

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ AUGUST 26, 2011 ★ Honesdale, PA ★ No. 24



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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
Janine Edwards, Esq., Acting Editor
jedwards@ptd.net

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

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

www.waynecountylawyers.org

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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.

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.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$50
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Subscription Year: March–February
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Robert J. Conway, *Senior Judge*

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Judy O'Connell
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Patricia Biondo

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.

ADMINISTRATRIX NOTICE

Estate of GARY STANLEY
GARDAS AKA GARY S.
GARDAS

Late of Honesdale Borough
Administratrix
LOUISE FIRMSTONE GARDAS
703 COURT STREET
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

8/12/2011 • 8/19/2011 • 8/26/2011

EXECUTRIX NOTICE

Estate of JOSEPH PIENCIAK
AKA JOSEPH A. PIENCIAK
Late of Berlin Township
Executrix
CYNTHIA SLEDZINSKI
89-B SLEDZINSKI ROAD
LAKE ARIEL, PA 18436

8/12/2011 • 8/19/2011 • 8/26/2011

EXECUTOR NOTICE

Estate of WILLIAM E. NOLAN
Late of Lake Township, Wayne
County, Pa.

Co-Executor
KATHLEEN O'NEILL
195 HANLON ROAD
LAKE ARIEL, PA 18436
Co-Executor
PATRICK J. NOLAN
470 WILLOW AVENUE
HONESDALE, PA 18431

Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

8/12/2011 • 8/19/2011 • 8/26/2011

EXECUTOR NOTICE

Estate of JOSEPH P. STAHEER
AKA JOSEPH STAHEER
Late of Buckingham Township
Executor
DANIEL STAHEER
1665 WEEMS ROAD
SOUTHSIDE, TN 37171

Attorney
GEORGE H ELWOOD
38 WEST MAIN STREET
HANCOCK, NY 13707
FAX 607-637-4701
TEL 607-637-4791

8/19/2011 • 8/26/2011 • 9/2/2011

EXECUTOR NOTICE

Estate of ANDREW
PETRONCHAK
Late of Buckingham Township

Administrator
JOHN PETRONCHAK
53 WEST SHORE DR.
VERNON, NJ 07462
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

8/26/2011 • 9/2/2011 • 9/9/2011

ESTATE OF SAMUEL S. KUTZ

Late of Lake Township,
Pennsylvania

(Died January 16, 2011)

Letters Testamentary having been granted to Linda M. Bold. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Attorney for the Estate, at 415 Wyoming Avenue, Scranton, PA 18503.

8/26/2011 • 9/2/2011 • 9/9/2011

**EXECUTORS'/EXECUTRIX'
NOTICE**

Estate of JAMES EDWARD
McNULTY, Late of Paupack
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:

James Joseph McNulty, 280
Allatoona, Lawrenceville, Georgia
30043, and Pamela Klusko, 83.36
92nd Ave., Woodhaven, New York
1142128,

or the estate attorney, Victor A.
Decker, III, c/o Klemeyer, Farley &
Bernathy. LLC, 2523 Route 6,
Hawley, Pennsylvania 18428.

8/26/2011 • 9/2/2011 • 9/9/2011

EXECUTOR NOTICE

Estate of ELIZABETH C. VAN
DYK

Late of Texas Township
Administratrix

LINDA HEDGELON

21 KIDDY LANE

HONESDALE, PA 18431

Attorney

MATTHEW L. MEAGHER

1018 CHURCH STREET

HONESDALE, PA 18431

8/26/2011 • 9/2/2011 • 9/9/2011

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters Administration have
been issued in the Estate of John
M. Patti, who died on May 28,

2010. Letters of Administration
have been granted to Terri Hood,

786 Owego Tpke, Waymart, PA

18472, Administratrix. 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 Executor

named herein or to Alfred J.

Howell, Esquire, Howell, Howell

& Krause, 109 Ninth Street,

Honesdale, PA 18431.

ALFRED J. HOWELL, ESQ.

HOWELL, HOWELL & KRAUSE

8/26/2011 • 9/2/2011 • 9/9/2011

EXECUTOR NOTICE

Estate of FRANCIS ALLEN
CROSSLEY A.K.A. FRANCIS A.
CROSSLEY
Late of Lehigh Township
Executor
QUENTIN KELLEY
15 DIANA DRIVE
ERIAL, NJ 08081
Attorney
TIMOTHY B. FISHER II, ESQ.
525 MAIN STREET, PO BOX 396
GOULDSBORO, PA 18424

8/26/2011 • 9/2/2011 • 9/9/2011

OTHER NOTICES

**LEGAL NOTICE
ACTION TO QUIET TITLE**

TO: A.W. Brown a/k/a Arthur W. Brown, Kate S. Brown, Allan W. Brown, Zoe Brown, Jeffrey Gearhart, Wanieta Brown a/k/a Wanieta Young a/k/a Wanieta Whited, A.S. Young, Keith Young, Janette Young Bianco, Christena Dilello, Tracy Brown, Mildred Brown, Marie Brown, Marie Brownell, C.R. Brownell, Patricia Dudley, Donald Brownell, Carol Brownell, Christine Thorn, Deborah Farmer, Donald Brownell, Jr., Nancy Figura, Jeanette Brownell, Ronald Brownell and David Brownell, their predecessors in title, heirs, successors, devisees, grantees, assigns, and any and all other person or persons claiming by, through, from or under them and all other persons whatsoever.

YOU ARE HEREBY NOTIFIED that the Plaintiff Veronica Claire Rita Ciaruffoli has filed a

Complaint in Quiet Title in the Court of Common Pleas of Wayne County to No. 546 CIVIL 2011 for a quiet title action in regards to a parcel of realty described in the aforesaid Complaint and a hearing is scheduled for October 21, 2011 at 11:30 a.m. in Courtroom #2, Wayne County Courthouse, Honesdale, Pennsylvania. The property is located in Starrucca Borough, Wayne County, Pennsylvania and the requested relief is a confirmation that the above stated Defendants, their predecessors in title, heirs, successors, devisees, grantees, assigns and any and all other persons claiming by, through, from or under them and all persons whatsoever are barred from asserting any further claims in regards to the subject realty. This requested final decree also confirms that a fee simple title vests in the Plaintiff Veronica Claire Rita Ciaruffoli and extends to her heirs, successors, devisees and assigns. The quiet title action thereby confirms full fee simple ownership of the subject property in this complaint in the name of Plaintiff Veronica Claire Rita Ciaruffoli.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY

OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED AGAINST YOU, AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTHERN PENNSYLVANIA
LEGAL SERVICES
COURTHOUSE
925 COURT STREET
HONESDALE PA 18431
(570) 253-5970

DAVID F. BIANCO, ESQUIRE –
ATTORNEY FOR PLAINTIFF
FIELDS & BIANCO –
707 MAIN STREET, PO BOX 84,
FOREST CITY PA 18421
(570) 785-5788

8/26/2011

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 SEPTEMBER 14, 2011

By virtue of a writ of Execution Richard E. Kemmann, Daniel Sullivan issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of September, 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 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:

PARCEL TWO:

BEGINNING at a common corner with Jean Louis Vorburger and the most southerly corner of Joseph and Marilyn Fiorilla; thence along the lands of Fiorilla the following two courses and distances (1) North 31 degrees 17 minutes 57 seconds East 369.16 feet to a corner (2) North 63 degrees 00 minutes 23 seconds West 377.92 feet to a corner in the center line of S.R. 3031; thence along the center line of SR 3031 the following two

courses and distances: (1) North 15 degrees 40 minutes 17 seconds East 101.33 feet to a corner; thence North 06 degrees 39 minutes 53 seconds East 26.76 feet to a corner; thence along Lot 3B South 64 degrees 53 minutes 42 seconds East 836.38 feet to a corner; thence the following 12 courses and distances: South 25 degrees 06 minutes 18 seconds West 74.22 feet to a corner (2) South 11 degrees 17 minutes 54 seconds West 19.20 feet to a corner (3) South 42 degrees 53 minutes 06 seconds West 18.61 feet to a corner (4) South 05 degrees 35 minutes 22 seconds West 40.51 feet to a corner (5) South 20 degrees 01 minutes 25 seconds West 27.50 feet to a corner (6) South 61 degrees 53 minutes 48 seconds West 83.59 feet to a corner (7) South 01 degrees 20 minutes 47 seconds West 13.16 feet to a corner (8) following a curve to the right with a radius of 124.39 feet and an arc distance of 48.33 feet (9) South 28 degrees 31 minutes 39 seconds West 214.80 feet to a corner (10) South 61 degrees 28 minutes 21 seconds East 490.07 feet to a corner (11) North 71 degrees 10 minutes 29 seconds East 217.83 feet to a corner (12) North 16 degrees 42 minutes 57 seconds West 477.36 feet to a corner in the line of the lands of Lot 3B; thence along Lot 3B South 64 degrees 53 minutes 42 seconds East 611.02 feet to a corner; thence the following two courses and distances along the land now or formerly of Mario T. Martinez (1) South 09 degrees 15 minutes 25 seconds East 156.15 feet to a corner (2) South 49

degrees 31 minutes 49 seconds West 492.09 feet to a common corner with Bartel and Patricia Strasser in the line of lands of Martinez; thence along Strasser and Robert and Angelo Dimino North 61 degrees 28 minutes 21 seconds West 1208.40 feet to the point or place of BEGINNING. COMPRISING within said boundaries Lot 3AA as shown on a certain plan of lots of the prior grantor and recorded in Wayne County Map Book 91 at page 112.

BEARINGS of the magnetic meridian and CONTAINING twelve and fifteen one-hundredths (12.15) acres of land to be the same more or less.

EXCEPTING AND RESERVING a 40 foot right of way that serves both Lots 3AA and 3AB as shown on a certain plan of lots on the lands of the Grantor herein.

GRANTING AND CONVEYING unto the Grantee, her heirs, successors and assigns, a right of ingress, egress and regress to and from Public Road SR 3031 upon a forty (40) foot common driveway more particularly described, to wit:

BEGINNING in the centerline of SR 3031, Hoadleys Road, said point being North 15 degrees 40

instituted by:
property, viz:

minutes 17 seconds East 20.40 feet from the most northerly corner of Joseph and Marilyn Fiorilla and the

common corner of Jean-Louis Vorburger; thence through the lands of Lot 3AA and 3AB the following seven courses and distances: (1) South 63 degrees 00 minutes 23 seconds East 381.92 feet to a corner (2) following a curve to the right with a radius of 103.78 feet and an arc distance of 62.08 feet to a corner (3) South 28 degrees 43 minutes 52 seconds East 74.21 feet to a corner (4) following a curve to the left with a radius of 131.66 feet and an arc distance of 39.70 feet to a corner (5) South 46 degrees 00 minutes 23 seconds East 175.25 feet to a corner (6) following a curve to the left with a radius of 124.39 feet and an arc distance of 95.08 feet to a corner (7) South 89 degrees 48 minutes 16 seconds East 3.39 feet to a corner, said corner being the terminus of the said 40 foot right-of-way. The right of way is further shown on a certain plat of lots of the grantor.

BEARINGS are of the magnetic meridian.

The aforesaid Lot 3AA and the forty (40) foot common driveway easement is more specifically described and set forth on a plan of lots of Jean-Louis Vorburger, as surveyed by William Schoenagel, P.L.S. and to be recorded of public record. The aforesaid easement shall be shared by and in conjunction with an easement to Lot 3AB as depicted upon the aforesaid survey map.

UNDER AND SUBJECT to the obligation of the Grantee, her successors, heirs and assigns, to share in the maintenance and snowplowing of said forty (40) foot common driveway, with the owner of Lot 3AB, his successors, heirs and assigns. Maintenance of said forty (40) foot common driveway shall include but is not limited to ditching repair, sluice pipe repair and/or replacement, and maintenance of the surface of said roadway.

UNDER AND SUBJECT to covenants, restrictions and exceptions of record, including but not limited to those set forth in Wayne County Record Book 1325 at page 167.

Together with all and singular the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said parties of the first part, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Seized and taken in execution as Sophie Cahen-Vorburger 329 W. 108th Street 1 B New York NY 10025

Execution No. 170-Civil-2007

Amount \$164,605.64 Plus
additional

August 4, 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.**

Alfred J. Howell, Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

By virtue of a writ of Execution GMAC Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of September, 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 ALL that certain piece or parcel of land designated as Lot 54 on a map of lots surveyed for Karl Neumann, Damascus Township, Wayne County, Pennsylvania, dated November 22, 1969, as surveyed by George E. Ferris, R.S., bounded and described as follows:

BEGINNING at a point on the edge of a driveway, or road, connected with another road and State Route, now or formerly, known as Route 106, said point being a common corner of Lots 54 and 55; thence along the common division line between Lots 54 and 55 North 35 degrees 10 minutes West a distance of 1357.3 feet, more or less, to a point in line with lands of the grantors to a point, said point being a common corner of Lots 54 and 55; thence along line of other lands of the grantors North 6 degrees 30 minutes East a distance of 188 feet to a point, said point being a common corner of Lots 54 and 53; thence along the common division line between Lots 54 and 53 South 35 degrees 10 minutes East a distance of 1497.8 feet, more or less, to a point on the edge of said drive, or right-of-way; thence along said right-of-way, or drive, South 54 degrees 32 minutes West a distance of 125 feet to the point and place of **BEGINNING**.

BEING all of lot 544 in the survey by George E. Ferris, R.S., referred

to above and containing 4.1 acres, be the same more or less.

ALSO granting and conveying in common with others of right-of-way over existing roads and driveways, as shown on said plot plan.

The aforesaid premises are conveyed under and subject to the following conditions and restrictions:

The Grantees for themselves, their heirs, executors, administrators and assigns in accepting this deed stipulate and agree that so long as the land which is the subject of this deed is not developed that the grass or hay will be mowed at least once a year and the event the same is not cut by August 15th of each year, then and in that event, the grantors, their heirs and assigns, will have the same mowed or cut and the cost of the same shall be the obligation of the grantees, their heirs and assigns. The purpose of this clause being to eliminate the fire hazard to adjoining lot owners, which results from the presence of uncut dry grass or hay.

TITLE TO SAID PREMISES IS VESTED IN Mona C. Rothwell, an undivided one-half interest and Ralph D. Rothwell and Marilyn Rothwell, his wife, as tenants by the entireties, an undivided one-half interest; both undivided one-half interests held as Joint Tenants with the Right of Survivorship and not as Tenants in Common, by Deed from Robert E. Finagan and

Denise Finagan, dated 11/27/2000, recorded 12/01/2000, in Deed Book 1719, page 221.

Premises being: 29 EDGEWOOD LANE, BEACH LAKE, PA 18405

Tax Parcel No. 07-0-0023-0005

Seized and taken in execution as
Mona C. Rothwell 29 Edgewood Lane Beach Lake PA 18405
Ralph D. Rothwell 29 Edgewood Lane Beach Lake PA 18405
Marilyn Rothwell 29 Edgewood Lane Beach Lake PA 18405

Execution No. 171-Civil-2008
Amount \$228,022.29 Plus additional

August 4, 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.

Joshua I. Goldman, Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Morgan Stanley IXIS Real Estate Capital Trust, 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of September, 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

ALL THOSE CERTAIN pieces or parcels of land situated in Salem Township, Wayne County, Pennsylvania, bounded and described as follows:

PARCEL ONE:

BEGINNING at a point in the Northern right-of-way Township Road 364, the said point or place of beginning also a corner in common with the lands now or formerly of Leonard and Wanda Christopher; thence along the Northern right-of-way of Township Road 364 South 42 degrees 23 minutes 35 seconds West 190.41 feet to a set iron pipe for a corner; thence through the lands now or formerly of Garrity North 72

degrees 28 minutes 01 seconds West 396.69 feet to a set iron pipe for a corner; thence North 20 degrees 29 minutes 17 seconds West 215.00 feet to a set iron pipe for a corner; thence North 69 degrees 00 minutes 37 seconds East 160.00 feet to a set iron pin; thence South 70 degrees 57 minutes 12 seconds East 388.89 feet to a found steel pin for a corner, said steel pin being a corner in common with lands now or formerly of Leonard and Wanda Christopher; thence along the said lands now or formerly of Christopher, South 30 degrees 22 minutes 60 seconds East 128.31 feet to the point or place of Beginning.

CONTAINING 3.04 acres of land, be the same more or less, in accordance with a field survey thereof prepared by James G. Hinton, P.L.S. dated August 8, 1989 and recorded in Wayne County Map Book 69 at Page 40. UNDER AND SUBJECT, however, to easements for public utilities and highway rights-of-way which may be visible from an inspection of the premises or otherwise recorded in the official indices.

PARCEL NUMBER: 22-0-0313-0075.0002

PARCEL TWO:

BEGINNING at a point in the center of State Road 3008, said point being South 71 degrees 28 minutes 37 seconds East, 49.53 feet and South 77 degrees 58

minutes 37 seconds East, 157.22 feet then along an arc of a circle being 218.76 feet in radius curving to the right, an arc length of 49.64 feet; chord of said arc being South 71 degrees 28 minutes 37 seconds 49.53 feet all from the northeasterly corner of lands of Kathleen Davey Tinsley and running:

1. THENCE South 25 degrees 45 minutes 00 seconds West, 400.00 feet through lands of Elizabeth Garrity to a #4 rebar set.
2. THENCE South 64 degrees 15 minutes 00 seconds East, 370.00 feet through lands of Elizabeth Garrity to a #4 rebar set.
3. THENCE North 28 degrees 09 minutes 07 seconds East, 230.51 feet through lands of Elizabeth Garrity to the center of S.R. 3008.
4. THENCE along the center of S.R. 3008 the following three (3) courses: Along the arc of a circle 303.40 feet in radius curving to the right of an arc length 208.28 feet; chord of said arc being North 42 degrees 10 minutes 54 seconds West, 204.21 feet North 22 degrees 30 minutes 55 seconds West, 56.30 feet; along the arc of a circle 218.67 feet in radius curving to the left of an arc length of 162.12 feet; chord of said arc being North 43 degrees 44 minutes 46 seconds West, 158.43 feet to

instituted by:
property, viz:
the point of Beginning.

CONTAINING 2.705 acres.

THIS description is based on a survey by Christopher Knash, P.L.S. dated September 1993 and recorded on a plat in Wayne County Map Book 80 at Page 36.

PARCEL NUMBER: 22-0-0313-0101

BEING the same premises which Alice Worry and James B. Worry, wife and husband, by Indenture sates 09-26-01 and recorded 01-04-02 in the Office of the Recorder of Deeds in and for the County of Wayne in Volume Book 1913 page 85, granted and conveyed unto Martin J. O'Hora, Jr.

Seized and taken in execution as John L. Scritchfield, Sr. 3550 Altavier Road Lake Ariel PA 18436

Execution No. 272-Civil-2008
Amount \$180,581.60 Plus
additional

July 14, 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.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 14, 2011**

By virtue of a writ of Execution Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2005-4, Asset-Backed Certificates, Series 2005-4 issued out of the Court of Common Pleas

of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of September, 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

ALL THAT CERTAIN PROPERTY IN THE DAMASCUS TOWNSHIP, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, PARCEL ID# 07-185-34.1 & 07-185-28, BEING MORE FULLY DESCRIBED IN DEED DATED AUGUST 13, 1998, AND RECORDED AUGUST 14, 1998, IN THE LAND RECORDS OF THE COUNTY AND STATE SET

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FORTH ABOVE, IN DEED
BOOK 1401, PAGE 54.

BEING KNOWN AS: 13 Factory
Road, Equinunk, PA 18417

PROPERTY ID NO.: 07-0-185-
0034.0001 CONTROL NO.:
054793

PROPERTY ID NO.: 07-0-0185-
0028 CONTORL NO.: 006274

TITLE TO SAID PREMISES IS
VESTED IN RICHARD T.
BYRNE AND CAROL J. BYRNE,
HUSBAND AND WIFE, AS
TENANTS-BY-THE-
ENTIRETIES BY DEED FROM
CLAUD M. NEER AND
AUDREY A. NEER, HUSBAND
AND WIFE DATED 08/13/1998
RECORDED 08/14/1998 IN
DEED BOOK 1401

Seized and taken in execution as
Richard T. Byrne 659 West
Broadway, Apt. 28 MONTICELLO
NY 12701
Carol J. Byrne 659 West
Broadway, Apt. 28 MONTICELLO
NY 12701

Execution No. 912-Civil-2010
Amount \$96,785.28 Plus additional

July 14, 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.

Daniel Siedman Esq.

8/19/2011 • 8/26/2011 • 9/2/2011

**SHERIFF'S SALE
SEPTEMBER 21, 2011**

By virtue of a writ of Execution
US Bank, NA as Trustee
Successor-in-Interest to Wachovia
Bnak, N.A. Pooling and Servicing
Agreement dated as of November
1, 2004, Asset-Backed Pass-
Through Certificates Series 2004-
WWF1 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 21st day of
September, 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

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township of
Paupack, County of Wayne,

Commonwealth of Pennsylvania, more particularly described as follows:

Lot 383, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to rights, restrictions, covenants, conditions, exceptions and reservations as more particularly set forth in Deed Book 282, page 211.

TITLE TO SAID PREMISES IS VESTED IN Brandon Rockefeller and Sara Rockefeller, h/w, by Deed from David Bratt and Robin L. Bratt, h/w, dated 01/27/2003, recorded 02/03/2003 in Book 2159, Page 110.

Premises being: 383 INDIAN DR AKA 96 INDIAN DR AKA, 1089 WALLENPAUPACK LAKE ESTATES, LAKE ARIEL, PA 18436

Seized and taken in execution as Sara Rockefeller 96 Indian Dr. or 383 Indian Drive WLE LAKE ARIEL PA 18436
Brandon Rockefeller aka Brandon J. Rockefeller 96 Indian Drive or 383 Indian Drive WLE LAKE ARIEL PA 18436

Execution No. 760-Civil-2009

Amount \$81,832.39 Plus additional

July 15, 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.

8/26/2011 • 9/2/2011 • 9/9/2011

**SHERIFF'S SALE
SEPTEMBER 21, 2011**

By virtue of a writ of Execution Suntrust Mortgage, 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 21st day of September, 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

All that certain piece or parcel of land situate in the borough of Bethany, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner at the northwesterly side of Court Street, said pipe corner being 270 feet southwest from the corner formed by intersection of the southwesterly side of Cherry Street and the northwesterly side of Court Street (which intersection corner is also the southeasterly corner of Lot No. 103 of Bethany Borough);

THENCE continuing along the northwesterly line of Court Street, South 52 degrees West 104 feet to a stake; THENCE along land of

prior Grantors, North 38 degrees West 146 feet to a stake corner; THENCE along land to prior Grantors South 52 degrees West 30 feet to a stake corner near a large ash tree; THENCE still along land of prior Grantors North 38 degrees West 160 feet to a stake corner; THENCE North 52 degrees East 2 feet to an old stone wall; THENCE along the center of old stone wall North 52 degrees East 132 feet to a stake in the center of the old wall; THENCE along the land of Raymond Bodie South 38 degrees East 326 feet to the point and place of BEGINNING.

CONTAINING 38,464 feet more or less.

THIS description is pursuant to the survey of Lester Burlein and Arthur T. Brown made in August, 1957,



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map of which is recorded in Wayne County Map Book 4, Page 27.

The land herein conveyed includes a ten foot strip along the road additional to the land shown on said map as intended to be conveyed to Grantees, making the frontage on said road 104 feet rather than 94 feet as indicated on said map.

THE ABOVE described lands are conveyed subject to the liability of maintaining fence as stated in the Deed from A.O. Blake, et ux., to Stephen Thomas, dated January 2, 1904, and recorded in Wayne County Deed Book 92, at Page 43.

ALSO the said Grantors grant and convey to the said Grantees, their heirs and assigns, the right to lay water pipe through other lands of prior Grantor adjoining the lot of land hereby conveyed by the most direct and convenient route and the said Grantees shall have the right of ingress, egress and regress for the purpose of laying said water line and for all purposes of construction, reconstruction, repair or replacement of the water line.

UNDER AND SUBJECT to restrictions, conditions and covenants as appear in the Chain of Title.

TITLE TO SAID PREMISES IS VESTED IN Tony L. Seber and Audrey J. Seber, his wife, as tenants by the entireties, by Deed from Jason J. Hazen and Holly Hazen, his wife, dated 12/05/2007,

recorded 12/10/2007 in Book 3427, Page 282.

Premises being: 17 COURT STREET, HONSDALE, PA 18431

instituted by:
property, viz:

Seized and taken in execution as
Tony L. Seber 17 Court Street
HONSDALE PA 18431
Audrey J. Seber 2033 Roosevelt
HWY #1 HONSDALE PA 18431

Tax Parcel No. 02-0-0002-0016

Execution No. 813-Civil-2009
Amount \$187,863.30 Plus
additional

July 15, 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.

Joshua I. Goldman, Esq.

8/26/2011 • 9/2/2011 • 9/9/2011

**SHERIFF'S SALE
SEPTEMBER 21, 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 21st day of September, 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

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lots 337 and 338 Bear Tract, Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

PARCEL I; (Lot 337)

Beginning at a point on Bruin Road said point being a common corner of Lot 337 and 338; thence along the common division lines between Lots 337 and 338 South 49 degrees 19 minutes West, a distance of 100 feet to a point, said point being a common corner of Lots 337 and 338, 237 and 236;

thence along the common division lines between Lots 337 and 236 North 40 degrees 41 minutes West, a distance of 50 feet to a point on the edge of a forty foot road, said point also being a common corner of Lots 337 and 236; thence along the edge of said forty foot road North 49 degrees 19 minutes East, a distance of 100 feet to a point on the edge of Bruin Road; thence along the edge of Bruin Road South 40 degrees 41 minutes East, a distance of 50 feet to the point and place of beginning.

Being all of Lot 337 and containing 5,000 square feet, be the same more or less.

PARCEL II; (Lot 338)

Beginning at a point on the edge of Bruin Road, said point being a common corner of Lots 337 and 338; thence along the edge of Bruin Road South 40 degrees 41 minutes East, a distance of 50 feet to a point, said point being a common corner of Lots 338 and 339; thence along the common division line between Lots 338 and 339 South 49 degrees 19 minutes West, a distance of 100 feet to a point, said point being a common corner of Lots 338 and 339, 237 and 238; thence along the common division lines between Lots 338 and 237 North 40 degrees 41 minutes West, a distance of 50 feet to a point, said point being a common corner of Lots 337 and 338; thence along the common division lines between Lots 337 and 338 North 49 degrees 19

minutes East, a distance of 100 feet to the point and place of beginning.

Being all of Lot 338 and containing 5,000 square feet be the same more or less.

UNDER AND SUBJECT nevertheless to all conditions, covenants, restrictions and rights of record.

TITLE TO SAID PREMISES IS VESTED IN Clarence C. Feldner, Jr., by Deed from Leo E. Mahasky, dated 10/26/2001, recorded 11/20/2001 in Book 1886, Page 245.

Premises being: 43 BRUIN ROAD, LAKE ARIEL, PA 18436

Seized and taken in execution as Clarence C. Feldner Jr. 152 Falbrook Street, Apt.1 CARBONDALE PA 18407

Execution No. 825-Civil-2010 Amount \$118,659.33 Plus additional

July 14, 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.

8/26/2011 • 9/2/2011 • 9/9/2011

**SHERIFF'S SALE
SEPTEMBER 21, 2011**

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 21st day of September, 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

ALL THAT CERTAIN piece or parcel of land situated in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a corner on the Township road #312 (Kilgore Road) centerline, said corner being common to the lands of Murphy as described in Wayne County Deed Book 41 Page 839;

Thence along said lands and passing through a found iron pin at 30.31 feet, South 80 degrees 3 minutes and 6 seconds East 388.00 feet to a found iron pin corner;

Thence passing through lands of the grantor and through a set iron pin at 259.75 feet, South 5 degrees 6 minutes and 12 seconds West 289.75 feet to a corner on the Township Road #311 (Nevin Road) centerline;

Thence along said centerline the following three courses and distances.

1. North 78 degrees 6 minutes and 45 seconds West 106.56 feet to a corner;
2. North 80 degrees 32 minutes and 18 seconds west 94.45 feet to a corner;
3. North 88 degrees 50 minutes and 51 seconds West 200.00 feet to a corner at the intersection of Township roads #311 and #312;

Thence along the centerline of Township Road #312 (Kilgore Road) North 7 degrees 26 minutes and 15 seconds East 316.80 feet to the point of beginning.

Parcel contains 115,717 square feet or 2.65 acres, be the same, more or less.

Subject to all the reservations, restrictions, easements and right-

or-ways as may appear in the chain-of-title.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

TITLE TO SAID PREMISES IS VESTED IN Jodi Wagner and William Wagner, h/w, by Deed from Lewis R. Van Aken and Sally R. Van Aken, h/w, dated 07/22/2003, recorded 07/24/2003 in Book 2286, Page 257.

Premises being: 10 KILGORE ROAD, NEWFOUNDLAND, PA 18445

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as Jodi Wagner 10 Kilgore Rd. NEWFOUNDLAND PA 18445 William Wagner 10 Kilgore Rd. NEWFOUNDLAND PA 18445

Execution No. 175-Civil-2011
Amount \$283,720.73 Plus
additional

July 19, 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.

Melissa J. Scheiner, Esq.

8/26/2011 • 9/2/2011 • 9/9/2011

WAYNE COUNTY BAR ASSOCIATION



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CIVIL ACTIONS FILED

*FROM JULY 30, 2011 TO AUGUST 5, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20486	DELUCA THOMAS A	8/03/2011	SATISFACTION	609.35
2008-20486	DELUCA TINA M	8/03/2011	SATISFACTION	609.35
2008-20604	MAHER JOHN	8/05/2011	SATISFACTION	936.49
2009-00368	WAYNE BANK	8/02/2011	SATISFACTION	—
2009-20136	VINTON SUSAN	8/03/2011	SATISFACTION	—
2009-20136	VINTON SUSAN	8/03/2011	DISCONTINUANCE	—
2009-21272	BEHR AMY LYNN	8/03/2011	SATISFACTION	—
2009-21421	PNC BANK GARNISHEE	8/03/2011	GARNISHEE/DISC ATTCH	—
2010-00245	ZABOROWSKI GREGORY J DEFENDANT/APPELLANT	8/03/2011	JGMT/ARBITRATION AWD	—
2010-00609	BARON KATHRYN K	8/05/2011	SATISFACTION	—
2010-00917	JANNETTI MARILYN	8/04/2011	AMEND "IN REM" JUDG	81,373.72
2010-00967	SEEBACK ANGIE	8/04/2011	AMEND "IN REM" JUDG	153,109.70
2010-00967	SEEBACK ANGIE M A/K/A	8/04/2011	AMEND "IN REM" JUDG	153,109.70
2010-01017	DYER MARIAN C	8/04/2011	AMEND "IN REM" JUDG	89,374.86
2010-01017	DYER RAYMOND G	8/04/2011	AMEND "IN REM" JUDG	89,374.86
2010-01111	FOLEY TERRENCE P	8/04/2011	DEFAULT JUDGMENT	5,345.88
2010-01111	FOLEY DEBORAH M	8/04/2011	DEFAULT JUDGMENT	5,345.88
2010-21156	VASS GEORGE JOSEPH	8/03/2011	SATISFACTION	—
2011-00293	DOWDELL TERRY L	8/05/2011	DEFAULT JUDGMENT	5,702.44
2011-00294	DOWDELL TERRY L	8/05/2011	DEFAULT JUDGMENT	9,538.67
2011-00309	COLE DANIELLE LYNN	8/05/2011	DEFAULT JUDGMENT	2,452.94
2011-00390	BUSACCO SAMUEL	8/05/2011	DEFAULT JUDGMENT	1,344.49
2011-20307	ROBBINS DOUGLAS M	8/03/2011	SATISFACTION	1,334.92
2011-20307	ROBBINS KATHY	8/03/2011	SATISFACTION	1,334.92
2011-20767	PRESTOSH MICHAEL H	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20767	PRESTOSH DAVID J	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20791	BECKER RAYMOND E	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20791	BECKER NANCY E	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20834	NAWROCKI ALLEN	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20836	PRESTOSH DAVID J	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20836	PRESTOSH KATHLEEN Z	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20837	PRESTOSH DAVID J	8/03/2011	WRIT OF SCIRE FACIAS	—
2011-20837	PRESTOSH KATHLEEN Z	8/03/2011	WRIT OF SCIRE FACIAS	—
2011-20847	ZATOR PATRICK M	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-20847	ZATOR SHARON L	8/05/2011	WRIT OF SCIRE FACIAS	—
2011-21039	TAVERAS JOSE A	8/04/2011	SATISFACTION	378.89
2011-21039	TAVERAS CARLOS A	8/04/2011	SATISFACTION	378.89

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

2011-21045	ROYCHOWDHURY RUPANJALI	8/03/2011	SATISFACTION	372.44
2011-21045	RUPANJALI ROYCHOWDHURY	8/03/2011	SATISFACTION	372.44
2011-21045	CHAKRABORTY BHASKAR	8/03/2011	SATISFACTION	372.44
2011-21045	BHASKAR CHAKRABORTY	8/03/2011	SATISFACTION	372.44
2011-21136	MCLAUGHLIN NICHOLAS	8/03/2011	JUDGMENT	1,711.50
2011-21137	GEWIRTZ JEFFREY SCOTT	8/03/2011	JUDGMENT	2,267.00
2011-21138	STORMS CRAIG THOMAS	8/03/2011	JUDGMENT	1,384.50
2011-21139	KNOWLES DALE LYNN	8/03/2011	JUDGMENT	2,794.50
2011-21140	LEWIS WALTER LEROY II	8/03/2011	JUDGMENT	1,402.00
2011-21141	WINDER SAMANTHA	8/03/2011	JUDGMENT	2,058.50
2011-21142	WINDER SAMANTHA	8/03/2011	JUDGMENT	3,026.00
2011-21143	JOHANNES SONJA O	8/03/2011	JUDGMENT	713.00
2011-21144	SNYDER JOSEPH ROBERT	8/03/2011	JUDGMENT	1,254.50
2011-21145	MCMAMARA JESSE NICOLE	8/03/2011	JUDGMENT	1,215.00
2011-21146	REYNOLDS MICHAEL C	8/03/2011	JUDGMENT	1,115.50
2011-21147	BIGART CHAD DOUGLAS	8/03/2011	JUDGMENT	1,140.50
2011-21148	REILLY ASHLEY	8/03/2011	JUDGMENT	8,009.82
2011-21149	KELLOGG DEBORAH MARIE	8/03/2011	JUDGMENT	24,884.23
2011-21150	FREIERMUTH KYLE CHRISTOPHER	8/03/2011	JUDGMENT	1,006.00
2011-21151	STORMS CRAIG THOMAS	8/03/2011	JUDGMENT	614.50
2011-21152	JOHANNES SONJA O	8/03/2011	JUDGMENT	1,333.50
2011-21153	ORTIZ DEBRA A	8/03/2011	JP TRANSCRIPT	5,848.45
2011-21154	DEBLASIO DANIEL	8/03/2011	FEDERAL TAX LIEN	11,085.24
2011-21155	SHIRALL KAREN M	8/03/2011	JP TRANSCRIPT	2,707.32
2011-21156	NYANTI HENRY D JR	8/03/2011	JUDGMENT	2,024.00
2011-21157	DAVIS STACY ANN	8/03/2011	JUDGMENT	1,565.50
2011-21158	MOUSCARDY STEPHEN P	8/03/2011	MUNICIPAL LIEN	695.52
2011-21159	AREL JODY	8/03/2011	MUNICIPAL LIEN	699.34
2011-21160	SHAFFER CUSTOM HOMES INC	8/03/2011	MUNICIPAL LIEN	555.72
2011-21161	LARO MARK ANTHONY	8/03/2011	MUNICIPAL LIEN	548.28
2011-21162	MCCUE JULIANNE	8/03/2011	MUNICIPAL LIEN	548.28
2011-21163	GRONSBELL KEITH A	8/03/2011	MUNICIPAL LIEN	699.84
2011-21163	GRONSBELL CLAUDIA J	8/03/2011	MUNICIPAL LIEN	699.84
2011-21164	LUIGI KAPAJ	8/03/2011	MUNICIPAL LIEN	699.83
2011-21165	PEARSON CARL W	8/03/2011	MUNICIPAL LIEN	559.11
2011-21166	ZITIN BRANDON	8/03/2011	MUNICIPAL LIEN	548.28
2011-21166	BAZ ENTERPRISES LLC	8/03/2011	MUNICIPAL LIEN	548.28
2011-21167	HOFSTEIN LAWRENCE	8/03/2011	MUNICIPAL LIEN	549.95
2011-21167	HOFSTEIN MARILYN	8/03/2011	MUNICIPAL LIEN	549.95
2011-21168	GIATRAKIS JAMES	8/03/2011	MUNICIPAL LIEN	548.28
2011-21169	MILLER JASON	8/03/2011	MUNICIPAL LIEN	542.91
2011-21170	PRUS KEVIN	8/03/2011	MUNICIPAL LIEN	699.84
2011-21171	STRUSZCZYK KONSTANTY	8/03/2011	MUNICIPAL LIEN	702.96
2011-21172	TUFARIELLO SYLVIA	8/03/2011	MUNICIPAL LIEN	699.84
2011-21173	ODONNELL PADRAIC	8/03/2011	JP TRANSCRIPT	1,136.52
2011-21174	ZOLOGA KATHRYN M	8/03/2011	JP TRANSCRIPT	1,254.85
2011-21175	ROSE BARBARA	8/04/2011	JP TRANSCRIPT	1,213.53
2011-21176	KIRCHOFF GLORIA A	8/04/2011	JP TRANSCRIPT	2,578.37
2011-21177	FIGUEROA EDWARD	8/04/2011	JP TRANSCRIPT	1,003.52
2011-21178	SAYER SCOTT D ESTATE OF	8/04/2011	JP TRANSCRIPT	3,989.46

2011-21179	DOBKOWSKI THEODORE	8/04/2011	TAX LIEN	810.97
2011-21180	HOTCHEFS INC	8/04/2011	TAX LIEN	707.09
2011-21181	HONESDELI INC	8/04/2011	TAX LIEN	702.84
2011-21182	SECUREIT	8/04/2011	TAX LIEN	343.18
2011-21183	HORST MICHAEL V	8/04/2011	TAX LIEN	8,920.76
2011-21184	CAMPBELL CAMPBELL EDWARDS & CONROY PC	8/04/2011	TAX LIEN	487.70
2011-21185	SCOTT LESLIE	8/04/2011	JP TRANSCRIPT	779.10
2011-21186	VALENTE LORI	8/05/2011	MUNICIPAL LIEN	554.94
2011-21187	MANTILLA OLGA MARIA	8/05/2011	MUNICIPAL LIEN	541.74
2011-21187	WOLLINGTON BARBARA M	8/05/2011	MUNICIPAL LIEN	541.74
2011-21188	SEGRETTO MARIE A TRUSTEE	8/05/2011	MUNICIPAL LIEN	535.14
2011-21188	PIPITONE ANTOINETTE REVOCABLE TRUST	8/05/2011	MUNICIPAL LIEN	535.14
2011-21189	CROOKS CLIVE	8/05/2011	MUNICIPAL LIEN	535.14
2011-21190	FARRUGIA FRANK	8/05/2011	MUNICIPAL LIEN	375.14
2011-21191	GRIMES OLEN	8/05/2011	MUNICIPAL LIEN	535.14
2011-21192	KUNTZ PETER J	8/05/2011	MUNICIPAL LIEN	375.14
2011-21193	LEGOWSKI TIMOTHY	8/05/2011	MUNICIPAL LIEN	541.74
2011-21194	LOWE ROBIN S	8/05/2011	MUNICIPAL LIEN	521.94
2011-21195	LOWE ROBIN S	8/05/2011	MUNICIPAL LIEN	521.94
2011-21196	NEWKIRK TIMOTHY	8/05/2011	MUNICIPAL LIEN	510.94
2011-21197	TEDESCO DONNA	8/05/2011	JP TRANSCRIPT	2,985.58
2011-21198	EVANS CAROL A	8/05/2011	JP TRANSCRIPT	2,953.30
2011-40093	ROWE RICHARD F OWNER P	8/01/2011	WAIVER MECHANICSCLAIM	—
2011-40093	ROWE ELSABETH K OWNER P	8/01/2011	WAIVER MECHANICSCLAIM	—
2011-40093	CLEMLEDDY CONSTRUCTION INC CONTRACTOR	8/01/2011	WAIVER MECHANICSCLAIM	—
2011-40094	BIG BEAR PROPERTY OWNERS P ASSOCIATION INC OWNER	8/01/2011	WAIVER MECHANICS LIEN	—
2011-40094	BIG BEAR CAMPER'S PROPERTY P OWNERS ASSOC A/K/A OWNER	8/01/2011	WAIVER MECHANICS LIEN	—
2011-40094	BIG BEAR PROPERTY OWNERS P ASSOCIATION A/K/A OWNER	8/01/2011	WAIVER MECHANICS LIEN	—
2011-40094	ME SODEN INC CONTRACTOR	8/01/2011	WAIVER MECHANICS LIEN	—
2011-40095	WOEHRLE NICHOLAS OWNER P	8/04/2011	STIP VS LIENS	—
2011-40095	HANOVER HOMES NORTH CORP CONTRACTOR	8/04/2011	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00504	FIRST NATIONAL BANK OF OMAHA	PLAINTIFF	8/03/2011	—
2011-00504	GAVITT DEBORAH J	DEFENDANT	8/03/2011	—
2011-00505	AMERICAN EXPRESS BANK	PLAINTIFF	8/03/2011	—
2011-00505	HEBERT TED	DEFENDANT	8/03/2011	—
2011-00511	RAZOR CAPITAL II	PLAINTIFF	8/05/2011	—
2011-00511	KREITER DANIEL J	DEFENDANT	8/05/2011	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00501	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/01/2011	—
2011-00501	MANDRIK EDWARD J JR	DEFENDANT	8/01/2011	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00509	DEPEW TRACY	PLAINTIFF	8/05/2011	—
2011-00509	BILYK PETER	DEFENDANT	8/05/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00506	COASTAL STATES MORTGAGE CORP	PLAINTIFF	8/03/2011	—
2011-00506	DOMINGUES GASPAR P	DEFENDANT	8/03/2011	—
2011-00508	KILMER CAROL	PLAINTIFF	8/04/2011	—
2011-00508	SABOL RYAN P	DEFENDANT	8/04/2011	—
2011-00510	WELLS FARGO BANK	PLAINTIFF	8/05/2011	—
2011-00510	CUZZOLINO ANTHONY	DEFENDANT	8/05/2011	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00502	PENNSYLVANIA NATIONAL MUTUAL	PLAINTIFF	8/02/2011	—
2011-00502	RJ RENTALS INC A/S/O	PLAINTIFF	8/02/2011	—
2011-00502	PRIME INC	DEFENDANT	8/02/2011	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00503	DOXSEE NICOLE	PLAINTIFF	8/03/2011	—
2011-00503	VILLA SALVATORE MINOR	PLAINTIFF	8/03/2011	—
2011-00503	SANDERS WILLIAM	DEFENDANT	8/03/2011	—
2011-00503	TIP TOP HOME IMPROVEMENT TRADING AS	DEFENDANT	8/03/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 15, 2011 TO AUGUST 19, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Barnosky Raymond J	Community Bank	Salem Township	
Barnosky Dorothy N	First Liberty Bank & Trust		145,000.00
Hart James	Wayne Bank	Honesdale Borough	150,400.00
Dulay Timothy T	Honesdale National Bank	Honesdale Borough	
Dulay Adah A			112,500.00
Freshour Peter	Mortgage Electronic Registration Systems	Paupack Township	208,500.00
Sciss Michael B	Mortgage Electronic Registration Systems	Lake Township	
Sciss Michele A			75,500.00
Boyko Elisabeth A	Wells Fargo Bank	Lake Township	
Boyko Brian J			124,482.00
Sanders Douglas B III	Wells Fargo Bank	South Canaan Township	
Sanders Wendy L			40,298.00
Rutledge Daniel E	Dime Bank	Damascus Township	
Rutledge Jennifer L			446,441.55
Rutledge Daniel E	Dime Bank	Honesdale Borough	
Rutledge Jennifer L			446,441.55
Flederbach David J	Dime Bank	Bethany Borough	
Flederbach Sharon E Kimble			105,000.00
Flederbach David J	Dime Bank	Honesdale Borough	
Flederbach Sharon E			105,000.00
Vanvalkenburgh William H AKA	Peoples Neighborhood Bank	Scott Township	
Vanvalkenburgh William AKA			50,000.00
Casanova Matthew	Citizens Savings Bank	Paupack Township	
Casanova Christine			104,000.00
Brooks John J	Dime Bank	Palmyra Township	
Brigandi Angela Pesola			140,620.00
Brigandi Angela Pesola	Dime Bank	Hawley Borough	
Brooks John J			123,700.00
Oneil Robert	Mortgage Electronic Registration Systems	Lake Township	
Oneil Wendy			61,402.00
Jones Brendan	Penn Security Bank & Trust Company	Lehigh Township	
Jones Marta			115,249.02
Brussell Gerald F Jr	Dime Bank	Damascus Township	
Brussell Pamela			220,000.00
Knecht John D	Penn Security Bank & Trust Company	Sterling Township	
Knecht Gina M			190,000.00

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

Carson Jonathan G	Mortgage Electronic Registration Systems	Paupack Township	
Carson Stacey L			417,000.00
Walek Thomas A	First National Community Bank	Buckingham Township	
Walek Nobuko			115,000.00
Hamelburg Daniel J	Mortgage Electronic Registration Systems	Paupack Township	207,750.00
Rabbitt Thomas J	Navy Federal Credit Union	Paupack Township	
Rabbitt Carrie K			408,000.00
Maro Robert	Honesdale National Bank	Lake Township	
Maro Lynda C			100,000.00
Malloy Mary Denise	Honesdale National Bank	Canaan Township	22,000.00
Pucci William	Honesdale National Bank	Cherry Ridge Township	
Pucci Suzanne			15,000.00
Chulada Ryan T	Dime Bank	Damascus Township	
Chulada Nicole J			94,400.00
Chulada Ryan T	Dime Bank	Cherry Ridge Township	
Chulada Nicole J			94,400.00
Dragotto Tony	I N G Bank	Lake Township	
Weir Phyllis			75,000.00
Larchmont Resources	T C W Asset Management Company	Oregon Township	750,000,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Stroumtsos Nicholas J Jr	Hart James	Honesdale Borough	
Stroumtsos Carol Hatcher			
Sardineer Edward Ind & Exr	Sardineer Edward	South Canaan Township	
Sardineer Pauline Est AKA			
Sardineer Pauline M Est AKA			
Benn Genevieve By Sheriff	0 W B Reo	Salem Township	
Benn Leonard R Jr By Sheriff			Lot 359
Kline Veronica AKA	Strelish Cynthia	Lehigh Township	
Kline Veronica H AKA	Strelish Ronald		Lots 8 & 7
Leidner Raymond	Leidner Raymond	Paupack Township	
Wlodarczyk Joseph	Wlodarczyk Joseph Riekert Steven		
Wayne County Tax Claim Bureau	Pitti Jonathon	Clinton Township 1	
Eastern Overhawk L L C	Nemley Noah		
Wayne County Tax Claim Bureau	Tchorzewski Marek	Clinton Township 1	
Eastern Overhawk L L C			
Wayne County Tax Claim Bureau	Tchorzewski Marek	Damascus Township	
Kramer Kent D	Malinowski Anthony		
Wayne County Tax Claim Bureau	Clause George E	Dreher Township	
Integrated Commercial Enterprises	Clause Tammy Lee		
Wayne County Tax Claim Bureau	Clause George E	Dreher Township	
Braun Douglas Gordon Jr	Clause Tammy Lee		

Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Palmer Linda F Salzman	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Fervandez Irena H	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Fervandez Irena H	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Wolfert Paul S Tr	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Wolfert Paul S Tr	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Fervandez Irena H	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Integrated Commercial Enterprises	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Rollison Andrew	Honesdale Borough
Calderon Cayetana	Rollison Sally A	
Ferguson Walter	D J T M Enterprises L L C	Lake Township
Wayne County Tax Claim Bureau		
Wayne County Tax Claim Bureau	D J T M Enterprises L L C	Lake Township
Trilogy Realty Group L L C		
Wayne County Tax Claim Bureau	Tchorzewski Marek	Sterling Township
Huff Patricia		
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Integrated Commercial Enterprises	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Wolfert Paul S Tr	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Wolfert Paul S Tr	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
Wolfert Paul S Tr	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Haggett Victor	Lehigh Township
Martin Robert James	Haggett Vashti	
Wayne County Tax Claim Bureau	Haggett Victor	Lehigh Township
Martin Robert James	Haggett Vashti	
Wayne County Tax Claim Bureau	Prall Stephen T	Paupack Township
Chan Malvin	Prall Hannah R	
Wayne County Tax Claim Bureau	Pitti Jonathon	Salem Township
Luff Richard W		
Wayne County Tax Claim Bureau	Diep Louis	Sterling Township
Torres Ivan O		
Wayne County Tax Claim Bureau	Flynn Michael	Paupack Township
Engel Robert T		
Engel Helen A		
Wayne County Tax Claim Bureau	Clause George E	Dreher Township
L & M Enterprises Inc	Clause Tammy Lee	
Wayne County Tax Claim Bureau	Tchorzewski Marek	Salem Township
Gomez Maria		

Wayne County Tax Claim Bureau	Flynn Michael	Paupack Township	
Goldfinger Jeffrey			
Zarak Alexander	Zarak Alexander	Salem Township	
Zarak Arlene	Zarak Arlene		Lot 105R
Lake View Holdings	Gonzalez Samuel	Dreher Township	
	Gonzalez Joan		Lot 11
Terkay Rudolph	Princevalli John	Lehigh Township	
Hellinger Bonnie Jean Est AKA	Hall Steven H	Clinton Township 2	
Hellinger Bonnie Est AKA			Lot 11
Hall Steven H Adm			
Hellinger Bonnie Jean Est AKA	Hall Steven H	Clinton Township 2	
Hellinger Bonnie Est AKA			Lot 5 B
Hall Steven H Adm			
Florio Pasquale J Jr	Florio Pasquale J Jr	Sterling Township	
	Florio Iolanda		Lot 15
	Florio Laurie		
	Florio Catherine		
Kopecki Eugene R	Scrive John	Lehigh Township	
Kopecki Janet E			Lot 1
Podkowka Alan E	Bak Carl	Paupack Township	
Podkowka Nancy B	Bak Donna M		Lot 371
Tomkins Jeffrey M	Perrine Dorman W	Manchester Township	
	Perrine Donna L		
	Perrine Baron A		
McKeown Charles F	Casanova Matthew	Paupack Township	
McKeown Elizabeth E	Casanova Christine		Lot 212
Nelson John R	Pederson Jay A	Paupack Township	
Nelson Fiona Lawman	Pederson Rita Doyle		Lot 23
Polt William Robert	Polt William Robert	Texas Township 1 & 2	
Polt Kathleen	Polt Kathleen		
Fannie Mae AKA	ONeil Robert	Lake Township	
Federal National Mortgage Association AKA	ONeil Wendy		Lot 1606
Phelan Hallinan & Schmiege Af			
Vanzandt Robert H	Scramuzza Ernest J	Lake Township	
Vanzandt Patricia	Scramuzza Lynn A		Lot 2958
Perdicaro John C	Perdicaro John C	Sterling Township	
	White Ann B		Lot 32
Plante Roland W	March Susan T	Lehigh Township	
Plante Susan			Lots 37 & 38
Curran James T	Curran James T	Scott Township	
Curran Eleanor A	Curran Eleanor A		Lot 1
	Genna Maureen A		
Savitsky Helen D AKA By Af	Savitsky Sharon F Est	Lake Township	
Savitsky Helen AKA By Af			Lot 225
Savitsky Michael T Af			
Davitt Michele E Adm	Clauss Timothy	Lake Township	
Savitsky Sharon F Est AKA	Clauss Rosanne	Reml: Lot 225	
Savitsky Sharon Fay Est AKA			
Savitsky Aaron			

J S C Property Inc By Sheriff	First National Bank Of Palmerton	Salem Township	
Hamelburg Daniel J	Hamelburg Daniel J	Paupack Township	
Hamelburg Jill D			Lot A
Roos W James	Cenedella David 5	Paupack Township	
Roos Lynn Marie	Cenedella Linda W		
Huey Alice K Tr	Rabbitt Thomas J	Paupack Township	
Alice K Huey Revocable Trust	Rabbitt Carrie K		
Herrmann Walter Willi	Danilovitz Marlene	Paupack Township	
Reflection Lakes Property			
Owners Assoc	Lavelle Heather	Manchester Township	
	Boutillette John		Lot 537
Lavelle Heather	Lavelle Heather	Manchester Township	
Boutillette John	Boutillette John		
Gross Ronald	Chulada Ryan T	Damascus Township	
Rieschick Anne	Chulada Nicole J		Lot 3
Couture Lawrence P By Sheriff	Deutsche Bank National Trust Company Tr	Dreher Township	
Couture Linda By Sheriff			Lot 2
Hibbs William C By Sheriff			
Hibbs Lori L By Sheriff			
Knoll Heidi M	Knoll Heidi M	Lehigh Township	
Knoll George H Est	Knoll Heidi M	Lehigh Township	
Knoll Heidi M Exr			
Prendergast Patricia A	Prendergast Patricia A	Damascus Township	
Falk Dennis O			Lot 1
Falk Eileen F			
Maricic Silvana S	Dragotto Tony	Lake Township	
	Weir Phyllis		Lot 5
Land Liquidator L L C	Jefferson Fred	Dreher Township	

CLE Courses

October 11, 2011

8:30 a.m.–12:45 p.m.

Family Law Discovery Tool Kit

3 hours substantive/1 hour
ethics

December 1, 2011

9:00 a.m.–12:15 p.m.

Elder Law Update

3 hours substantive/0 hour
ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.
Pre-register through pbi.org.

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OF WAYNE COUNTY, PA

22nd Judicial District

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Address: _____

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