISFACTION	—
2012-20426	CLARK DIANE	5/21/2012	SATISFACTION	3,000.00
2012-20426	WITKOWSKI KENNETH J	5/21/2012	SATISFACTION	3,000.00
2012-20552	MCCLOUGHAN DAVID FRANCIS	5/21/2012	JUDGMENT	1,459.00
2012-20553	BILL GOODWIN CONSTRUCTION LLC	5/21/2012	JUDG/BUCKS COUNTY PA	82,732.32
2012-20553	GOODWIN WILLIAM R	5/21/2012	JUDG/BUCKS COUNTY PA	82,732.32
2012-20553	GOODWIN BILL A/K/A	5/21/2012	JUDG/BUCKS COUNTY PA	82,732.32
2012-20554	SIMYAN AMANDA	5/21/2012	JPTRANSCRIPT	920.15
2012-20555	TANAMI BRUCE	5/21/2012	JP TRANSCRIPT	808.83
2012-20556	TUTTLE STACEY M	5/21/2012	JP TRANSCRIPT	330.96
2012-20557	MCELHENY JENNIFER JOHANNES	5/21/2012	JP TRANSCRIPT	647.00
2012-20557	JOHANNES JENNIFER MCELHENY	5/21/2012	JP TRANSCRIPT	647.00
2012-20558	PARRELLA JOSEPH M	5/21/2012	JUDGMENT	1,079.00
2012-20559	TRIVELPIECE HUGH S	5/21/2012	FEDERAL TAX LIEN	7,897.85
2012-20560	PHILLIPS JOSEPH S	5/21/2012	JP TRANSCRIPT	7,722.35
2012-20561	SMITH RAYMOND	5/21/2012	JP TRANSCRIPT	6,275.12
2012-20562	HAHN VICKI R	5/21/2012	JP TRANSCRIPT	3,853.14
2012-20563	ROLLISON DEBORAH	5/22/2012	JP TRANSCRIPT	3,551.69
2012-20564	FRABLE LOUIS D IV	5/22/2012	JP TRANSCRIPT	893.42
2012-20565	BO-DS CORP INC A CORPORATION	5/22/2012	FEDERAL TAX LIEN	65,162.35
2012-20565	BO DS CORP INC A CORPORATION	5/22/2012	FEDERAL TAX LIEN	65,162.35
2012-20566	STEWART REINEE	5/22/2012	JP TRANSCRIPT	1,905.06
2012-20567	FAWCETT ROBERT	5/22/2012	JP TRANSCRIPT	1,555.68
2012-20568	HEDGELON MARTIN L	5/22/2012	MUNICIPAL LIEN	234.31
2012-20568	HEDGELON RACHEL M	5/22/2012	MUNICIPAL LIEN	234.31
2012-20569	HILLER WILLIS	5/22/2012	MUNICIPAL LIEN	234.31
2012-20569	HILLER LORRAINE	5/22/2012	MUNICIPAL LIEN	234.31
2012-20570	ZAWISLAK EDWARD C SR	5/22/2012	TAX LIEN	430.50
2012-20571	MATHEWS EUGENE G	5/22/2012	TAX LIEN	2,322.80
2012-20572	B&R COLLISON CORP	5/22/2012	TAX LIEN	4,969.80
2012-20573	SEM HOSPITALITY INC	5/22/2012	TAX LIEN	1,023.05
2012-20574	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	5/22/2012	TAX LIEN	1,525.48

2012-20575	JULIA RIB AUDO SENIOR SERVICES LLC	5/22/2012	TAX LIEN	14,885.05
2012-20576	SHELLYS FAMILY RESTAURANT INCORPORATION	5/22/2012	TAX LIEN	2,528.87
2012-20577	SVERDUK AARON M	5/22/2012	TAX LIEN	15,745.68
2012-20578	BRENNEN WILLIAM C	5/22/2012	TAX LIEN	3,532.04
2012-20578	BRENNEN PATRICIA	5/22/2012	TAX LIEN	3,532.04
2012-20579	ZARZYCKI GEORGE F JR	5/22/2012	TAX LIEN	2,656.06
2012-20579	ZARZYCKI ANDREA	5/22/2012	TAX LIEN	2,656.06
2012-20580	BURGER KENNETH JR	5/22/2012	TAX LIEN	734.67
2012-20581	CUDA BRETT R	5/23/2012	JUDGMENT	1,146.50
2012-20582	BARNES ME LANNA L	5/23/2012	JUDGMENT	1,546.00
2012-20583	STRUBLE GRANT	5/23/2012	JUDGMENT	161.00
2012-20584	DEACONEASA ANGELINA	5/23/2012	MUNICIPAL LIEN	403.08
2012-20585	MEAD JUSTIN K	5/24/2012	JP TRANSCRIPT	2,798.82
2012-20586	WILLIAMS ADAM S	5/24/2012	JP TRANSCRIPT	1,352.11
2012-20587	GRONSBELL KEITH A	5/24/2012	MUNICIPAL LIEN	485.48
2012-20587	GRONSBELL CLAUDIA J	5/24/2012	MUNICIPAL LIEN	485.48
2012-20588	DUDA KEITH	5/24/2012	MUNICIPAL LIEN	833.56
2012-20588	DUDA FAYE	5/24/2012	MUNICIPAL LIEN	833.56
2012-20589	CORSO MARIA C	5/24/2012	MUNICIPAL LIEN	833.55
2012-20590	STRUSZCZYK KONSTANTY	5/24/2012	MUNICIPAL LIEN	488.21
2012-20591	MHLANGA BEKIZULU	5/24/2012	MUNICIPAL LIEN	849.55
2012-20592	MANNIS JOHN SR	5/24/2012	MUNICIPAL LIEN	841.69
2012-20593	MILLENDER CINDY L	5/24/2012	MUNICIPAL LIEN	860.99
2012-20593	MILLENDER CHARLES H	5/24/2012	MUNICIPAL LIEN	860.99
2012-20594	TUFARIELLO SYLVIA	5/24/2012	MUNICIPAL LIEN	485.48
2012-20595	BEJESKI MARIE MARGARET	5/24/2012	JUDGMENT	1,230.00
2012-20596	CARTER BEVERLY LENORE	5/24/2012	JUDGMENT	1,144.00
2012-20597	GRENVILLE PHIL	5/25/2012	MUNICIPAL LIEN	883.53
2012-20598	BRUSEGARD TOBIAS	5/25/2012	MUNICIPAL LIEN	867.10
2012-20599	SANTORO REALTY INC	5/25/2012	MUNICIPAL LIEN	1,068.83
2012-20600	SHAFFER CUSTOM HOMES INC	5/25/2012	MUNICIPAL LIEN	483.08
2012-20601	SUMPTER KEVIN	5/25/2012	MUNICIPAL LIEN	1,088.21
2012-20602	BOYER WILLIAM	5/25/2012	MUNICIPAL LIEN	1,063.56
2012-20602	BOYER LOREEN	5/25/2012	MUNICIPAL LIEN	1,063.56
2012-20603	PHILIPS DENNIS	5/25/2012	MUNICIPAL LIEN	828.92
2012-20603	BERRY JOHN H	5/25/2012	MUNICIPAL LIEN	828.92
2012-20604	JONES LAWRENCE	5/25/2012	MUNICIPAL LIEN	833.56
2012-20604	O'GARRO PAULINE P	5/25/2012	MUNICIPAL LIEN	833.56
2012-20604	OGARRO PAULINE P	5/25/2012	MUNICIPAL LIEN	833.56
2012-20604	JONES EMILIE	5/25/2012	MUNICIPAL LIEN	833.56
2012-20605	PRUS KEVIN	5/25/2012	MUNICIPAL LIEN	485.48
2012-20606	RRC CAPITAL CONSTRUCTION CORP INC	5/25/2012	MUNICIPAL LIEN	848.38
2012-20607	RRC CAPITAL CONSTRUCTION CORP INC	5/25/2012	MUNICIPAL LIEN	854.13
2012-20608	ACOLIA DAVE	5/25/2012	MUNICIPAL LIEN	1,048.01
2012-20608	ACOLIA SYLVANA	5/25/2012	MUNICIPAL LIEN	1,048.01
2012-20609	YOUSSEF HANY	5/25/2012	MUNICIPAL LIEN	1,070.02

2012-20610	ZITIN BRANDON	5/25/2012	MUNICIPAL LIEN	475.64
2012-20610	BAZ ENTERPRISES LLC	5/25/2012	MUNICIPAL LIEN	475.64
2012-20611	HOFSTEIN LAWRENCE	5/25/2012	MUNICIPAL LIEN	538.02
2012-20611	HOFSTEIN MARILYN	5/25/2012	MUNICIPAL LIEN	538.02
2012-20612	GIATRAKIS JAMES	5/25/2012	MUNICIPAL LIEN	475.64
2012-20613	SCOTT ROBERT	5/25/2012	MUNICIPAL LIEN	1,200.71
2012-20613	SCOTT B LYNNE	5/25/2012	MUNICIPAL LIEN	1,200.71
2012-20614	DIVERSIFIED AMPHIL CORP	5/25/2012	MUNICIPAL LIEN	849.55
2012-20615	DIECK SCOTT A	5/25/2012	MUNICIPAL LIEN	849.94
2012-20616	YOUSSEF HANY	5/25/2012	MUNICIPAL LIEN	1,200.71
2012-20617	BOYER WILLIAM	5/25/2012	MUNICIPAL LIEN	1,063.56
2012-20617	BOYER LOREEN	5/25/2012	MUNICIPAL LIEN	1,063.56
2012-20618	BOYER WILLIAM	5/25/2012	MUNICIPAL LIEN	1,063.56
2012-20618	BOYER LORBEN	5/25/2012	MUNICIPAL LIEN	1,063.56
2012-20619	BOYER WILLIAM	5/25/2012	MUNICIPAL LIEN	1,269.22
2012-20619	BOYER LOREEN	5/25/2012	MUNICIPAL LIEN	1,269.22
2012-20620	UR REHMAN INAM	5/25/2012	MUNICIPAL LIEN	1,068.83
2012-20620	INAM REHMAN UR	5/25/2012	MUNICIPAL LIEN	1,068.83
2012-20621	SCHISSLER ROSALIE MARIE	5/25/2012	MUNICIPAL LIEN	1,027.87
2012-20622	SEERY RICHARD J SR	5/25/2012	MUNICIPAL LIEN	1,088.90
2012-20622	SEERY ROSEMARIE G	5/25/2012	MUNICIPAL LIEN	1,088.90
2012-20623	HOFF LEO	5/25/2012	MUNICIPAL LIEN	849.55
2012-20624	SASCHOW KEVIN	5/25/2012	MUNICIPAL LIEN	1,048.10
2012-20625	LUTZ TIMOTHY J	5/25/2012	MUNICIPAL LIEN	833.82
2012-20625	LUTZ HILDA	5/25/2012	MUNICIPAL LIEN	833.82
2012-20626	PEARSON CARL W	5/25/2012	MUNICIPAL LIEN	473.92
2012-20627	BOYER WILLIAM	5/25/2012	MUNICIPAL LIEN	877.50
2012-20G27	BOYER LOREEN	5/25/2012	MUNICIPAL LIEN	877.50
2012-20628	CHAUDHARY KHARAY HUSSAIN	5/25/2012	MUNICIPAL LIEN	833.46
2012-20629	SFS GROUP LIMITED PARTNERSHIP	5/25/2012	MUNICIPAL LIEN	1,035.51
2012-20630	QUINLAN JAMES	5/25/2012	MUNICIPAL LIEN	1,193.33
2012-20631	LARO MARK ANTHONY	5/25/2012	MUNICIPAL LIEN	475.64
2012-20632	MCCUE JULIANNE	5/25/2012	MUNICIPAL LIEN	475.64
2012-20633	SUMPTER KEVIN	5/25/2012	MUNICIPAL LIEN	1,088.21
2012-20634	ASSIMAKOPOULOS PAULA ESTATE OF	5/25/2012	MUNICIPAL LIEN	833.75
2012-20-3S	RUBIN HOWARD	5/25/2012	MUNICIPAL LIEN	849.71
2012-20635	RUBIN ELISE	5/25/2012	MUNICIPAL LIEN	849.71
2012-20636	MOUSCARDY STEPHEN P	5/25/2012	MUNICIPAL LIEN	176.63
2012-20637	MENA OSCAR	5/25/2012	MUNICIPAL LIEN	925.99
2012-20637	MENA EDNA	5/25/2012	MUNICIPAL LIEN	925.99
2012-20638	AREL JODY	5/25/2012	MUNICIPAL LIEN	485.08
2012-20639	DOUGLAS JOHN E W III	5/25/2012	JUDGMENT	2,267.17
2012-20640	STIRLING PATRICIA KANE	5/25/2012	JUDGMENT	1,037.50
2012-20641	KELLOGG JACOB RONALD	5/25/2012	JUDGMENT	1,099.00
2012-20642	PFLESHINGER BARBARA A	5/25/2012	JUDGMENT	1,055.00
2012-20643	CHAPMAN MARK D	5/25/2012	JP TRANSCRIPT	1,582.18

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00375	ASSET ACCEPTANCE	PLAINTIFF	5/21/2012	—
2012-00375	CORRIGAN KATHLEEN	DEFENDANT	5/21/2012	—
2012-00388	AMERICAN EXPRESS CENTURION	PLAINTIFF	5/25/2012	—
2012-00388	EPSTEIN ALVIN	DEFENDANT	5/25/2012	—
2012-00389	AMERICAN EXPRESS CENTURION	PLAINTIFF	5/25/2012	—
2012-00389	EPSTEIN ALVIN	DEFENDANT	5/25/2012	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00379	PHIPPEN CLARENCE	PLAINTIFF	5/21/2012	—
2012-00379	GOWAT SR	DEFENDANT	5/21/2012	—
2012-00379	NISH JOE	DEFENDANT	5/21/2012	—
2012-00379	TOOLAN	DEFENDANT	5/21/2012	—
2012-00379	RODGERS KAREN	DEFENDANT	5/21/2012	—
2012-00379	MURPHYMIKE	DEFENDANT	5/21/2012	—
2012-00379	MCKEON	DEFENDANT	5/21/2012	—
2012-00379	BEARD JEFFREY	DEFENDANT	5/21/2012	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00380	FIRST NATIONAL BANK OF PA F/K/A	PLAINTIFF	5/22/2012	—
2012-00380	COMMUNITY BANK & TRUST	PLAINTIFF	5/22/2012	—
2012-00380	PHILLIPS JOSEPH S	DEFENDANT	5/22/2012	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00391	STOLL JUSTIN CHARLES	PETITIONER	5/25/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00376	NATIONSTAR MORTGAGE	PLAINTIFF	5/21/2012	—
2012-00376	MOHN TINA L	DEFENDANT	5/21/2012	—
2012-00376	MOHN JAMES R	DEFENDANT	5/21/2012	—
2012-00377	AURORA BANK FSB	PLAINTIFF	5/21/2012	—
2012-00377	PIERCE JEFFREY W	DEFENDANT	5/21/2012	—
2012-00377	PIERCE CLAUDIA L	DEFENDANT	5/21/2012	—
2012-00378	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	5/21/2012	—
2012-00378	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	5/21/2012	—
2012-00378	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	5/21/2012	—
2012-00378	MIELE LYNNE	DEFENDANT	5/21/2012	—
2012-00378	MIELE JOSEPH JR	DEFENDANT	5/21/2012	—
2012-00381	US BANK NATIONAL ASSOCIATION AS TRUSTEE OF	PLAINTIFF	5/22/2012	—
2012-00381	SECURITY NATIONAL MORTGAGE	PLAINTIFF	5/22/2012	—
2012-00381	GUARINO SHARON A	DEFENDANT	5/22/2012	—

2012-00381	GUARINO WILLIAM R	DEFENDANT	5/22/2012	—
2012-00382	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	5/22/2012	—
2012-00382	CHIORAZZI ALEXANDER	DEFENDANT	5/22/2012	—
2012-00382	CHIORAZZI EILEEN	DEFENDANT	5/22/2012	—
2012-00384	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	5/23/2012	—
2012-00384	JAROWICZ GERALD J	DEFENDANT	5/23/2012	—
2012-00385	NATIONSTAR MORTGAGE	PLAINTIFF	5/23/2012	—
2012-00385	DAVEY TIMOTHY	DEFENDANT	5/23/2012	—
2012-00385	JENNINGS DAVEY WENDY S	DEFENDANT	5/23/2012	—
2012-00385	DAVEY WENDY S JENNINGS	DEFENDANT	5/23/2012	—
2012-00386	JPMORGAN CHASE BANK	PLAINTIFF	5/23/2012	—
2012-00386	NIEVES MARY A	DEFENDANT	5/23/2012	—
2012-00386	NIEVES EDWYN	DEFENDANT	5/23/2012	—
2012-00390	WELLS FARGO BANK	PLAINTIFF	5/25/2012	—
2012-00390	FRENCH DAVID	DEFENDANT	5/25/2012	—
2012-00390	FRENCH ANGELA	DEFENDANT	5/25/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00383	KEESLER PAUL C	PLAINTIFF	5/23/2012	—
2012-00383	WALDNER MICHAEL A	DEFENDANT	5/23/2012	—
2012-00383	MCCAFFERY JOSEPH A	DEFENDANT	5/23/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00392	SEBRING ROGER	PLAINTIFF	5/25/2012	—
2012-00392	ST ANTHONYS CHURCH	DEFENDANT	5/25/2012	—
2012-00392	ST RITAS PARISH	DEFENDANT	5/25/2012	—
2012-00392	PENNSYLVANIA CATHOLIC CONFER	DEFENDANT	5/25/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 4, 2012 TO JUNE 8, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Alexis Herv	Mortgage Electronic Registration Systems	Palmyra Township	130,000.00
Janowicz Sean	Mortgage Electronic Registration Systems	Dreher Township	
Janowicz Heather M			266,514.00
Rake Joshua	Wells Fargo Bank	Damascus Township	67,152.00
Bryant Katherine M	Honesdale National Bank	Damascus Township	
Bryant R Zachary			100,000.00
Smith Kirk E	Wayne Bank	Lake Township	
Smith Deborah V			167,000.00
Middleton James H	P N C Bank	Scott Township	
Middleton Lillian M			80,842.00
Schrader Kevin E AKA	Honesdale National Bank	Preston Township	
Schrader Kevin AKA		Preston & Buckingham Twps	2,629,330.53
		Buckingham Township	
		Buckingham & Preston Twps	2,629,330.53
Soutar John J	Fifth Third Bank	Paupack Township	
Soutar Gail A			91,500.00
Lozano Carlos	Morales Rafael	Salem Township	
Camps Cristina			100,000.00
Graziadio Mark A	Honesdale National Bank	Texas Township	
Graziadio Susan J			95,000.00
Moser Dwight L	R B S Citizens	Lake Township	96,000.00
Brusca Kenneth R	E S S A Bank & Trust	Paupack Township	
Brusca Janet L			120,000.00
Burkholder Chad	Mortgage Electronic Registration Systems	Salem Township	
Burkholder Janine			110,000.00
Palmisano Deno M	First Keystone Community Bank	Preston Township	
Palmisano Deborah A			148,000.00
Kerwin James	Dime Bank	Bethany Borough	
Kerwin Sally			160,000.00
Kerwin Joshua J			
Davis Myles	Wells Fargo Bank	Salem Township	232,192.23
Shaffer Walter Edward	Mortgage Electronic Registration Systems	South Canaan Township	116,632.00
Vivier Elizabeth	Mortgage Electronic Registration Systems	Lake Township	
Vivier Iris N			118,400.00

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

Shanfelder Bryan	Dime Bank	Dyberry Township	
Shanfelder Lisa A			230,500.00
Smyth Craig	Dime Bank	Paupack Township	
Smyth Kathleen			153,900.00
Smyth Craig	Dime Bank	Paupack Township	
Smyth Kathleen			299,000.00
Buckingham Philip W	Dime Bank	Berlin Township	
Buckingham Kathryn			40,000.00
Orthouse Douglas	Dime Bank	Damascus Township	
Orthouse Marilyn			140,000.00
Theis Mark	Dime Bank	Manchester Township	15,000.00
Sherman Neil	Pennstar Bank	Lake Township	
Sherman Marion			98,500.00
Sciacca Anthony	Mortgage Electronic Registration Systems	Paupack Township	
Sciacca Lorraine			299,800.00
Henry Donna Ann	J P Morgan Chase Bank	Paupack Township	159,519.00
Birmelin Carolyn R	Mortgage Electronic Registration Systems	Lake Township	133,825.00
Tucker Glenn L	Wayne Bank	Oregon Township	107,000.00
Palmer Sharon Gayle	Honesdale National Bank	Salem Township	178,000.00
Smith Ralph R Jr	Wayne Bank	Scott Township	
Smith Patti A			50,000.00
Gallinot Thomas P	Wayne Bank	South Canaan Township	74,000.00
Akorn Properties	Dime Bank	Hawley Borough	888,000.00
Akorn Properties	Dime Bank	Hawley Borough	299,000.00
Grady Charles F	Mortgage Electronic Registration Systems	Damascus Township	
Grady Elizabeth L			412,500.00
Grady Charles F	Housing & Urban Development	Damascus Township	
Grady Elizabeth L			412,500.00
Zell James G	Mortgage Electronic Registration Systems	Paupack Township	
Zell Sheryl L			248,800.00
Cook Amy	Honesdale National Bank	Damascus Township	
Cook Susan M			40,000.00
Sheldon Carolyn M	Mortgage Electronic Registration Systems	Lehigh Township	217,500.00
Williams Eric W	Williams Amy J	Cherry Ridge Township	
	Mortgage Electronic Registration Systems		300,000.00
Martin James R	Citizens Savings Bank	Paupack Township	
Martin Beth M			300,000.00
Griffith Steven D	Citizens Savings Bank	Paupack Township	
Griffith Marta J			287,200.00
Douglas Paul J	Dime Bank	Texas Township	
Douglas Elizabeth			145,200.00
Hineline Kenneth A	Mortgage Electronic Registration Systems	Salem Township	
Hineline Sabrina K			139,428.00

Seaman Wade	Honesdale National Bank	Texas Township	
Seaman Laura			250,000.00
Evans Annie	Honesdale National Bank	Berlin Township	169,000.00
Stezen Luba	Mortgage Electronic Registration Systems	Lake Township	93,000.00
Mosher Scott N	E S S A Bank & Trust	Hawley Borough	
Mosher Darlene		Hawley Boro & Palmyra Twp	131,000.00
		Palmyra Township	
		Palmyra Twp & Hawley Boro	131,000.00
Williams Margaret M AKA	P S E C U	Sterling Township	
Williams Margaret A AKA			130,000.00
Williams Richard R			
Warninger Bruce D	First National Community Bank	Waymart Borough	253,500.00
Bercher Alicia J	Dime Bank	Honesdale Borough	128,000.00
Rindock Kevin M	Dime Bank	Berlin Township	
Rindock Jaime L			136,000.00
Wagner Gabriel A	First National Community Bank	Honesdale Borough	95,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Downton Jack	R W Wilson	Starrucca Borough	
Downton Kathryn			
Gilpin Pauline L	Gilpin Pauline Frick Linda Gilpin	Dreher Township	Lot 1
Dentico Perry	Ashworth David W	Scott Township	
Dominguez Elaine	Ashworth Sara E		
Rarrick David	Land Liquidator L L C	Sterling Township	
Rarrick Kimberly			
Bolander Daniel K	Land Liquidator L L C	Lehigh Township	
Bolander Cindy A			
Fannie Mae AKA	Selimovic Mirsad	Honesdale Borough	
Federal National Mortgage Association AKA Phelan Hallinan & Schmieg			
Rasavage Paul	Janowicz Sean Janowicz Heather M	Dreher Township	
Westgoodwin Lisa By Sheriff	P N C Bank	Texas Township 1 & 2	
Goodwin Lisa West By Sheriff			
Harrington Arleen J	Rake Joshua	Damascus Township	
Peck Arleen J			Lot 3M
Dassatti Marc E	Dassatti Michael B	Dreher Township	
Dassatti Marc E	Dassatti Michael B	Dreher Township	
Dassatti Marc E	Dassatti Michael B	Dreher Township	
Dassatti Marc E	Dassatti Michael B	Dreher Township	

Kelly James P	Kelly Francis A Kelly Barbara A Kelly James P	Lehigh Township	Lot 11
Szutowicz Paul M Szutowicz Elaine S	Szutowicz Paul M Szutowicz Elaine S	Clinton Township 1	
Morales Rafael	Lozano Carlos Camps Cristina	Salem Township	
Lawlor Anne Marie	Asset Acceptance Group	Lake Township	Lot 2632
Hughes Edward C Hughes Thomas Patrick	Hughes Edward C Hughes Thomas Patrick Seegers Patricia Obanhein Eileen Campo Colleen Noble Mary Ellen	Manchester Township	Lot 35
Hughes Edward Seegers Patricia Obanhein Eileen Campo Colleen Noble Mary Ellen	Hughes Edward Seegers Patricia Obanhein Eileen Campo Colleen Noble Mary Ellen Hughes Thomas Patrick	Manchester Township	Lots 22 & 23
Brennan Aloysius J Jr Brennan Patricia Marie	Castagna Salvatore M	Sterling Township	Lot 15
Serovich John G Serovich Judith	Moser Dwight L	Lake Township	Lot 3553
Savoca Sebastian F	Savoca Frank S Tr Savoca Robert Tr Sebastian F Savoca Irrevocable Living Trust	Buckingham Township	
Gonzalez Samuel Gonzalez Joan	Klabunde Richard P Klabunde Theresa C	Dreher Township	Lot 11
Galkin Benjamin By Af AKA Galkin Benjamin M By Af AKA Galkin Sutart B Af Galkindwork Anita I Af Dwork Anita I Galkin Af	Whitaker William Whitaker Maureen	Paupack Township	Lot 40
Hyman Ronny Hyman Andrea	Brusca Kenneth R Brusca Janet L	Paupack Township	Lot 197
Kennedy Michele Tasch Katharine A	Burkholder Chad M Burkholder Janine M	Salem Township	Lots 305 & 306
Sensale Marlene Kohout Michael	Palmisano Deno M Palmisano Deborah A	Preston Township	Lot 119

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

Kitson Deborah	Kitson Deborah	Salem Township	
Appel James	Appel James		Lot 463
Appel Kevin	Appel Kevin		
Appel Joseph	Appel Joseph		
	Appel Henry J Jr		
	Appel Ann M		
Boardwalk Properties Inc	Goodwin Brian	Paupack Township	
	Goodwin Loretta		Lot 204
Canfield Todd A	Kerwin James	Bethany Borough	
Canfield Karl S	Kerwin Joshua J		
	Kerwin Sally		
Federal Home Loan Mortgage Corporation	Shaffer Walter Edward	South Canaan Township	
Powers Kim & Javardian			Lot 19
Laabs Timothy A	Sibello Anita	Lake Township	
Laabs Carol Anne			Unit 35
Grippi Frederick	Vivier Elizabeth	Lake Township	
Grippi Angelina	Vivier Iris N		Lot 2321
Lynady Michael J Jr By Sheriff	U S Bank N A Tr	Dreher Township	
Shafer Joan M By Sheriff			Lot 5
Ryan Ethel	Sunnybrook Summer Home	Preston Township	
Ryan Joan			Lots 3 & 4
Ryan David			
Reed Debra Exr			
Whaley Patricia Est AKA			
Whaley Mary Patricia Est AKA			
Frawley Marisa Adm			
Frawley Beatrice Jest			
Risner Arlene M	Risner Arlene M	Honesdale Borough	
Rolison Glen Monroe	Rolison Glen Monroe	Canaan Township	
Rolison Blaise	Rolison Sondra		
Rolison Glen	Rolison Glen	Canaan Township	
	Rolison Sondra		
Mee Margaret	Cornell Loren	Buckingham Township	
Cornell Loren	Mee Margaret	Buckingham Township	
Bogacki Edward	Sweeney Peter	Paupack Township	
	Sweeney Timothy		Lot 60
Federal Home Loan Mortgage Corporation	Kymac L L C	Berlin Township	
McGovern Daniel A			

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Darling Trevor J By Sheriff	Flagstar Bank	Dreher Township	
Darling Michele AKA By Sheriff			Lots 60 & 61
Darling Michelle AKA By Sheriff			
Whitmoyer Rodney K	Swingle Roger E	Salem Township	
Whitmoyer Cynthia K	Swingle Lois J		
Treat Robert C	Pocono Waterworks Company Inc	Paupack Township	
Sheldon Carolyn M	Sheldon Carolyn M	Lehigh Township	
Sheldon David E Jr			Lot 161
Filiac David J	Filiac David J	Manchester Township	
Filiac Deborah L	Filiac Deborah L		Lots D & D1
	Filiac Matthew David		
	Strausser Jennifer Lynn		
	Filiac Kyle Richard		
Ruddy Robert F By Af	Mulqueen John	Honesdale Borough	
Collins Sheila J Af	Fraser Catriona		Lot 70
Rosa Joseph A	Rosa Joseph A	Berlin Township	
Snip	Murray Robert M Jr	Paupack Township	
	Murray Dolores A		Lot 282
Patten David James	Hineline Kenneth A	Salem Township	
Patten Susan E	Hineline Sabrina K		
London Roy S Est AKA	Goodrich Douglas Charles	Dreher Township	
London Roy Sidney Est AKA			
Goodrich Douglas Exr			
Markidis Steve	Markidis Mary	Scott Township	
Rindock Kevin M	Bercher Alicia J	Honesdale Borough	
Rindock Jaime L			
Minunni Ida	Rindock Kevin M	Berlin Township	
	Rindock Jaime L		
Mongovan Albert J	Mongovan Darryl J	Cherry Ridge Township	
Mongovan Jane E			
Wagner Richard	Wagner Gabriel A	Honesdale Borough	
Wagner Deborah			

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