

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ NOVEMBER 30, 2012 ★ Honesdale, PA ★ No. 38



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## CASES REPORTED

Thomas Slutter and Enid Slutter, his wife, Plaintiffs  
v.  
Wayne County, Defendant

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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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

#### *Judge of the Court of Common Pleas*

Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

#### *Magisterial District Judges*

Bonnie L. Carney  
Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

#### *Court Administrator*

Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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**Thomas Slutter and Enid Slutter, his wife,  
Plaintiffs**

v.

**Wayne County  
Defendant**

**Docket No. 815-Civil-2011**

Attorney for Plaintiffs: Gerard J. Geiger, Esq.

Attorney for Defendant: John P. Finnerty, Esq.

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

**Summary of the Case**

This case began with Plaintiffs' Complaint alleging Husband was injured after slipping on a patch of ice located on a sidewalk next to the Wayne County Children & Youth Services building. He further alleged that the source of the water that turned into ice was a defectively designed gutter down spout which was in the care, custody or control of Defendant Wayne County at the time of the accident. Defendant Wayne County filed a Motion for Summary Judgment, arguing first that the sidewalk exception of the Political Subdivision Tort Claims Act, 42 Pa. C.S.A. §§ 8541 et seq. immunized the County from liability and second that the hills and ridges doctrine barred Plaintiffs' recovery because Plaintiff could not prove that the ice existed as a dangerous condition on the sidewalk for a sufficient time to accumulate as hills and ridges.

The Political Subdivision Tort Claims Act provides generally that "no local agency shall be liable for any damages on account of any injury to a person or property caused by any act of the local agency or an employee thereof or any other person." 42 Pa.C.S.A. §8541. There are exceptions to the general rule, however before an exception may be applied, two conditions must be satisfied:

- (1) The damages would be recoverable under common law or a statute creating a cause of action if the injury were caused by a person not having available a defense under section 8541 (relating to governmental immunity generally) or section 8546 (relating to defense of official immunity); and
- (2) The injury was caused by the negligent acts of the local agency or an employee thereof or an employee thereof acting within the scope of this office or duties with respect to one of the categories listed in subsection (b). 42 Pa.C.S.A. § 8542(a)(1)-(2).

The Court initially determined that Plaintiffs met both conditions to qualify for an exception to the rule inasmuch as Plaintiffs would recover for Husband's fall on the ice based on the common law theory of negligence, and further because the injury was alleged to have been caused by a defectively designed gutter down spout.

After determining that Plaintiffs met their burden to apply an exception to the general rule, the Court then discussed the exceptions individually. The sidewalk exception provided an exception based on a dangerous condition of sidewalks within the rights of way of streets owned by the local agency.... 42 Pa.C.S.A. § 8542(b)(7). This exception was not applicable inasmuch as the Husband's fall was on the side of the building between the building and the parking lot and therefore not located within the right of way of the street. In addition, to be applicable and pierce the local agency's veil of immunity under the sidewalk exception, proof of a defect of the sidewalk itself was necessary. Finn v. City of Philadelphia, 541 Pa. 596, 605 (1995).

The second exception was the real property exception as set forth at 42 Pa.C.S.A. § 8542(b)(3), as it relates to property in the possession of the local agency. Courts have addressed the exception as it applies to accumulation of snow and ice on the property. "Since ice, snow, oil and grease are all foreign substances which can naturally accumulate on the sidewalk or real estate itself, government entities are not liable for injuries caused solely by the presence of these substances on a sidewalk or on real property." Finn v. City of Philadelphia, 645 A.2d 320, 325 (Pa.Cmwlth. 1994). "Liability may be imposed where a plaintiff pleads and proves that the presence of the slippery substance on the government property was caused by improper design, construction, deterioration, or inherent defect of the real estate itself." Id. at 605. Because Husband slipped on a patch of ice that he alleges was caused by a defectively designed down spout, the Court determined the real property exception applied and summary judgment based upon the Political Subdivision Tort Claims Act should be denied.

The Court went further and also discussed the hills and ridges doctrine, which provides:

(1) that snow and ice had accumulated on the sidewalk in ridges or elevations of such size and character as to unreasonably obstruct travel and constitute a danger to pedestrians traveling thereon; (2) that the property owner had notice, either actual or constructive, of the existence of such condition; and (3) that it was the dangerous accumulation of snow and ice which caused the plaintiff to fall.

Rinaldi v. Levine, 176 A.2d 623, 625-626 (Pa.1962). Even though the doctrine does not apply when there is an entirely natural accumulation of snow and ice due to a recent snowfall (See Beck v. Holly tree Homeowners Ass'n, 689 F.Supp.2d 756, 762 (E.D.Pa. 2010)), there are two exceptions: 1) where there is a localized, isolated patch of ice and the conditions in the community are not generally slippery, and 2) when an icy condition is caused by the defendant's neglect, such as where a defective hydrant, water pipe or drain caused the icy condition. Id. at 762-763 (citing Williams v. United States, 507 F.Supp. 121, 123 (E.D.Pa. 1981)). Because the ice that caused Husband's fall was allegedly created by the allegedly defective down spout, Defendant's Motion for Summary Judgment was also denied on application of the exception to the hills and ridges doctrine.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

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**ADMINISTRATRIX NOTICE**

Estate of JOHN SVERDUK  
Late of Salem Township  
Administratrix  
SUSAN E. BRUNK  
212 HEWETT ROAD  
WYNCOTE, PA 19095-1204

11/30/2012 • 12/7/2012 • 12/14/2012

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF GEORGE V. ROHAN, JR.**, late of P.O. Box 701, South Sterling, Wayne County, Pennsylvania (died July 25, 2012), to George V. Rohan, Sr., 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 Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

11/30/2012 • 12/7/2012 • 12/14/2012

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**EXECUTOR NOTICE**

Estate of WILLIAM  
HENKELMAN AKA WILLIAM  
R. HENKELMAN  
Late of Salem Township  
Executor  
PNC BANK, NATIONAL  
ASSOCIATION  
60 WASHINGTON STREET  
EAST STROUDSBURG, PA  
18301

Executor  
NATALIE HENKELMAN  
138 WAYNEWOOD ROAD  
LAKE ARIEL, PA 18636  
Attorney  
J. FREDERICK ROHRBECK  
220 PENN AVENUE, SUITE 200  
SCRANTON, PA 18503

11/23/2012 • 11/30/2012 • 12/7/2012

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**ADMINISTRATRIX NOTICE**

Estate of TISDEL M.  
GLOSENGER AKA  
TISDEL MILLS GLOSENGER  
Late of Honesdale Borough  
Administratrix  
MARY A. ELDRED  
657 WEST PARK ST.  
HONESDALE, PA 18431

11/23/2012 • 11/30/2012 • 12/7/2012

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**EXECUTRIX NOTICE**

Estate of ARLINGTON LEROY  
SEIFERT AKA ARLINGTON  
SEIFERT AKA ARLINGTON L.  
SEIFERT  
Late of Dreher Township

Executrix  
DARLENE R. SALSBERY  
2742 W 550 N  
SHARPSVILLE, IN 46068  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTOR NOTICE**

Estate of JOHN PAUL HOWELL  
AKA JOHN P. HOWELL  
Late of Salem Township  
Executor  
HARRY HOWELL  
1228 CORTEZ ROAD  
LAKE ARIEL, PA 18436  
Executor  
JEAN HOWELL  
1228 CORTEZ ROAD  
LAKE ARIEL, PA 18436  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTOR NOTICE**

Estate of MABEL B. SKIER  
Late of Honesdale Borough  
Executor  
HENRY M. SKIER  
209 MAIN AVE.  
HAWLEY, PA 18428

11/16/2012 • 11/23/2012 • 11/30/2012

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**ADMINISTRATRIX NOTICE**

Estate of WAYNE A. WILLERT  
Late of Lehigh Township  
Administratrix

WENDY JADEZUK  
86 WINNIE COURT  
CARLE PLACE, NY 11514  
Attorney  
FRANCES GRUBER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTOR NOTICE**

Estate of JOSEPH E. HAWLEY, JR.  
Late of Paupack Township  
Executor  
JOSEPH A. GREENE  
1402 GREEN STREET  
HARRISBURG, PA 17102  
Attorney  
WARREN SCHLOESSER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**EXECUTRIX NOTICE**

Estate of ANN KATHRYN BUSH  
AKA ANNA BUSH  
Late of Cherry Ridge Township  
Executrix  
ALMA GALONIS  
104 GOLF VIEW DRIVE  
KUNKLETOWN, PA 18058  
Attorney  
ERROL C. FLYNN, ESQUIRE  
926 COURT ST.  
HONESDALE, PA 18431

11/16/2012 • 11/23/2012 • 11/30/2012

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**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted in  
the Estate of Phoebe A. Balla a/k/a  
Phoebe Anna Balla late of Wayne  
County, Pennsylvania, on November

6, 2012 to Joyce Rhinesmith. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421. DAVID F. BIANCO, ESQUIRE Attorney for the Estate

11/16/2012 • 11/23/2012 • 11/30/2012

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### EXECUTOR'S NOTICE

ESTATE OF MAMIE E. DAY, late of Manchester Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Albert E. Day, 3262 Hancock Highway, Equinunk, Pennsylvania. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

11/16/2012 • 11/23/2012 • 11/30/2012

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### OTHER NOTICES

#### NOTICE OF ORGANIZATION — DOMESTIC LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization — Domestic Limited Liability Company of was filed with the Department of State of the Commonwealth of Pennsylvania on November 7, 2012, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **Eastern Motors, L.L.C.** JEFFREY S. TREAT, ESQUIRE Attorney

11/30/2012 • 12/7/2012

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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 DECEMBER 12, 2012

By virtue of a writ of Execution Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

All that certain piece Or parcel of land lying, situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled "Highland Fields", Ronald Laabs, Palmyra Township, Wayne County, PA., Lot Layout, August 18, 1971," bearing the name and seal of Harry F Schoenagel, RS., and numbered 5-031, which premises is more fully bounded and described as follows:

Beginning at a point on the edge of "Highland Drive" of the tract known as "Highland Fields", said point of beginning being a



common corner of Lots Nos. 36 and 37; thence along the common line dividing said lots, North fifty-three (53) degrees ten (10) minutes no (00) seconds East one hundred sixty-three and thirty-two one hundredths (163.32) feet to a corner, said corner being a common corner of Lots Nos. 36, 37, and 38; Thence along the common line dividing Lots Nos. 36 and 38, south sixty-five (65) degrees twenty-eight (28) minutes (10) seconds East two hundred thirty-two and ten one-hundredths (232.10) feet to a corner in line of Lot No, 35; thence along the common line of Lots Nos. 35 and 36, South sixty (60) degrees nineteen (19) minutes fifty-four (54) seconds West two hundred ninety-nine and sixty-seven one-hundredths (299.67) feet to a point on the aforementioned private road; thence along the edge of the same, the following two (2) courses and distances; along a curve having the following dimensions: R=809.559, T=300, A=104.37, and North thirty-six (36) degrees fifty (50) minutes no (00) seconds west one hundred seventy-seven and eighty-one one hundredths (177.81) feet to the point or place of beginning, containing forty-thousand eighty-nine (40,089) square feet of land, be the same more or less.

Being Lot No. 36 of the tract known as "Highland Fields" (see Map Book 19, at Page 140).

Also conveying to the Grantees, their heirs and assigns, in common, however, with the Grantors their

heirs and assigns, a right of way to the public highway over premises conveyed to Laabs by John Gallagher, et ux., et al, by deed dated August 14, 1971 recorded in Wayne County Deed Book 276 at page 626.

TAX PARCEL #: 18-0-0008-0036

Seized and taken in execution as James Krause 83 Highland Drive HAWLEY PA 18428  
Rene Krause 83 Highland Drive HAWLEY PA 18428

Execution No. 224-Civil-2012  
Amount \$262,914.85 Plus additional

September 20, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

WILL FORFEIT DOWN  
PAYMENT.  
David Fein Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL of the ALL THAT certain piece or parcel of land lying, situate and being in the Township of Clinton, County of Wayne, Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, 'MAP OF SURVEY OF LANDS OF ROBERT Q. ELFSTROM, CLINTON TWP., WAYNE CO., PA. Scale 1 inch = 100 feet', dated 12 Apr., 2000 bearing the name and seal of Frank H. Gardner, recorded in Map Book 93, at page 49, which premises is more fully bounded and described as follows:

BEGINNING at a point for a corner in the center of Township Road T-510, said point being the Southwestern corner of the premises hereby conveyed; thence North four (04) degrees four (04) minutes East eight hundred seventy-nine and eighty-three one-

hundredths (879.83) feet to a corner marked by an iron pin set; thence North eighty-nine (89) degrees twenty-eight (28) minutes East one hundred ninety and no one-hundredths (190.00) feet to a Ip..corner; thence South four (04) degrees four (04) minutes South seven hundred seventy-four and forty-one one-hundredths (774.41) feet through an iron pin marker on the berm to a corner in the center of the first mentioned Township Road; thence along the center of the same South fifty-six (56) degrees forty-four (44) minutes West thirty-six and fifty-four one-hundredths (36.54) feet and South sixty-two (62) degrees thirty (30) minutes West one hundred eighty-eight and eighteen one-hundredths (188.18) feet to the point and place of BEGINNING.

CONTAINING three and sixty one-hundredths (3.60) acres of land be the same more or less.

UNDER AND SUBJECT to one-half of the right-of-way of Township Road T-510.

UNDER AND SUBJECT to an electric line right-of-way conveyed by the Grantor herein to Pennsylvania Power & Light Company (see Record Book 1390, page 9, dated April 7, 1998.

TITLE TO SAID PREMISES VESTED IN Jill Ann Slomian and Jeffrey J. Slomian, as tenants by the entireties, by Deed from Robert Q. Elfstrom, dated 07/05/2000, recorded 10/17/2000 in Book 1702,

Page 62.

Seized and taken in execution as  
Jeffrey J. Slomian RR1 Box 1113  
Smith Road a/k/a 217 N. Smith  
Road WAYMART PA 18472  
Jill Ann Slomian RR1 Box 1113  
Smith Road a/k/a 217 N. Smith  
Road WAYMART PA 18472

Execution No. 348-Civil-2012  
Amount \$71,111.51 Plus additional

September 21, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Melissa J. Cantwell, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution JPMorgan Chase 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 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN TRACT OR PARCEL of land situated in the Township of Lake , Wayne County, Pennsylvania known as Lot #3649, in Section 31, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in

Plat Book 5, pages 111 through 119.

TAX PARCEL #: 12-0-036-0140

BEING KNOWN AS: 3649 Hidden Lake Drive, Lake Ariel, PA 18436

Seized and taken in execution as Alexander Chiorazzi 3649 Hidden Lake Drive LAKE ARIEL PA 18436

Eileen Chiorazzi 3649 Hidden Lake Drive LAKE ARIEL PA 18436

Execution No. 382-Civil-2012  
Amount \$96,907.54 Plus additional

September 20, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

PAYMENT.  
David Fein Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

**ALL THAT PARCEL OF LAND IN TOWNSHIP OF PAUPACK, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 2674, PAGE 62, ID #19-11-48, BEING KNOWN AND DESIGNATED AS LOT 6R, BRIAR HILL NORTH, FILED IN PLAT BOOK 21 , PAGE 90, RECORDED 07/12/1973, METES AND BOUNDS PROPERTY.**

**DEED FROM LOUIS J. MATTIOLI, JR. AND R.T. MATTIOLI AS SET FORTH IN DEED BOOK 2674, PAGE 62 DATED 12/11/2004 AND RECORDED 12/13/2004, WAYNE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA**

**BEING KNOWN AS: 89 Briar Hill Road, Lakeville, PA 18438**

PROPERTY ID NO.: 19-0-0011-0048.-

TITLE TO SAID PREMISES IS VESTED IN Terrance Cardinali and Francine Cardinali, husband and wife BY DEED FROM Louis J. Mattioli, Jr. and R.T. Mattioli DATED 12/11/2004 RECORDED 12/13/2004 IN DEED BOOK BOOK 2674 PAGE 62.

Seized and taken in execution as Francine Cardinali 2430 28th Street ASTORIA NY 11102 Terrance Cardinali 2430 28th Street ASTORIA NY 11102

Execution No. 424-Civil-2012  
Amount \$290,901.06 Plus  
additional

September 21, 2012  
Sheriff

Mark Steelman  
TO ALL CLAIMANTS TAKE  
NOTICE:

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

BALANCE  
DUE THIRTY (30) DAYS FROM  
DATE OF SALE. FAILURE TO  
PAY BALANCE WILL FORFEIT  
DOWN PAYMENT.  
Kassia Fialkoff Esq.

11/16/2012 • 11/23/2012 • 11/30/2012

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Coastal States 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 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN tract of land, including improvements, situate in the Borough of Hawley, Wayne County, Pennsylvania, more fully bounded and described as follows:

Being Lot 3 set forth upon a map drawn by M. R. Zimmer, dated December 16, 1986, and recorded in the Recorder's Office of Wayne County in Map Book 60 at Page 113 on March 9, 1987.

TITLE TO SAID PREMISES VESTED IN Gaspar P. Domingues, by Deed from Rising Dough, Inc., a Pennsylvania Corporation, dated 09/28/2007, recorded 10/10/2007 in Book 3392, Page 182.

Premises being: 218 WELWOOD AVENUE A/K/A, 469 WELWOOD AVENUE, HAWLEY, PA 18428

Tax Parcel No. 10-0-0006-0040.0002

Seized and taken in execution as Gaspar P. Domingues 218 Welwood Ave. a/k/a 469 Welwood Ave. HAWLEY PA 18428

Execution No. 506-Civil-2011  
Amount \$153,468.75 Plus additional

September 25, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Andrew J. Marley, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution U.S. Bank, National Association, as Trustee for RASC 2005-EMX5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

**PARCEL I: ALL THAT CERTAIN** piece or parcel of land located in the Township of Salem, County of Wayne, and State of Pennsylvania, being more particularly Lot 922 - Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

**BEGINNING** at a point on the edge of a forty foot road known as Hibernation Road, said point being the common corner of Lots 922 and 923; thence along the common division line between Lots 922 and 923 South 49 degrees 07 minutes West, a distance of 143.6 feet to a point on line of Lot 822 and being a common corner of Lots 922 and 923; thence North 37 degrees 01 minutes West, a distance of 80 feet to a point on the edge of a walkway; thence along the edge of said walkway North 49 degrees 05 minutes East, a distance of 134.5 feet to a point on the edge of Hibernation Road South 43 degrees 52 minutes East, a distance of 80 feet to the point and place of

BEGINNING.

BEING all of 922 and CONTAINING 11,086 square feet, be the same more or less.

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

PARCEL II: ALL THAT CERTAIN piece or parcel of land located in the Township of Salem, County of Wayne, and State of Pennsylvania, being more particularly Lot 921 - Bear Tract of Indian Rocks at Lake Wallenpaupack, being bounded and described as follows:

BEGINNING at a point on the edge of a 40 foot road known as Hibernation Road, said point being common corner of Lots 920 and 921; thence along the edge of Hibernation Road South 75 degrees 20 minutes East a distance of 115 feet to a point; thence along the common division line between Lot 921 and a 12 foot wide walk South 48 degrees 31 minutes West a distance of 150.4 feet to a point on the line of Lot 821; thence along the common division line between Lot 921 and parts of Lots 820 and 821 North 66 degrees 14 minutes West a distance of 103 feet to a point; said point being a common corner of Lots 920 and 921 and on line of Lot 820; thence along the common division line between Lots 920 and 921 North 47 degrees 39 minutes East a distance of 129.5

feet, to the point and place of BEGINNING

BEING all of Lot 921 and CONTAINING 13,380 square feet, be the same more or less.

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 VESTED IN Richard D. Cook, by Deed from Mary A. Cook, widow, dated 08/20/2002, recorded 05/14/2004 in Book 2499, Page 175.

Premises being: 922 HIBERNATION ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 1: 22-0-0002-0390  
Tax Parcel No. 2: 22-0-0002-0431

Seized and taken in execution as property, viz: Richard D. Cook 922 Hibernation Road LAKE ARIEL PA 18436

Execution No. 137-Civil-2012  
Amount \$39,134.13 Plus additional

October 4, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

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

Robert W. Cusick, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain piece or parcel of land situate, lying and being in the Township of Salem County of Wayne and Commonwealth of Pennsylvania, being known as Lot Number 4 on survey map by James C. Hinton, P.L.S. dated January 4, 1989 and recorded in Wayne County Map Book 71 at page 83 (13), and being bound and

described as follows:

BEGINNING in the center of a road known as Shiloh Drive, said point being the common corner of lots 1 and 4 shown on the aforementioned map and being the northeast corner of the parcel herein described; thence along the common boundary line of Lots 1 and 4 south 47 degrees 46 minutes 79 seconds West 281.176 feet to an iron pin for a corner of the line of lands now or formerly owned by William H. Garrity (DB 194, pg.584); thence along the lands now or formerly owned by William H. Garrity north 43 degrees 4 minutes 2 seconds West 292.326 feet to an iron pin for a corner, being the common corner of lots 4 and 5; thence along the common boundary of Lots 4 and 5 north 41 degrees 47 minutes 35 seconds East 302.82 feet to a point for a corner in the center of Shiloh Drive; thence along the centerline of Shiloh Drive south 39 degrees 34 minutes 92 seconds east 324.1 feet to the point and place of BEGINNING.

PIN: 22-0-0053-0040

BEING KNOWN AS : 3 Shiloh Drive a/k/a 19 Shiloh Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0053-0040

TITLE TO SAID PREMISES IS VESTED IN John S. Korinis BY DEED FROM Janet L.Aleckna DATED



Seized and taken in execution as  
John S. Korinis 3 Shiloh Drive  
a/k/a 19 Shiloh Dr Lake Ariel PA  
18436

Execution No. 471-Civil-2012  
Amount \$219,054.50 Plus  
additional

October 4, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Harry B. Reese, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution  
Palmyra Township, Wayne  
County, PA issued out of the Court  
of Common Pleas of Wayne

County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT CERTAIN piece or parcel of land lying, being and situate in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEING all of Lot #5 in the subdivision known as "Sutter Subdivision" in accordance with a survey by Tim A. Jones, P.L.S. dated June 15, 1993, and recorded in Wayne County Map Book 79 at page 40-46 and UNDER AND SUBJECT to all covenants, conditions and restrictions and/or easements indicated on said recorded maps.

EXCEPTING AND RESERVING so much of the property subject to the easements of Spruce Street (T-407) and Sutter Court as set forth in Record Book 951 at page 143.

UNDER AND SUBJECT to an Area of Drainage Easement and Water and Sewer Line Easements: as depicted on Map Book 79 at page 40 and the rights granted therewith to enter upon the property to relay and maintain said lines.

BEING the same premises which Raymond V. Harrington, III, and

Laurie S. Harrington, his wife, by their deed dated the 14th day of August, 2005, and recorded in Wayne County Record Book 2893 at Page 247, granted and conveyed unto Lisa Marie Osborne.

TAX MAP NO.: 18-0-0015-0005.-

ADDRESS BEING: 324 SPRUCE STREET, HAWLEY, PA 18428

Seized and taken in execution as Lisa Marie Osborne 324 Spruce Street Hawley PA 18428

Execution No. 600-Civil-2011  
Amount \$5,277.72 Plus additional

October 2, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

**WILL FORFEIT DOWN PAYMENT.**  
Jeffrey Treat, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Wells Fargo Bank , N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL THAT certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 25-2 in Section 1 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970 in Plat Book 5, Pages 26 and 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Pages 57 and 58; February 8, 1971 in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Pages 69 through 72, as amended and supplemented.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions,

easements and rights-of-way as are contained in the prior deeds forming the chain of title, including those set forth in the Declaration of Protective Covenants dated as of May 11, 1970, as amended and supplemented.

**TITLE TO SAID PREMISES VESTED IN** Ricardo Espineira and Wendy L. Espineira, his wife, as tenants by the entirety, by Deed from Kathryn J. Cordes, (f/k/a, Kathryn D. Bentler) and Richard J. Cordes, her husband, dated 06/20/2005, recorded 07/11/2005 in Book 2809, Page 196.

Premises being: 25-2 PINWOOD COURT, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0015-0057.0002

Seized and taken in execution as Ricardo Espineira 25-2 Rinewood Court LAKE ARIEL PA 18436 Wendy L. Espineira 25-2 Pinewood Court LAKE ARIEL PA 18436

Execution No. 772-Civil-2011  
Amount \$132,183.53 Plus additional

October 2, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

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

Andrew J. Marley, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**

**SHERIFF'S SALE  
DECEMBER 12, 2012**

By virtue of a writ of Execution Fannie Mae ("Federal National Mortgage Association") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of December, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1247 in Section 13 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne

County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72.

SUBJECT to all conditions, exceptions, restrictions, reservations, covenants and easements, of record, including those set forth in the Declaration of Protective Covenants for the Hideout, dated as of May 11, 1970 and amended and supplemented.

TITLE TO SAID PREMISES VESTED IN Joseph B. Klepadlo and Rebecca L. Klepadlo, his wife, by Deed from William O'Sullivan and Wendy O'Sullivan, his wife, dated 03/08/2002, recorded 04/03/2002 in Book 1962, Page 188.

Premises being: 213 THE HIDEOUT, A/K/A 1247 WOODVIEW TERRACE, LAKE ARIEL, PA 18436

Tax Parcel No. 12-0-0020-0123

Seized and taken in execution as Joseph B. Klepadlo 213 The Hideout A/K/A 1247 Woodview Terrace LAKE ARIEL PA 18436

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Rebecca L. Klepadlo 213 The  
Hideout a/k/a 1247 Woodview  
Terrace LAKE ARIEL PA 18436

Execution No. 979-Civil-2010  
Amount \$107,538.35 Plus  
additional

October 2, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

later than thirty (30) days after sale;  
and that distribution will be made in  
accordance with the schedule unless  
exceptions are filed within ten (10)  
days thereafter. No further notice of  
filing of the schedule of distribution  
need be given.

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

Andrew J. Marley, Esq.

**11/16/2012 • 11/23/2012 • 11/30/2012**



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**CIVIL ACTIONS FILED**

*FROM NOVEMBER 3, 2012 TO NOVEMBER 9, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2002-20741	PIERSON JANICE	11/08/2012	SATISFACTION	—
2007-21404	NEWBERRY WILLIAM	11/07/2012	SATISFACTION	12,860.00
2009-20017	RUTKOWSKI ALICE A	11/05/2012	SATISFACTION	12,944.58
2010-00467	MEYER MARILYN K	11/05/2012	WRIT OF EXECUTION	303,233.52
2010-00467	MEYER LAWRENCE J	11/05/2012	WRIT OF EXECUTION	303,233.52
2010-00501	RABEL ELAINE	P 11/09/2012	FINAL JUDGMENT	—
2010-00501	RABEL STEVE	P 11/09/2012	FINAL JUDGMENT	—
2010-00945	STRONG ALLEN	11/09/2012	DEFAULT JUDG IN REM	130,696.98
2010-00945	STRONG ELAINE A	11/09/2012	DEFAULT JUDG IN REM	130,696.98
2010-22043	KRETZSCHMAR CHARLES	11/07/2012	SATISFACTION	—
2010-22043	KRETZSCHMAR KATHRYN	11/07/2012	SATISFACTION	—
2011-00531	CONWAY REBECCA	11/08/2012	WITHDRAW JUDGMENT	—
2011-00651	PLASTARAS BRIAN PATRICK	11/09/2012	WRIT OF EXECUTION	219,371.67
2011-00651	PLASTARAS YVONNE D	11/09/2012	WRIT OF EXECUTION	219,371.67
2011-00668	DIEHL MATTHEW E	11/08/2012	WITHDRAW JUDGMENT	—
2011-00776	DIANDRIOLA PAUL	11/05/2012	DEFAULT JUDG IN REM	108,850.25
2011-20734	JONES MICHAEL A JR	11/07/2012	SATISFACTION	—
2011-20784	HONESDALE NATIONAL BANK GARNISHEE	11/09/2012	DISCONTINUE ATTACHMT	—
2012-00050	DECKER DANIEL C	11/09/2012	SATISFACTION	—
2012-00120	SWINGLE JEANETTE KC	11/07/2012	JDGMT BY COURT ORDER	8,772.13
2012-00127	CHRISTIANSSEN EMILY M	11/09/2012	DEFAULT JUDGMENT	7,649.16
2012-00132	SYLVIA WILLIAM I	11/09/2012	WRIT OF EXECUTION	85,855.99
2012-00132	SYLVIA HOLLY J	11/09/2012	WRIT OF EXECUTION	85,855.99
2012-00191	STANTON DONALD A	11/05/2012	WRIT OF EXECUTION	11,526.57
2012-00191	WAYNE BANK GARNISHEE	11/05/2012	WRIT OF EXECUTION	—
2012-00234	CORTER WALTER J	11/09/2012	WRIT OF EXECUTION	170,906.94
2012-00234	CORTER DONNA	11/09/2012	WRIT OF EXECUTION	170,906.94
2012-00259	OHEARN SHIRLEY B	11/07/2012	JDGMT BY COURT ORDER	3,398.63
2012-00277	HUMMEL BRADLEY D	11/06/2012	WITHDRAW LIS PENDENS	—
2012-00317	SWINGLE GARY	11/09/2012	DEFAULT JUDG IN REM	121,313.94
2012-00492	HARRIS THEODORE J	11/05/2012	WRIT OF EXECUTION	145,357.81
2012-00496	RAE KRISTYN	11/09/2012	DEFAULT JUDG IN REM	242,303.95
2012-00496	CAMPBELL ROBERT	11/09/2012	DEFAULT JUDG IN REM	242,303.95
2012-00504	GREEN MICHELLE	11/05/2012	WRIT OF EXECUTION	134,306.91
2012-00514	LEIDI JOHN D	11/08/2012	DEFAULT JUDGMENT	19,117.18
2012-00551	FRITSCH MATTHEW	11/09/2012	DEFAULT JUDG IN REM	105,597.40
2012-00557	DANIELS WILLIAM JOHN	11/09/2012	DEFAULT JUDG IN REM	228,995.42
2012-00557	DANIELS SHARON	11/09/2012	DEFAULT JUDG IN REM	228,995.42

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

2012-00614	SCRITCHFIELD JOHN L SR OR OCCUPANTS	11/05/2012	JUDGMENT IN EJECTMT	—
2012-00614	SCRITCHFIELD JOHN L SR OR OCCUPANTS	11/05/2012	WRIT OF POSSESSION	—
2012-00620	MONDAK MICHAEL J	11/05/2012	DEFAULT JUDG IN REM	227,795.65
2012-00620	CORDELL MONDAK JODY M	11/05/2012	DEFAULT JUDG IN REM	227,795.65
2012-00620	MONDAK MICHAEL J	11/05/2012	WRIT OF EXECUTION	227,795.65
2012-00620	CORDELL MONDAK JODY M	11/05/2012	WRIT OF EXECUTION	227,795.65
2012-00645	DONAHUE JOANNA M	11/09/2012	DEFAULT JUDGMENT	10,630.63
2012-20785	SLOSS WILLIAM W	11/05/2012	SATISFACTION	—
2012-20801	COLVILLE JEFFREY	11/07/2012	SATISFACTION	—
2012-21123	REPKIE SANDRA L	11/05/2012	SATISFACTION	—
2012-21345	OZBEK YAKUP	11/05/2012	SATISFACTION	—
2012-21502	GSCHWIND ELIZABETH	11/05/2012	JP TRANSCRIPT	8,608.67
2012-21503	DAY EDWIN	11/06/2012	FEDERAL TAX LIEN	292.88
2012-21503	DAYS BAKERY	11/06/2012	FEDERAL TAX LIEN	292.88
2012-21504	STRYKER ENERGY LLC	11/07/2012	JUDG/SO DIST TEXAS	18,245,069.18
2012-21505	PEIRSON RORY C	11/07/2012	TAX LIEN	1,399.43
2012-21506	BARCAROLA JOHN	11/07/2012	TAX LIEN	1,669.99
2012-21506	BARCAROLA VICTORIA	11/07/2012	TAX LIEN	1,669.99
2012-21507	KREMPASKY ANDREW W	11/07/2012	TAX LIEN	1,756.82
2012-21507	KREMPASKY MICHELE L	11/07/2012	TAX LIEN	1,756.82
2012-21508	MILLER MARK	11/07/2012	TAX LIEN	4,935.17
2012-21509	VANHAVERE BRUCE	11/08/2012	MUNICIPAL LIEN	685.60
2012-21509	RAY TRICIA R	11/08/2012	MUNICIPAL LIEN	685.60
2012-21510	PICCIOTTO FRANK S JR	11/08/2012	MUNICIPAL LIEN	359.64
2012-21511	RUSSELL WILLIAM J	11/08/2012	MUNICIPAL LIEN	361.82
2012-21512	SNIADACH DONNA MARIE	11/08/2012	MUNICIPAL LIEN	661.53
2012-21513	ORAWAN TOTOR MS	11/08/2012	MUNICIPAL LIEN	359.64
2012-21514	COWGER LISA	11/08/2012	JUDGMENT	5,869.50
2012-21515	BEECHER LEE M	11/08/2012	JUDGMENT	2,174.50
2012-21516	CHRISTOPHERSEN CARL L	11/08/2012	JUDGMENT	2,683.00
2012-21517	DRAKE BROOKE	11/08/2012	JUDGMENT	2,443.48
2012-21518	BARNES BRETT	11/08/2012	JUDGMENT	1,534.50
2012-21519	MASCARI WILLIAM	11/08/2012	JUDGMENT	5,768.00
2012-21520	PETERS MARISA LYN	11/08/2012	JUDGMENT	651.25
2012-21521	PETERS MARISA LYN	11/08/2012	JUDGMENT	1,024.50
2012-21522	GOODWIN BILL	11/08/2012	JP TRANSCRIPT	2,798.80
2012-21522	BILL GOODWIN LOGGING & EXCAVATING D/B/A	11/08/2012	JP TRANSCRIPT	2,798.80
2012-21523	WISE BRETT	11/09/2012	JUDGMENT	2,208.99
2012-21524	BURCHER BERRY G	11/09/2012	JUDGMENT	4,925.50
2012-21525	SWINGLE BRUCE D II	11/09/2012	JUDGMENT	5,386.46
2012-21525	LAMBERTON BRIAN A/K/A	11/09/2012	JUDGMENT	5,386.46
2012-21526	LEKNER THOMAS C	11/09/2012	JUDGMENT	2,695.50
2012-21527	COLEMAN JOSHUA JAMES	11/09/2012	JUDGMENT	1,958.00
2012-21528	COLEMAN JOSHUA JAMES	11/09/2012	JUDGMENT	1,099.50
2012-21529	COLEMAN JOSHUA JAMES	11/09/2012	JUDGMENT	385.00

2012-21530	COLEMAN JOSHUA JAMES		11/09/2012	JUDGMENT	1,650.18
2012-21531	COLEMAN JOSHUA JAMES		11/09/2012	JUDGMENT	450.50
2012-21532	COLEMAN JOSHUA JAMES		11/09/2012	JUDGMENT	6,071.07
2012-21533	JENKINS DEVON G		11/09/2012	JUDGMENT	1,711.00
2012-21534	ROSLER ANDREW		11/09/2012	JUDGMENT	1,214.50
2012-21535	POTTS JACOB		11/09/2012	JUDGMENT	1,764.50
2012-21536	RUSICH ANDREW S		11/09/2012	JUDGMENT	1,526.94
2012-21537	COOK RYAN D		11/09/2012	JUDGMENT	979.00
2012-21538	POTTS RICK D		11/09/2012	JUDGMENT	953.50
2012-21539	STEFONETTI CHARLES P		11/09/2012	JUDGMENT	1,127.87
2012-40077	MEYERS KEVIN OWNER	P	11/06/2012	STIP VS LIENS	—
2012-40077	MEYERS MELISSA OWNER	P	11/06/2012	STIP VS LIENS	—
2012-40077	REINFURT EXCAVATING INC CONTRACTOR		11/06/2012	STIP VS LIENS	—
2012-40078	MEYERS KEVIN OWNER	P	11/06/2012	STIP VS LIENS	—
2012-40078	MEYERS MELISSA OWNER	P	11/06/2012	STIP VS LIENS	—
2012-40078	TALLMAN MASONRY INC CONTRACTOR		11/06/2012	STIP VS LIENS	—
2012-40079	MEYERS KEVIN OWNER	P	11/06/2012	STIP VS LIENS	—
2012-40079	MEYERS MELISSA OWNER	P	11/06/2012	STIP VS LIENS	—
2012-40079	KILLAM CONSTRUCTION INC CONTRACTOR		11/06/2012	STIP VS LIENS	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00757	EDUCAP INC		PLAINTIFF	11/09/2012	—
2012-00757	RAVNIKAR SANDRA		DEFENDANT	11/09/2012	—
2012-00757	RAVNIKAR ANTHONY		DEFENDANT	11/09/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00750	BATCHER JOHN TRADING AS		PLAINTIFF	11/07/2012	—
2012-00750	CAMP UMPYS BAGELS & STUFF		PLAINTIFF	11/07/2012	—
2012-00750	DECROTIE JEROME A TRADING AS		DEFENDANT	11/07/2012	—
2012-00750	GREEN STREET DESIGN STUDIOS		DEFENDANT	11/07/2012	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00749	APPEL EARL		PLAINTIFF	11/06/2012	—
2012-00749	APPEL KAREN		PLAINTIFF	11/06/2012	—
2012-00749	SEM HOSPITALITIES INC		DEFENDANT	11/06/2012	—
2012-00749	MACKLE STEPHEN		DEFENDANT	11/06/2012	—
2012-00756	NOYE ROBERT		PLAINTIFF	11/08/2012	—
2012-00756	NOYE LIGIA		PLAINTIFF	11/08/2012	—
2012-00756	URBAN ALEXANDER		DEFENDANT	11/08/2012	—



**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00754	BUNTING BETTY R	PLAINTIFF	11/08/2012	—
2012-00754	BUNTING MARY B	DEFENDANT	11/08/2012	—
2012-00754	BUNTING ROBERT M SR ESTATE	DEFENDANT	11/08/2012	—
2012-00754	BUNTING ROBERT M	DEFENDANT	11/08/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00753	ROTHENBERG DEBORAH ELISE (ADMISSION TO WAYNE CTY. BAR)	PETITIONER	11/08/2012	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00752	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	11/07/2012	—
2012-00752	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	11/07/2012	—
2012-00752	COUNTRYWIDE HOME LOANS	PLAINTIFF	11/07/2012	—
2012-00752	DOE JOHN AND/OR TENANT/OCCUPANT	DEFENDANT	11/07/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00751	CITIZENS SAVINGS BANK	PLAINTIFF	11/07/2012	—
2012-00751	BURKE THOMAS M	DEFENDANT	11/07/2012	—
2012-00751	BURKE REBECCA M	DEFENDANT	11/07/2012	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00755	LOGAN LILLIAN S	PLAINTIFF	11/08/2012	—
2012-00755	LOGAN GLENN R	DEFENDANT	11/08/2012	—
2012-00762	BUNTING ROBERT M SR ESTATE OF	PLAINTIFF	11/07/2012	—
2012-00762	BUNTING MARY B ADM. EST OF ROBERT BUNTING SR	PLAINTIFF	11/07/2012	—
2012-00762	BUNTING BETTY R	DEFENDANT	11/07/2012	—
2012-00762	BUNTING GERALD W	DEFENDANT	11/07/2012	—

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 19, 2012 TO NOVEMBER 23, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Bracken Kevin	Wells Fargo Bank	Paupack Township	
Prisciandaro Linda			120,000.00
Kiesendahl Robert J	Dime Bank	Berlin Township	
		Berlin & Palmyra Twps	210,000.00
		Palmyra Township	
		Palmyra & Berlin Twps	210,000.00
Wood Katherine A Milley	Mortgage Electronic Registration Systems	Lake Township	126,530.00
Martell Vita	Mortgage Electronic Registration Systems	Lake Township	124,380.00
Hugg Robert	Citizens Savings Bank	Honesdale Borough	
Hugg Janet			95,000.00
Clayton Chris S	Mortgage Electronic Registration Systems	Salem Township	
Clayton Shelby A			150,200.00
Sturm David	Wayne Bank	Paupack Township	
Sturm Carol			100,000.00
Diehl Frederic	Dime Bank	Damascus Township	
Diehl Stacey			205,000.00
Soom Sunit	Independent Mortgage Company	Lake Township	
Soom Wenny Abreu			20,000.00
Abreusoom Wenny			
Rodriguez Roberto S	P N C Bank	Dreher Township	
Rodriguez Patricia			10,550.00
Eldred Jeanne M	Honesdale National Bank	Honesdale Borough	
Eldred Eugene M			50,000.00
Day James L	Honesdale National Bank	Manchester Township	
Day Donna J			57,000.00
Rickard Brian	Honesdale National Bank	Texas Township	
Rickard Tracy			18,000.00
Hickey Tracy			
Lancaster Linda A	Honesdale National Bank	Hawley Borough	15,000.00
Smith Russell James	Honesdale National Bank	Honesdale Borough	
Smith Lorie AKA		Honesdale Bor & Texas Twp	100,000.00
Smith Lori AKA		Texas Township	
		Texas Twp & Honesdale Boro	100,000.00
Miller Donna	Honesdale National Bank	Clinton Township	
Miller Dennis L			70,000.00
Jaggars Warren L Sr	Dime Bank	South Canaan Township	
Jaggars Linda A			9,000.00

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

Earle Jill Ellen	Mortgage Electronic Registration Systems	Paupack Township	
Earle Raymond D			232,040.00
Grossman Edward R	Honesdale National Bank	Cherry Ridge Township	
Grossman Amy C			375,000.00
Shaffer Phillip	Dime Bank	Salem Township	
Shaffer Kristen			125,000.00
Mesko Gary	First National Community Bank	Texas Township 1 & 2	112,500.00
Petsch William	Petsch Tammy	Waymart Borough	41,322.00
Grabowski Waldemar	Mortgage Electronic Registration Systems	Paupack Township	
Sniadach Kinga P			123,000.00
Black Robert D	Mortgage America Inc	Sterling Township	
Black Jean A			157,102.00
Muhlenberg Deane D K	Mortgage Electronic Registration Systems	South Canaan Township	
Muhlenberg Becky J		South Canaan & Canaan Twps	105,600.00
		Canaan Township	
		Canaan & South Canaan Twps	105,600.00
Sanpietro Robert	Honesdale National Bank	Texas Township	
Sanpietro Patricia E			107,000.00
Miller Edward	Wayne Bank	Canaan Township	10,000.00
Consilvio John	Wells Fargo Bank	Lake Township	
Consilvio Carolyn			65,000.00
McClure Timothy	Mortgage Electronic Registration Systems	South Canaan Township	
McClure Christine			150,500.00
Hudak Joseph D	Penn East Federal Credit Union	Dreher Township	
Hudak Joann M			246,900.00
Gunaratna Prasanna	Mortgage Electronic Registration Systems	Paupack Township	
Gunaratna Yoshinie			165,600.00
Novak Bruce	Wayne Bank	Scott Township	
Novak Glenna J			80,000.00
Campbell Anthony	Honesdale National Bank	Paupack Township	
Campbell Melissa S By Agent			187,000.00
Campbell Anthony Agent			
Hook Mark E	Wayne Bank	Honesdale Borough	
Menotti Mary C			52,000.00
Koshnick Andrea	Wells Fargo Bank	Salem Township	85,958.00
Hull Bruce	Dime Bank	Salem Township	
Hull Susan			100,000.00
Worzel Edwin Jr	Mortgage Electronic Registration Systems	Scott Township	
Worzel Carolyn Ann Eberlein			143,000.00
Iloff Merv	Dime Bank	Damascus Township	
Iloff Teri S			35,000.00
O'Reilly Melissa	Mortgage Electronic Registration Systems	Lake Township	
O'Reilly Lisa M			128,000.00

Bradley William J Bradley Elizabeth S	Wells Fargo Bank	Preston Township	42,200.00
Mann Harold Mann Bernadette	Bank Of America	South Canaan Township	60,000.00
Berger Arnold K Berger Yvonne M	Mortgage Electronic Registration Systems	Salem Township	83,900.00
Hendon John K Hendon Johanna B	Mortgage Electronic Registration Systems	Salem Township	109,500.00
Coccodrilli Jeffrey J Coccodrilli Erica L	Mortgage Electronic Registration Systems	South Canaan Township	237,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Licciardello Rosacio Anthony AKA	Bracken Kevin	Paupack Township	
Licciardello Rosario Anthony AKA	Prisciandaro Linda		Lot 299
Mastrachio Marie	Wood Katherine A Milley	Lake Township	Lot 4208
Fee Frederick Fee Cheryl	Martell Vita	Lake Township	Lot 1596
Lane Gary J Lane Linda	Clayton Chris S Clayton Shelby A	Salem Township	Lot 355
Deighton Melvin R Deighton Elizabeth Deighton Shirley E	Lyttle Constance F	Damascus Township	
Flowers Laurel A	Laurel Flowers Revocable Turst Flowers Laurel Tr	Damascus Township	
Moser Glenn A Moser Consatnce E	Diehl Frederic Diehl Stacey	Damascus Township	
Land Liquidator L L C	Shih Austin Xia Qian	Sterling Township	
Land Liquidator L L C Land Liquidator L L C	Rescue Housing Inc Lowe Gina Marie	Sterling Township Lehigh Township	
Big Bass Lake Inc	Land Liquidator L L C	Lehigh Township	
Tonnesen Haakon Tonnesen Ruth	Haakon E Tonnesen Family Tust Ruth Tonnesen Family Trust	Buckingham Township	
Scherzinger Patrick H By Af Scherzinger Sima Af Scherzinger Sima	Scherzinger Sima	Buckingham Township	
Fucile Dominic Fucile Barbara M	Lake Ariel Property	Lake Township	Lot 1004
Grossman Edward R	Grossman Edward R Grossman Amy C	Cherry Ridge Township	

Bellen Molly A	Mesko Gary	Texas Township 1 & 2	
Petsch Tammy	Petsch William	Waymart Borough	
Halat John J	Kreider Leroy S	Mount Pleasant Township	
Halat Elizabeth	Kreider Carol M		
Day Kathleen M	Kathleen M Day Living Trust	Mount Pleasant Township	
	Day Kathleen M Tr		
Grabowski Waldemar	Grabowski Waldemar	Paupack Township	
	Sniadach Kinga		Lot 281
Collins James T	Black Robert D	Sterling Township	
Collins Linda	Black Jean A		Lot 53
Fannie Mae AKA	Felice Thomas M	Lake Township	
Federal National Mortgage Association AKA	Felice Doreen E		Lot 1514
K M L Law Group			
Carlough Joan M	Consilvio John	Lake Township	
	Consilvio Carolyn		Lot 3459
Thol Lance	Thol Lance	Damascus Township	
Thol Marian AKA	Thol Marion		
Thol Marion AKA	Pennell Hillary C		
Pennell Hillary C	Thol Jordan T		
Thol Jordan T			
Schultz Kevin L	Pranzo Thomas J	Paupack Township	
Schultz Lynn Marie	Pranzo Denise		
Hudak Joseph D	Hudak Joseph D	Dreher Township	
Hudak Joseph O	Hudak Joann M		
Banham Joann M			
Hudak Joann M			
Tusa Michael	Finger James	Salem Township	
Pykus Mark A	Beer Leonard	Lebanon Township	
Pykus Susan			
Boardwalk Properties	Gunaratna Prasanna	Paupack Township	
	Gunaratna Yoshinie		Lots 82 & 83
Miskovsky Mary Lou	Kirchner Douglas	Damascus Township	Lot 10
Durst Steven S	Oreilly Melissa	Lake Township	
Durst Victoria M	Oreilly Lisa M		
Fulmer Judith Exr AKA	Fulmer Judith V	Scott Township	
Fulmer Judith V Exr AKA	Fulmer Christopher G		
Fulmer Harold G III Est AKA			
Fulmer Harold G Est AKA			
Parapar George H	Buhosky Gerard R	Lehigh Township	Lots 109 & 110
Henwood Bruce Allen	Henwood William J Jr	Sterling Township	Parcel A
Humphrey Ardis J	Humphrey Ann C	Clinton Township 1	
Humphrey Ann C	Humphrey Bethany		
Humphrey Bethany	Humphrey William J		
Cocodrilli Jeffrey J	Cocodrilli Jeffrey J	South Canaan Township	
Cocodrilli Erica L	Cocodrilli Erica L		
Kovaleski Erica L			

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4 hours substantive/0 hour ethics

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