

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ SEPTEMBER 2, 2011 ★ Honesdale, PA ★ No. 25



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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



Legal Journal of Wayne County  
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Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway  
Honesdale, PA 18431

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

#### *Subscription Rates*

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

*Individual copies available for \$5 each  
Subscription Year: March–February  
Prorated subscriptions available*

### WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards  
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Linus H. Myers

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Mark Steelman

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#### *Chief Public Defender*

Jeffrey J. Wander, Esq.

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Anthony V. Herzog  
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#### *Recorder of Deeds, Register of Wills*

Ginger M. Golden

#### *Coroner*

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#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
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.*

**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**

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**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**

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**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**

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**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**

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**ADMINISTRATRIX NOTICE**

Estate of RAYMOND J. PERHAM

JR. AKA RAYMOND PERHAM

AKA RAYMOND J. PERHAM

AKA RAYMOND PERHAM JR.

Late of Mount Pleasant Township

Administratrix

AUDREY PERHAM

45 LAKE CROSSROAD

PLEASANT MOUNT, PA 18453

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

**9/2/2011 • 9/9/2011 • 9/16/2011**

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that Letters  
of Administration have been  
granted in the ESTATE OF  
ALLAN GAVICH, late of Salem  
Township, Wayne County,  
Pennsylvania (died June 11, 2011).  
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  
Administratrix, Dianne Veneroso or  
John F. Spall, Esquire, Attorney for  
the Estate, 2573 Route 6, Hawley,

Pennsylvania 18428.  
JOHN F. SPALL, ESQUIRE

9/2/2011 • 9/9/2011 • 9/16/2011

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**EXECUTOR NOTICE**

ESTATE OF BRENDA J. MILLER  
A/K/A BRENDA MILLER, late of  
Hawley, Pennsylvania (died July  
26, 2011). Notice is hereby given  
that Letters Testamentary on the  
above estate have been granted to  
Kevin Miller, 233 Creamery Road,  
Jermyn, PA 18433, Executor. All  
persons indebted to the said estate  
are required to make payment and  
those having claims to present the  
same without delay to the Executor  
named herein or to Patrick N.  
Coleman, Esquire, Tellie &  
Coleman PC, 310 East Drinker  
Street, Dunmore, PA 18512.

9/2/2011 • 9/9/2011 • 9/16/2011

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**EXECUTRIX NOTICE**

Estate of PAULINE W. CHASE  
Late of Texas Township  
Executrix  
ERIN VENNIE  
141 EGYPT ROAD  
TAFTON, PA 18464  
Attorney  
SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

9/2/2011 • 9/9/2011 • 9/16/2011

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**OTHER NOTICES**

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**CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a  
Certificate of Organization was

filed with the Department of State.  
The name of the Limited Liability  
Company is Mojo Music, LLC.  
This Limited Liability Company  
has been organized under the  
provision pursuant to 15 Pa. C.S.  
8913. Solicitor: Matthew L.  
Meagher, Esquire, 1018 Church  
Street, Honesdale, Pennsylvania  
18431.

9/2/2011

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**CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT Certificate  
of Organization was filed with the  
Department of State. The name of  
the Limited Liability Company is  
BGP Properties LLC. This Limited  
Liability Company has been  
organized under the provision  
pursuant to 15 Pa. C.S. 8913.  
Solicitor: Matthew L. Meagher,  
Esquire, 1018 Church Street,  
Honesdale, Pennsylvania 18431.

9/2/2011

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**SHERIFF'S SALES**

*Individual Sheriff's Sales can be  
cancelled for a variety of reasons. The  
notices enclosed were accurate as of  
the publish date. Sheriff's Sale notices  
are posted on the public bulletin board  
of the Sheriff's office in Honesdale,  
located at 925 Court Street.*

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**SHERIFF'S SALE  
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 Altemier 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 the 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  
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 CONTROL 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

**YOUR HOMETOWN  
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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, 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, HONESDALE, PA 18431

instituted by:  
property, viz:

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

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**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-of-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**

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**CIVIL ACTIONS FILED**

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

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2008-0078G	SCHROEDER DAVID P	7/25/2011	WRIT OF EXECUTION	164,195.98
2008-20364	QUALITY DESIGNER HOMES INC A CORPORATION	7/27/2011	CTF DISCHARGE PROP.	26,567.91
2008-208G4	SLOSS CHRISTOPHER C	7/25/2011	SATISFACTION	9,873.89
2008-21677	QUALITY DESIGNER HOMES INC A CORPORATION	7/27/2011	CTF DISCHARGE PROP.	114.41
2009-00102	CACCAVONE MICHAEL A	7/25/2011	WRIT OF EXECUTION	149,284.96
2009-00657	LEICHTER JEFFREY	7/27/2011	DEFAULT JUDGMENT	—
2009-01090	GOUGCON WILLIAMG	7/28/2011	WRIT OF EXECUTION	3,806.75
2009-01109	MAIORANA PHILLIP	7/28/2011	WRIT OF EXECUTION	131,920.24
2009-01109	MAIORANA VERONICA A	7/28/2011	WRIT OF EXECUTION	131,920.24
2009-21402	PRATT STANTON	7/28/2011	SATISFACTION	897.66
2009-21402	PRATT BARBARA	7/28/2011	SATISFACTION	897.66
2009-21403	PRATT STANTON	7/28/2011	SATISFACTION	892.12
2009-21403	PRATT BARBARA	7/28/2011	SATISFACTION	892.12
2009-21405	HILLER WILLIS JR	7/26/2011	SATISFACTION	573.60
2009-21405	HILLER LORRAINE	7/26/2011	SATISFACTION	573.60
2009-21622	ARNAU LUIS R	7/29/2011	SATISFACTION	2,322.99
2010-00046	COWAN DAVID SCOTT	7/28/2011	WRIT OP EXECUTION	120,519.61
2010-00046	COWAN TAMARA	7/28/2011	WRIT OF EXECUTION	120,519.61
2010-00199	BONHAM GARY L	7/29/2011	SATISFACTION	—
2010-00617	ROEGNER SUSAN M	7/27/2011	WRIT OF EXECUTION	186,129.03
2010-00617	ROEGNER THOMAS P	7/27/2011	WRIT OF EXECUTION	186,129.03
2010-00868	ARIS RAYMOND	7/27/2011	WRIT OF EXECUTION	270,124.78
2011-00865	ARIS PAULA A	7/27/2011	WRIT OF EXECUTION	270,124.78
2010-00896	ARMENGOL RAUL	7/28/2011	DEPAULT JUDGMENT	443,869.79
2010-01084	JABLON SCOTT	7/26/2011	WITHDRAW JUDGMENT	—
2010-20455	STUDT JOHN R	7/25/2011	WRIT OF SCIRE FACIAS	—
2010-20455	AMUNDSEN DAWN	7/25/2011	WRIT OF SCIRE FACIAS	—
2010-20571	LESCRINSKI SUSAN	7/29/2011	SATISFACTION	4,583.96
2010-21563	DUNN ANDREW J	7/29/2011	WRIT OF EXECUTION	—
2010-21553	PNC BANK GARNISHEE	7/29/2011	GARNISHEE/WRIT EXEC	—
2010-21933	PRATT STANTON	7/28/2011	SATISFACTION	655.80
2010-21933	PRATT BARBARA	7/28/2011	SATISFACTION	655.80
2010-21943	ALBANESE MARIA	7/27/2011	SATISFACTION	348.83
2011-00014	SELLARS DONNA M	7/28/2011	DEFAULT JUDGMENT	10,327.65
2011-00211	QUALITY DESIGNER HOMES INC	7/27/2011	FINAL JUDGMENT	—
2011-00218	MALEY ROBERT E	7/25/2011	FINAL JUDGMENT	—
2011-00285	PULLER CHRISTINA	7/29/2011	DEFAULT JUDGMENT	3,130.10

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

2011-00292	ROBERTS ELIZABETH A	7/25/2011	DEPAULT JUDGMENT	160,885.38
2011-00292	ROBERTS TIMOTHY P	7/25/2011	DEPAULT JUDGMENT	160,885.38
2011-00292	ROBERTS ELIZABETH A	7/25/2011	WRIT OF EXECtITION	160,885.38
2011-00292	ROBERTS TIMOTHY P	7/25/2011	WRIT OP EXECUTION	160,885.38
2011-00318	REHFUSS IRENE L	7/27/2011	FINAL JUDGMENT	—
2011-00342	DEANGELIS NICHOLAS G	7/25/2011	DEFAULT JUDGMENT	6,852.35
2011-00362	GILL MICHAEL S	7/29/2011	DEFAULT JUDGMENT	78,990.44
2011-00384	BURPO NANCY J	7/25/2011	JUDGMENT/POSSESSION	—
	EXECUTRIX OF THE ESTATE			
2011-00384	RUZIECKI ALFREDA W	7/25/2011	JUDGMENT/POSSESSION	—
	DECEASED			
2011-00384	OCCUPANTS	7/25/2.011	JUDGMENT/POSSESSION	—
2011-00384	BURPO NANCY J	7/25/2011	WRIT OF POSSESSION	—
	EXECUTRIX OF THE ESTATE			
2011-00384	RUZIECKX ALFREDA W	7/25/2011	WRIT OF POSSESSION	—
	DECEASED			
2011-00384	OCCUPANTS	7/25/2011	WRIT OF POSSESSION	—
2011-00413	PHILLXPS PHYLLIS A	7/26/2011	WRIT OP EXECUTION	238,276.55
2011-20115	JENNINGS MARK	7/2512011	SATISFACTION	915.06
2011-20958	PRATT STANTON	7/28/2011	SATISFACTION	343.30
2011-20958	PRATT BARBARA	7/28/2011	SATISPACTION	343.30
2011-21113	FINNEGAN CAROLE ANN	7/25/2011	MUNICIPAL LIeTn	1,805.80
2011-21113	FINNEGAN HEATHER	7/25/2011	MUNICIPAL LIEN	1,805.80
2011-21114	LYNCH JOSEPH M JR	7/25/2011	FEDERAL TAX LIEN	45,419.96
2011-21115	WILLIAMS JOSEPH	7/25/2011	MUNICIPAL LIEN	250.04
2011-21115	WILLIAMS KAREN	7/25/2011	MUNICIPAL LIEN	250.04
2011-21116	CHESTNUT PETER R	7/25/2011	JP TRANSCRIPT	4,758.74
2011-21117	CONKLIN EVELYN M	7/26/2011	SUGGESTION NON/PYMNT	1,118.48
2011-21118	MOPPATT JUNE M	7/26/2011	SUGGESTION NON/PYMNT	3,328.36
2011-21119	RAFAT MUHAMMAD	7/28/2011	MUNICIPAL LIEN	576.94
2011-21120	ZHURAVINSKYI GENNMII	7/28/2011	MUNICIPAL LIEN	561.54
2011-21121	KOSTIW THOMAS JR	7/28/2011	MUNICIPAL LIEN	521.94
2011-21122	KOSTIW THOMAS JR	7/28/2011	MUNICIPAL LIEN	535.14
2011-21123	KOSTIW THOMAS	7/28/2011	MUNICIPAL LIEN	1,976.14
2011-21123	KOSTIW MARLEN	7/28/2011	MUNICIPAL LIEN	1,976.14
2011-21124	LARACUENTE RAOUL	7/28/2011	MUNICIPAL LIEN	517.54
2011-21125	LOWE DAVID E	7/28{2011	MUNICIPAL LIEN	321.49
2011-21126	MITCHELL CHRISTOPHER	7/2S/2.011	MUNICIPAL LIEN	561.54
2011-21126	MITCHELL ARLETTE	7/28/2011	MUNICIPAL LIEN	561.54
2011-21127	MACNEIL PATRICK	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	MAC NEIL PATRICK	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	MACNEIL COLLEEN WILLIAMS	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	MAC NEIL COLLEEN WILLIAMS	7/28/2011	MUNICIPAL LIEN	535.14
2011-21127	WILLIAMS COLLEEN MAC NEIL	7/28/2011	MUNICIPAL LIEN	535.14
2011-21128	SHIRAZI ALI	7/28/2011	MUNICIPAL LIEN	561.54
201--21128	SADEN MARZIEH	7/28/2011	MUNICIPAL LIEN	561.54
2011-21129	GRONSBELL KEITH	7/28/ .2011	MUNICIPAL LIEN	535.14
2011-21130	HUMPHREY MARY ELLEN	7/28/2011	MUNICIPAL LIEN	535.14
2011-21131	HUMPHREY MARY ELLEN	7/28/2011	MUNICIPAL LIEN	550.54
2011-21132	HUMPHREY MARY ELLEN	7{28/2011	MUNICIPAL LIEN	561.54

2011-21133	LOUREY DOUGLAS K	7/29/2011	JP TRANSCRIPT	4,768.84
2011-21134	DENNIS KELLY	7/29/2011	JP TRANSCRIPT	887.88
2011-21135	VIDAL ANDREW SR	7/29/2011	FEDERAL TAX LIEN	37,389.90
2011-21135	VIDAL ANNA L	7/29/2011	FEIDERAL TAX LIEN	37,389.90
2011-30189	STEVENS JENNIFER P	7/29/2011	LIS PENDENS PROPERTY	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00489	ASSET ACCEPTANCE LLC		PLAINTIFF	7/27/2011	—
	ASSIGNEE OF				
2011-00489	CITIBANK		PLAINTIFF	7/27/2011	—
2011-00489	BRAJUKA MELISSA		DEFENDANT	7/27/2011	—
2011-00490	ASSET ACCEPTANCE LLC		PLAINTIFF	7/27/2011	—
	ASSIGNEE OF				
2011-00490	WELLS FARGO /		PLAINTIFF	7/27/2011	—
2011-00490	RAYMOUR & FLANIGAN		PLAINTIFF	7/27/2011	—
2011-00490	KANE GARY		DEFENDANT	7/27/2011	—
2011-00491	AMERICAN EXPRESS BANK		PLAINTIFF	7/27/2011	—
2011-00491	WILEY TIMOTHY A		DEFENDANT	7/27/2011	—
2011-00492	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	7/27/2011	—
2011-00492	COSTANZO LOUIS		DEFENDANT	7/27/2011	—
2011-00499	PORTFOLIO RECOVERY ASSOCIATES		PLAINTIFF	7/29/2011	—
2011-00499	HORVATH WILLIAM		DEFENDANT	7/29/2011	—
2011-00500	DISCOVER BANK		PLAINTIFF	7/29/2011	—
2011-00500	POLT WILLIAM R		DEFENDANT	7/29/2011	—

**PROFESSIONAL LIABILITY — MEDICAL**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00496	CORDARO PHILIP		PLAINTIFF	7/28/2011	—
2011-00496	CORDARO PATSY		PLAINTIFF	7/28/2011	—
2011-00496	MARIAN COMMUNITY HOSPITAL		DEFENDANT	7/28/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00485	CITIMORTGAGE INC		PLAINTIFF	7/25/2011	—
2011-00486	MADERA JUAN I		DEFENDANT	7/25/2011	—
2011-00493	FANNIE MAE		PLAINTIFF	7/28/2011	—
2011-00493	POLAY MICHAEL S		DEFENDANT	7/28/2011	—
2011-00494	GMAC MORTGAGE		PLAINTIFF	7/28/2011	—
2011-00494	MCELHANEY JOHATHAN A		DEFENDANT	7/28/2011	—
2011-00494	MCELHANEY MEGAN		DEFENDANT	7/28/2011	—
2011-00495	DEUTSCHE BANK NATIONAL TRUST		PLAINTIFF	7/29/2011	—
2011-00495	CURTIS PHILIP		DEFENDANT	7/29/2011	—
2011-00495	OBRIEN MARIANNE		DEFENDANT	7/29/2011	—
2011-00498	US BANK		PLAINTIFF	7/29/2011	—
2011-00498	KRETZSCHMAR CHARLES		DEFENDANT	7/29/2011	—
2011-00498	KRETZSCHMAR CHARLES		DEFENDANT	7/29/2011	—
	A/K/A				
2011-00498	KRETZSCHMAR KATHRYN		DEFENDANT	7/29/2011	—

**TORT — MOTOR VEHICLE**

<b>CASE No.</b>	<b>INDEXED PARTY</b>	<b>TYPE</b>	<b>DATE</b>	<b>AMOUNT</b>
2011-00488	ANDREZZE SHAWN	PLAINTIFF	7/25/2011	—
2011-00488	DAMASCUS TOWNSHIP	DEFENDANT	7/25/2011	—
2011-00497	DIAZ ANTHONY	PLAINTIFF	7/29/2011	—
2011-00497	CAPO GEORGE	DEFENDANT	7/29/2011	—
2011-00497	ANNAN RITA	DEFENDANT	7/29/2011	—

WAYNE COUNTY BAR ASSOCIATION



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**MORTGAGES AND DEEDS**

*RECORDED FROM AUGUST 22, 2011 TO AUGUST 26, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Rettstatt Christopher C	J P Morgan Chase Bank	Honesale Borough	157,893.00
Reed Mark A	Dime Bank	Dyberry Township	110,000.00
Demchak Brian	Honesdale National Bank	Mount Pleasant Township	
Demchak Lisa			192,000.00
Barbone James	Pennstar Bank	Salem Township	
Barbone Kathleen			96,000.00
Largey Almalyn	Honesdale National Bank	Scott Township	
Goloborotko Sheila			131,000.00
Surge Karl F	Honesdale National Bank	Berlin Township	
Surge Sandra L			145,000.00
Mulligan John D	P S E C U	Texas Township	
Mulligan Laurie A			50,000.00
Gill Benjamin James	Mortgage Electronic Registration Systems	Salem Township	147,499.00
Hrosovsky Andrew W	Wells Fargo Bank	Salem Township	131,577.00
Culley William	Wayne Bank	Salem Township	125,000.00
Kuzmiak Michael	Wayne Bank	Palmyra Township	50,000.00
Spangenberg Stanley J Sr	Wayne Bank	Buckingham Township	
Spangenberg Sharon M			130,000.00
Ulrichs Michael G	Mortgage Electronic Registration Systems	Berlin Township	77,519.00
Fry Michael J	Mortgage Electronic Registration Systems	Lake Township	
Fry Christine M			140,000.00
Bollinger Clarence P	Penn Security Bank & Trust Company	Lehigh Township	
Bollinger Arleen E			75,000.00
Yurcik Todd	Community Bank	Salem Township	
Yurcik Jennifer			60,000.00
Fusik Jennifer			
Gerardi Mark	Wells Fargo Bank	Paupack Township	
Gerardi Carolyn			260,000.00
Treptow Carol E	Citizens Savings Bank	Paupack Township	
Treptow Robert K			76,000.00
McTiernan Michael J	Wayne Bank	Paupack Township	
McTiernan Rose C By Agent			35,000.00
McTiernan Michael J Agent			
Simonini Carolynne			
Stephens Damian	Wayne Bank	Dyberry Township	42,274.00
Schumacher Edward R	Dime Bank	Clinton Township 1	10,000.00

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

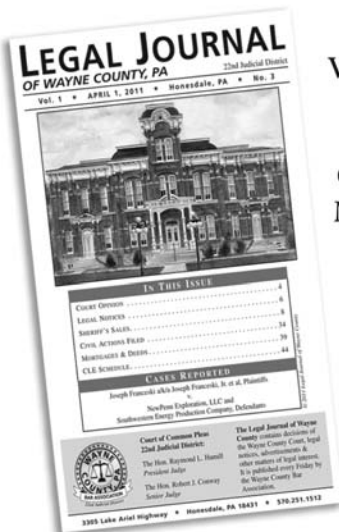
Dinan John E AKA	Wayne Bank	Preston Township	
Dinan Jack E AKA			15,000.00
Dinan Mary AKA			
Dinan Mary A AKA			
Weinstock Alan M	Dime Bank	Paupack Township	
Weinstock Jean L			150,000.00
My House L L C	Dime Bank	Honesdale Borough	122,000.00
Santoro Luis F	Citizens Savings Bnak	Mount Pleasant Township	
Santoro Marjorie			145,700.00
Evergreen Properties Group	Honesdale National Bank	Waymart Borough	775,000.00
Willert Wayne A	Community Bank	Lehigh Township	
Willert Helen L			40,000.00
Froehlich Edward	Mortgage Electronic Registration Systems	Canaan Township	
Froehlich Patricia			114,500.00
Osborn Linda K	Police & Fire Federal Credit Union	Paupack Township	173,600.00
Lohse Eric O	Mortgage Electronic Registration Systems	Damascus Township	
Lohse Maureen F			215,840.00
Solotoff Steven	Mortgage Electronic Registration Systems	Paupack Township	
Solotoff Georgia			417,000.00
Snidersich Michael B	J P Morgan Chase Bank	Lehigh Township	64,800.00
Weiss Janine	R B S Citizens	Honesdale Borough	56,000.00
Rothman Andrew S	Mortgage Electronic Registration Systems	Paupack Township	
Rothman Maryann			128,000.00
Delvalle Emilio R	Wells Fargo Bank	Lake Township	82,820.00
Samson Erik A	Pennstar Bank	Lake Township	
Samson Holly			42,000.00
Fitzsimmons Matthew T	P S E C U	Lake Township	
Fitzsimmons Kerrie A			56,450.00
Batson Donald L	Wayne Bank	Paupack Township	
Batson Diane L			8,775.00
Blockberger John C	Wayne Bank	Damascus Township	
Blockberger Michelle M			24,900.00
Ellicks William R Sr	Wayne Bank	Preston Township	
Ellicks Lela A			45,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Ammerman Francis J Est AKA	Ammerman George	Paupack Township	
Ammerman Francis Est AKA			
Ammerman George Exr			

Ammerman Francis J Est AKA Ammerman Francis Est AKA Ammerman George Exr	Ammerman George	Lake Township	Lot 887
James Mark E AKA	Bunting Paul D	Texas Township 1 & 2	
James Mark AKA	Bunting Jessica L		
Hatle Risa	Coufalik Alena	Damascus Township	Lot 8
Canfield Jody M Wiley Lydia A	Retstatt Christopher C	Honesdale Borough	
Reed Shirley T AKA By Agent Reed Shirley AKA By Agent Reed Lucinda Agent	Reed Mark A	Dyberry Township	
Ornstein Leonard Goldstein Norma Ornstein	Ornstein Avi Ornstein Tad Ornstein Cindy Liu Staci B Simoff Benjamin D	Manchester Township	
Bhoj Nuggehalli Simha	Bhoj Nuggehalli Simha Tr Bhoj Jyothsna Simha Tr Nuggehalli Simha Bhoj Revocable Living Jyothsna Simha Bhoj Revocable Living Trust	Lehigh Township	Lot 19
Delaunay Theodore H Delaunay Jean Marie	Iovanela Peter Iovanela Michele	Lake Township	Lot 3171
Gobejshvili Giorgi	Land Liquidator L L C	Lehigh Township	
Land Liquidator L L C	Chinea Ernesto Sanchez Liliana	Lehigh Township	
Miskewicz Stanley III Miskewicz Mary Ann G	Miskewicz Stanley III Miskewicz Mary Ann G Miskewicz Amanda J Miskewicz Ashley M Miskewicz Jonathan R	Salem Township	Lot 80
Fannie Mae AKA Federal National Mortgage Association AKA	Gill Benjamin James	Salem Township	
Harmer Richard W Sr Harmer Kathleen	Borkowski Theresa	Lehigh Township	Lot 21
Deutsche Bank National Trust Company Tr	Hrosovsky Andrew W	Salem Township	
Wells Fargo Bank	Hrosovsky Holly M		Lot 510
Neugold Dolores R	Neugold Dolores R Neugold Douglas Andrew	Sterling Township	Lot 22
Haluza Yauheni S	Parker Rosanna	Lehigh Township	Lot 16
H S B C Bank U S A Tr By Af Wells Fargo Bank Af	Hanf Michael R Hanf Linda J Campfield Chuck L	Palmyra Township	
Citizens Savings Bank	Ulrichs Michael G	Berlin Township	Lot 1
Lord Sandra Est AKA Lord Sandra E Est AKA Lord Sandra Elsie Bishop Est AKA Clema Christina Adm	Ballentine Rebecca	Texas Township	

Guest Craig	Fry Michael J	Lake Township	
Guest Diane	Fry Christine M		Lot 2661
Mion Donald R Tr	Mion Donald R	Paupack Township	
Sarah N Karkosky Trust	Mion Anthony J		
Alfred Karkosky Trust	Mion Michael J		
McTigue Terence G	McTigue Terence J	Paupack Township	
	McTigue Margaret A		Lots 3 & 4
	McTigue Kevin M		
	Donohue Mary E		
	Berrigan Barbara A		
Woodland Craig	Gerardi Mark	Paupack Township	
Woodland Joanne	Gerardi Carolyn		Lot 5X
Reed Shirley T AKA By Agent	Reed Mark A	Dyberry Township	
Reed Shirley AKA By Agent			
Reed Lucinda Agent			
Reed Mark A	Reed Mark A	Dyberry Township	
Robinson Timothy G	Robinson Timothy G	South Canaan Township	
Robinson Christine	Robinson Christine		
	Robinson Christy L		
Sportellilocascio Louisa M	Treptow Robert K	Paupack Township	
Locascio Louisa M Sportelli	Treptow Carol E		Lot 1EE15
Locascio Stephen			
Thomas Christian	Bibeau Neal G	Paupack Township	
Thomas Joni	Bibeau Monica E	Rem!: Lot 62	
Integrated Commercial Enterprises	Clause George E	Dreher Township	
Wayne County Tax Claim Bureau	Clause Tammy Lee		
Integrated Commercial Enterprises	Clause George E	Dreher Township	
Wayne County Tax Claim Bureau	Clause Tammy Lee		



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Palmer Linda F Salzman	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Braun Douglas Gordon Jr	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Integrated Commercial Enterprises	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
L & M Enterprises Inc	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Wolfert Paul S Tr	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Wolfert Paul S Tr	Clause George E	Dreher Township
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Wolfert Paul S Tr	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Wolfert Paul S Tr	Clause George E	Dreher Township
Wayne County Tax Claim Bureau	Clause Tammy Lee	
Roosevelt	Evergreen Properties Group	Waymart Borough
Spotts Peggy	Spotts Peggy	Lehigh Township Spotts Douglas J
Spotts Peggy	Spotts Peggy	Lehigh Township Spotts Douglas J
Arnoldini Jerome F	Froehlich Edward	Canaan Township
Arnoldini Ellen M	Froehlich Patricia	
J N Enterprises Inc	Land Liquidator L L C	Lehigh Township
J N Enterprises Inc	Land Liquidator L L C	Lehigh Township
Verde Harold J	Mesa Julio C	Lehigh Township
Verde Tamara S	Allegra Julie	Lot 152
Verde Roseann		
Halleran Roseann		
Peterson Rudolph	Peterson Rudolph A Tr	Preston Township
Peterson Katherine Beebe	Peterson Katherine B Tr Peterson Living Trust	
Wezowicz Edward Exr	Lohse Eric O	Damascus Township
Doolittle Carla Est AKA	Lohse Maureen F	
Buckley Carla Doolittle Est AKA		
Regina Carmela By Sheriff	Freddie Mac	Damascus Township
Wells Fargo Bank	Weiss Janine	Honesdale Borough
Snow Daniel AKA	Stacie P Snow Revocable Trust	Damascus Township
Snow Daniel J AKA	Daniel J Snow Revocable Trust	
Snow Stacie AKA		
Snow Stacie P AKA		

Gray Michael J	Michael J Gray Irrevocable Trust	Damascus Township	
Gray Jacquelyn M	Jacquelyn M Gray Irrevocable Trust		
Calafut Edward J	Jones Kathryn M	Clinton Township 2	Lot 13
Bennett Melanie A By Sheriff	Deutsche Bank National Trust Company Tr	Waymart Borough	
Rabe Robert AKA By Sheriff	Federal National Mortgage Association	Lake Township	
Rabe Robert J AKA By Sheriff			
Hamelburg Daniel	Hamelburg Jill	Paupack Township	
Hamelburg Jill			Lot 66
Tweed James III	Delvalle Emilio R	Lake Township	Lot 1957

### 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](http://pbi.org).

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