

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ DECEMBER 9, 2011 ★ Honesdale, PA ★ No. 39



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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
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Subscription Year: March–February  
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards  
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Mark Steelman

**District Attorney**

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**Chief Public Defender**

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**Auditors**

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Administration have been issued in the Estate of Lynne Gail Roethel, who died on October 25, 2011, late resident of 467 Spring Hill Road, PO Box 56, Sterling, PA 18463, to Joseph T. Roethel. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431. LEE C. KRAUSE, ESQUIRE ATTORNEY FOR THE ESTATE

**12/9/2011 • 12/16/2011 • 12/23/2011**

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**EXECUTRIX NOTICE**

Estate of ELEANOR B. KLEFFMAN  
Late of Milanville  
Executrix  
BARBARA A. CONKLIN

1144 CALKINS ROAD  
MILANVILLE, PA 18443  
Executrix  
CAROL M. GILES  
PO BOX 12  
POYNTELLE, PA 18454  
Attorney  
RICHARD B. HENRY, ESQUIRE  
1105 COURT STREET,  
HONESDALE, PA 18431

**12/9/2011 • 12/16/2011 • 12/23/2011**

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**ADMINISTRATRIX NOTICE**

Estate of ALLAN T. RAKE  
AKA ALLAN RAKE  
Late of Damascus Township  
Administratrix  
JOAN RAKE  
76 RUTLEDGEDALE RD.  
TYLER HILL, PA 18469  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**12/9/2011 • 12/16/2011 • 12/23/2011**

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**EXECUTOR NOTICE**

Estate of ALBERT E. MISZLER  
Late of Cherry Ridge Township  
Executor  
JAMES MISZLER  
94 CHARLES STREET  
HAWLEY, PA 18428  
Attorney  
RICHARD B. HENRY, ESQUIRE  
1105 COURT STREET,  
HONESDALE, PA 18431

**12/2/2011 • 12/9/2011 • 12/16/2011**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Virginia Cartwright, Executrix of the Estate of Joseph J. Milewski, late of Paupack Township, Wayne County, Pennsylvania who died on November 10, 2011. 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 Executrix, Virginia Cartwright c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/2/2011 • 12/9/2011 • 12/16/2011

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**ADMINISTRATOR NOTICE**

Estate of GERTRUDE W. SCHARDT  
Late of Hawley Borough  
Administrator  
GEORGE W. SCHARDT  
8960 SW 125 TERRACE  
MIAMI, FL 33176  
Attorney  
JOHN F. SPAU  
2573 RT. 6  
HAWLEY, PA 18428

12/2/2011 • 12/9/2011 • 12/16/2011

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**ADMINISTRATOR NOTICE**

Estate of STEVE REYNOLDS  
Late of Honesdale, PA  
Who died on September 16, 2011  
Administratrix  
PAULA REYNOLDS  
225 VINE STREET,  
HONESDALE, PA 18431  
HOWELL, HOWELL & KRAUSE  
ATTENTION: ATTORNEY  
ALFRED G. HOWELL  
109 NINTH STREET,

HONESDALE, PA 18431

11/25/2011 • 12/2/2011 • 12/9/2011

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**ADMINISTRATRIX NOTICE**

Estate of ELIZABETH JAMES  
Late of Honesdale, PA  
Who died on November 2, 2011  
Administratrix(s)  
PATRICIA E. RUPPERT  
DIANA S. BLOXHAM  
C/O  
ATTORNEY MARK ZIMMER  
1133 MAIN STREET  
HONESDALE, PA 18431

11/25/2011 • 12/2/2011 • 12/9/2011

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**ADMINISTRATRIX NOTICE**

Estate of JEAN R. LECHNER  
AKA JEAN LECHNER  
Late of Narrowsburg, New York  
Administratrix  
BERTHA MENGES  
3065 BUCKHORN DRIVE  
LANCASTER, PA 17601  
Attorney  
SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

11/25/2011 • 12/2/2011 • 12/9/2011

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**ADMINISTRATOR NOTICE**

Estate of HELEN BREITINGER  
Late of Canaan Township  
Administrator  
CHRISTOPHER FARRELL, ESQ  
PO BOX 312  
WAYMART PA 18472

11/25/2011 • 12/2/2011 • 12/9/2011

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**OTHER NOTICES**

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**AMENDED  
LEGAL NOTICE  
NOTICE OF PROPOSED  
PRIVATE SALE**

Sale # 2011-277 NR  
The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 08-341-55.2 located in Dreher Township at private sale for \$2,800.00. The assessment records indicate that there are not improvements. The assessed value of the property is \$26,800.00 and is deeded in the name of Liegh & Joan Robacker. The property is described as Residential Acreage one to Ten Acres. Lot is 3.65 acres. The delinquent taxes lodged against this property for 2008, 2009, 2010 & 2011. Total is \$1,639.00. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/12/2010. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax

Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR  
WAYNE COUNTY TAX CLAIM  
BUREAU  
DATE: 12/01/11

**12/9/2011 • 12/23/2011**

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**LEGAL NOTICE**  
CHESTER M. O'CONNELL

9 Chet Drive  
Waymart, Pennsylvania 18472  
Plaintiff

vs.

JOHN S. DEVINE and  
RUTH Y. DEVINE, his wife  
their successors, assigns and  
anyone claiming by, through or  
under their Estate  
480 Pulis Avenue  
Franklin Lakes, New Jersey 07417  
Defendants

CIVIL ACTION-LAW  
NO. 731 CIVIL 2011

NOTICE TO DEFEND AND  
CLAIM RIGHTS

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an Attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and the Court without further notice may enter a Judgment against you for any

money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

**NORTHERN PENNSYLVANIA LEGAL SERVICES, INC.**  
Wayne County Courthouse  
925 Court Street  
Honesdale, Pennsylvania 18431  
(570) 253-1031

**HOWELL, HOWELL & KRAUSE,**  
**ALFRED J. HOWELL, ESQUIRE**  
Attorney for Plaintiff  
109 Ninth Street  
Honesdale, Pennsylvania 18431  
(570) 253-2520

**11/25/2011 • 12/2/2011 • 12/9/2011**

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**LEGAL NOTICE**

LEGAL NOTICE re: 726-Civil-2011, Nina L. Rosengrant, widow, vs. W. Walter Benjamin, a/k/a William Walter Benjamin and Alton Benjamin, devisees of the Estate of F. L. Benjamin, their heirs, successors, assigns, and anyone claiming by, through or under them. NOTICE TO: W. WALTER BENJAMIN, A/K/A WILLIAM WALTER BENJAMIN AND ALTON BENJAMIN, devisees of the Estate of F. L.

Benjamin, their heirs, successors, assigns, and any and all other persons claiming any right, title or interest in or to the subject real property other than plaintiff. TAKE NOTICE THAT plaintiff has commenced an action against you in the Court of Common Pleas of Wayne County, Pennsylvania, which action is docketed to the above number and term, to quiet title in the plaintiff with respect to the certain real property located in Lake Township, Wayne County, Pennsylvania, identified more specifically as tax map number 12-0-0291-0044. YOU ARE HEREBY NOTIFIED that you will have twenty (20) days from the third publication of this notice to file an Answer to plaintiff's Complaint. If you fail to do so final judgment may be entered against you, as prayed for in the Complaint. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff in the Complaint. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be



able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

NORTHERN PENNSYLVANIA  
LEGAL SERVICES, INC.  
Wayne County Courthouse  
925 Court Street  
Honesdale, PA 18431  
1-877-515-7465

Sally N. Rutherford, Esquire  
Attorney for Plaintiffs  
921 Court Street  
Honesdale PA 18431  
570-253-2500

11/25/2011 • 12/2/2011 • 12/9/2011

#### **SHERIFF'S SALES**

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

#### **SHERIFF'S SALE DECEMBER 14, 2011**

By virtue of a writ of Execution U.S. Bank National Association as Trustee for RASC 2006KS9 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 December, 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 partly in the

Township of Mount Pleasant and partly in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route L.R. 63040, said point of beginning being also the Southeasterly corner of lands now or formerly of V. Spaulding; thence along said lands North zero (0) degrees zero (0) minutes seventeen (17) seconds East four hundred thirty-five and twenty-seven hundredths (435.27) feet to an iron pin corner in a stone wall in the line of lands now or formerly of Hutchison; thence along said stone wall and said lands North seventy-five (75) degrees thirty-six (36) minutes forty-seven (47) seconds East one hundred and no hundredths (100.00) feet to an iron pin being the Northwesterly corner of lands now or formerly of Valentine J. Lawnik, et ux, thence along said lands South thirteen (13) degrees thirteen (13) minutes fifty-one (51) seconds East four hundred thirteen and sixty-seven hundredths (413.67) feet (passing thru an iron pin) to a point in the center line of Legislative Route L.R. 63040; thence along the center line of L.R. 63040 South seventy-three (73) degrees eighteen (18) minutes forty-seven (47) seconds West two hundred and no hundredths (200.00) feet to the place of BEGINNING. CONTAINING one and forty-three hundredths (1.43) acres, be the same more or less.

UNDER AND SUBJECT to that



portion of the above described premises which lies within the right of way of L.R. 63040.

The foregoing description is in accordance with map of survey made by Robert J. Kretschmer, R.S. dated May 5, 1978 approved by the Mount Pleasant Township Planning Commission September 29, 1978 and approved by Wayne County Planning Commission for Township of Clinton on October 10, 1978, a map of which is recorded in Wayne County Map Book 39 at page 45.

TITLE TO SAID PREMISES VESTED IN Joseph Hornung and Shannon Hornung, his Wife, by Deed from Joseph Hornung and Shannon Clemo, now by marriage, Shannon Hornung, Dated 09/15/2006, Recorded 10/03/2006 in Book 3144, Page 339.

Premises being: 539 CREAMTON DRIVE, PLEASANT MOUNT, PA 18453-4525

Tax Parcel No. 06-1-0212-0029.A004

Seized and taken in execution as Joseph Hornung 539 Creamton Drive PLEASANT MOUNT PA 18453 Shannon Hornung F/K/A Shannon Clemo 539 Creamton Drive PLEASANT MOUNT PA 18453

Execution No. 648-Civil-2010  
Amount \$128,306.68 Plus  
additional

October 18, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Daniel G. Schmiege Esq

**11/25/2011 • 12/2/2011 • 12/9/2011**

**SHERIFF'S SALE  
JANUARY 4, 2012**

By virtue of a writ of Execution North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the Township of Lehigh in the development of Pocono Ranchettes,

Inc., County of Wayne and State of Pennsylvania, to wit: Lot No. 10, Block No. B of Section 7 as shown on the survey and original plan of Pocono Ranchettes, Inc., Wayne County, Pennsylvania in Map Book 10 at Page 158 reference being made thereto for a more particular description of the lot or lots herein before described and herein conveyed.

THE said POCONO RANCHETTES, Inc., also conveyed unto the said Grantees and their successors in title, a right of way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plat, reserving, however, to said Pocono Ranchettes, Inc., the right to install telephone and electric poles and wires, gas and water mains, sewer lines, or to permit the same to be done, in, upon and over the said roads, lanes, drives, and easement areas as shown on said plat or annexes thereto.

Address being: 18 NO NAME TRAIL, POCONO RANCHETTES, GOULDSBORO, PA 18428

Wayne County Tax Map No. 14-0-0017-0004

Seized and taken in execution as Earl Toler 223 Annette Marie Drive Long Pond PA 18334  
Anne Toler 223 Annette Marie Drive Long Pond PA 18334

Execution No. 0729-Judgment-2009  
Amount \$3,994.10 Plus additional

October 18, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Robert P. Daday, Esq.

**12/9/2011 • 12/16/2011 • 12/23/2011**

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**SHERIFF'S SALE  
JANUARY 4, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National 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 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property,

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

BEGINNING in the center of State Road Route 63013, a common corner of lands herein conveyed and lands recently conveyed to James McCarron, et ux.; thence North forty-two (42) degrees twenty-three (23) minute West one hundred fifty (150) feet to a point in the center of said State Road; thence along line of lands of Gertrude Soper marked generally by a stones row South forty-six (46) degrees fifty (50) minutes West four hundred forty-six and five one-hundredths (446.05) feet

to a common corner of land herein conveyed and land now or formerly of Ralph Snyder; thence along line of Snyder South forty-three(43) degrees ten (10) minutes East one hundred fifty (150) feet to a point in the center of a 40 foot driveway; thence along the center of the 40 foot driveway North forty-six (46) degrees fifty (50) minutes East four hundred forty-four (444) feet to the point and place of BEGINNING.

CONTAINING 1.5 acres more or less.

The foregoing description is in accordance with map and survey of George E. Ferris, R.S. marked "map of Part of the O. R. Hughes Property, Lake Township, Wayne Co., Pa., Sept. 17, 1965, scale 1" = 60'."

ALSO GRANTING AND

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AM Best's Insurance Company Rating Guide.

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CONVEYING TO Grantees and Grantees' heirs and assigns, a right of way for the purposes of ingress, egress and regress over the 40 foot driveway adjoining premises herein conveyed;

EXCEPTING AND RESERVING TO the (prior) Grantor and (prior) Grantor's heirs and assigns and others, a right of way, in common with the Grantees and Grantee's heirs and assigns, over one-half width of the 40 foot driveway or right of way adjoining premises herein conveyed. UNDER AND SUBJECT to the right of the public to use one-half width of the adjoining State Road for public purposes.

THE RIGHT TO THE USE, in common with others, of the 40 foot drive adjoining premises conveyed is subject to the burden that Grantees, their heirs and assigns, will contribute to and maintain their equitable share of the cost of said right of way.

ALSO GRANTING AND CONVEYING, setting over and assigning, unto the Grantees, their heirs and assigns, the right and privilege of exercising, in common with (prior) Grantor and (prior) Grantor's prior and subsequent assigns, such rights (and subject to such restrictions) as (prior) Grantor may have acquired (or to which (prior) grantor may be obligated) under the provisions of an agreement or indenture wherein Eltinge S. LaBarr et al are parties and Alice Huges et vir are parties, which document is dated

September 1, 1959 and recorded in Wayne County Deed Book 204 at page 290.

SUBJECT TO the conditions, restrictions, and limitations as contained in prior deeds in the chain of title.

BEING THE SAME premises which Carol O'Donnell and Robert O'Donnell, her husband, by their instituted by:

Seized and taken in execution as Robert O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909 deed dated November 30, 1973 and recorded on April 3, 1974, in the Office of the Recorder of Carol A. O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909

Deeds in and for Wayne County, Pennsylvania in Record Book Volume 305, Page 755, granted and conveyed unto Carol O'Donnell and Robert O'Donnell, her husband.

Execution No. 816-Civil-2010 Amount \$201,466.25 Plus additional SAID PREMISES COMMONLY KNOWN AS: 104 Lake Heights Court, Lake Ariel, Pennsylvania 18436

BEING WAYNE COUNTY MAP NO. 12-0-0013-0115

October 18, 2011 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

**NOTICE:**

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

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

Richard Brent Somach, Esq,

**12/9/2011 • 12/16/2011 • 12/23/2011**

**SHERIFF'S SALE  
JANUARY 4, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

**ALL THAT CERTAIN** lot piece or parcel of land lying, situate and being in the Borough of Hawley,

County of Wayne, Commonwealth of Pennsylvania, more particularly bounded and described as follows to wit:

Known and designated as Lot No. Eleven (11) according to David Bishop's map of building lots on Spring Street, bounded and described as follows to wit: Southward Sixty (60) feet by Spring Street, Westward 130 feet by Lot No. 13, Northward Sixty (60) feet by Lot No. 8 on Sixteenth Street, and Eastward 130 feet by Lot No. 9 on Spring Street. Containing 7,800 square feet.

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

**TITLE TO SAID PREMISES IS VESTED IN** David Sague, by Deed from Michael McKalotz, dated 09/07/2006, recorded 09/13/2006 in Book 3126, Page 248.

Premises being: 605 SPRING STREET, HAWLEY, PA 18428-1440

Improvements thereon:  
**RESIDENTIAL DWELLING**

Tax Parcel No. 10-0-0005-0158

Seized and taken in execution as David Sague 605 Spring Street HAWLEY PA 18428

Execution No. 838-Civil-2010

Amount \$118,395.78 Plus  
additional

October 18, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Daniel G. Schmieg Esq

**12/9/2011 • 12/16/2011 • 12/23/2011**

**SHERIFF'S SALE  
JANUARY 4, 2012**

By virtue of a writ of Execution Wells Fargo Bank, N.A., s/b/m to Wachovia Bank, National 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 4th day of January, 2012 at 10:00 AM in the Conference Room on the third

floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

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

**BEGINNING** in the center of State Road Route 63013, a common corner of lands herein conveyed and lands recently conveyed to James McCarron, et ux.; thence North forty-two (42) degrees twenty-three (23) minute West one hundred fifty (150) feet to a point in the center of said State Road; thence along line of lands of Gertrude Soper marked generally by a stones row South forty-six (46) degrees fifty (50) minutes West four hundred forty-six and five one-hundredths (446.05) feet to a common corner of land herein conveyed and land now or formerly of Ralph Snyder; thence along line of Snyder South forty-three(43) degrees ten (10) minutes East one hundred fifty (150) feet to a point in the center of a 40 foot driveway; thence along the center of the 40 foot driveway North forty-six (46) degrees fifty (50) minutes East four hundred forty-four (444) feet to the point and place of **BEGINNING**.

**CONTAINING** 1.5 acres more or less.

The foregoing description is in accordance with map and survey of George E. Ferris, R.S. marked "map of Part of the O. R. Hughes Property, Lake Township, Wayne Co., Pa.,

Sept. 17, 1965, scale 1" = 60'."

ALSO GRANTING AND CONVEYING TO Grantees and Grantees' heirs and assigns, a right of way for the purposes of ingress, egress and regress over the 40 foot driveway adjoining premises herein conveyed;

EXCEPTING AND RESERVING TO the (prior) Grantor and (prior) Grantor's heirs and assigns and others, a right of way, in common with the Grantees and Grantee's heirs and assigns, over one-half width of the 40 foot driveway or right of way adjoining premises herein conveyed. UNDER AND SUBJECT to the right of the public to use one-half width of the adjoining State Road for public purposes.

THE RIGHT TO THE USE, in common with others, of the 40 foot drive adjoining premises conveyed is subject to the burden that Grantees, their heirs and assigns, will contribute to and maintain their equitable share of the cost of said right of way.

ALSO GRANTING AND CONVEYING, setting over and assigning, unto the Grantees, their heirs and assigns, the right and privilege of exercising, in common with (prior) Grantor and (prior) Grantor's prior and subsequent assigns, such rights (and subject to such restrictions) as (prior) Grantor may have acquired (or to which (prior) grantor may be obligated) under the provisions of an agreement or indenture wherein

Eltinge S. LaBarr et al are parties and Alice Huges et vir are parties, which document is dated September 1, 1959 and recorded in Wayne County Deed Book 204 at page 290.

SUBJECT TO the conditions, restrictions, and limitations as contained in prior deeds in the chain of title.

BEING THE SAME premises which Carol O'Donnell and Robert O'Donnell, her husband, by their

instituted by:

Seized and taken in execution as Robert O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909 deed dated November 30, 1973 and recorded on April 3, 1974, in the Office of the Recorder of Carol A. O'Donnell 1738 NE 35th Street CAPE CORAL FL 33909

Deeds in and for Wayne County, Pennsylvania in Record Book Volume 305, Page 755, granted and conveyed unto Carol O'Donnell and Robert O'Donnell, her husband.

Execution No. 816-Civil-2010 Amount \$201,466.25 Plus additional

SAID PREMISES COMMONLY KNOWN AS: 104 Lake Heights Court, Lake Ariel, Pennsylvania 18436

BEING WAYNE COUNTY MAP NO. 12-0-0013-0115



October 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.**

Richard Brent Somach, Esq.

**12/9/2011 • 12/16/2011 • 12/23/2011**

**SHERIFF'S SALE  
JANUARY 4, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract of parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3264, Section 30 of the Hideout, a subdivision situate in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats therof recorded in the Office of the Recorder of Deeds in Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, 34,37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, page 62 and 63; March 14, 1971 in Plat Book 5, page 68; May 10, 1971 in Plat Book 5, page 71 and 72; March 14, 1972 in Plat Book 5, page 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, page 93 through 95; September 26, 1972 in Plat Book 5, page 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, Page 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119 and September 24, 1973 in Plat Book 5, page 120 through 123.

A More Accurate description of the above premises are described as follows:

BEGINNING at a placed iron pin for a corner in the Southerly side or right-of-way line of Northgate Road, the most Northeasterly corner of the herein described tract and common to the Northwesterly corner of Lot No. 3263; thence

leaving said road and along the Westerly side of Lot No. 3263 South 7 degrees 51 minutes 26 seconds East 205.08 feet to a found iron pin for a corner; thence along Hideout property lands South 82 degrees 6 minutes 15 seconds West 75.00 feet to a found iron pin corner, the common most southeasterly corner of Lot No. 3265; thence along the easterly side of same North 7 degrees 51 minutes 26 seconds West 205.13 feet to a found R.R. spike for a corner in the aforementioned right-of-way; thence along the Southerly side of same South 82 degrees 8 minutes 34 seconds West 75.00 feet to the place of the BEGINNING. CONTAINING 15,383 Square feet, Legal Description pursuant to a survey by Karl A. Hennings, professional Land Surveyor.

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

TITLE TO SAID PREMISES IS VESTED IN Julia Marie Promnitz A/K/A Julia M. Promnitz, by Deed from Gary Sullivan and Jeanne Sullivan, his wife, dated 09/24/2004, recorded 09/28/2004 in Book 2600, Page 340.

Premises being: 3264 NORTHGATE ROAD, LAKE ARIEL, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Tax Parcel No. 12-0-0033-0074

Seized and taken in execution as Julia Marie Promnitz a/k/a Julia M. Promnitz 1150 The Hideout 3264 Northgate Road LAKE ARIEL PA 18436

Execution No. 893-Civil-2010  
Amount \$119,725.22 Plus additional

October 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.

Daniel G. Schmiege Esq

12/9/2011 • 12/16/2011 • 12/23/2011

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**CIVIL ACTIONS FILED**


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*FROM NOVEMBER 12, 2011 TO NOVEMBER 18, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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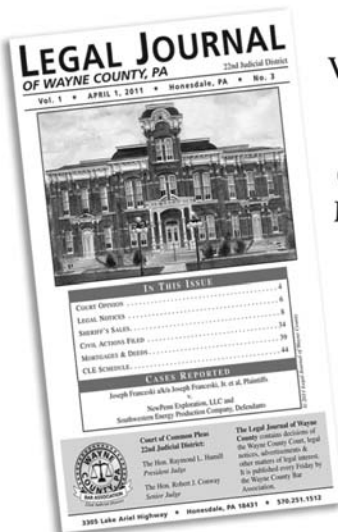
**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2006-20846	KOSTIGE IRENE	11/16/2011	SATISFACTION	15,480.00
2008-20157	CHESTER JOHN	11/15/2011	SATISFACTION	13,313.57
2008-20157	CHESTER HELENA CARA	11/15/2011	SATISFACTION	13,313.57
2008-21940	DEVINE DARLENE K	11/14/2011	SATISFACTION	2,408.00
2009-00241	BOLLING RUDOLPH L	11/15/2011	VACATE JUDGMENT	—
2009-00294	PARKER BARBIE J	11/14/2011	WRIT OF EXECUTION	221,097.90
2009-00462	VANZUIDAM WALTER JR.	11/18/2011	VACATE JUDGMENT	—
2009-00677	NOGRADY JOHANNA M	11/15/2011	WRIT OF EXECUTION	45,471.55
2009-00884	SUTLIFF EDWARD	11/14/2011	WRIT OF EXECUTION	137,321.32
2009-00884	SUTLIFF JUDY	11/14/2011	WRIT OF EXECUTION	137,321.32
2009-01083	ZABOROWSKI GREGORY J	11/14/2011	WRIT OF EXECUTION	401,298.27
2009-01083	ZABOROWSKI JEANNINE	11/14/2011	WRIT OF EXECUTION	401,298.27
2010-00294	ROWLES TODD J	11/14/2011	WRIT OF EXECUTION	86,613.75
2010-00294	ROWLES TODD M A/K/A	11/14/2011	WRIT OF EXECUTION	86,613.75
2010-00294	ROWLES NICOLE M	11/14/2011	WRIT OF EXECUTION	86,613.75
2010-00768	ELLIOTT ROBERT S	11/14/2011	WRIT OF EXECUTION	159,998.55
2010-00768	ELLIOTT CHRISTINE	11/14/2011	WRIT OF EXECUTION	159,998.55
2010-00770	HAXHAJ ALI	11/14/2011	WRIT OF EXECUTION	394,027.74
2010-00770	BARDHAJ BEKIM	11/14/2011	WRIT OF EXECUTION	394,027.74
2010-00862	RIZZI TERRI LEI	11/15/2011	WRIT OF EXECUTION	1,461.01
2010-00862	HONESDALE NATIONAL BANK GARNISHEE	11/15/2011	WRIT OF EXECUTION	—
2010-20134	BARNESLEY SQUARE LP A DELAWARE LIMITED PARTNERSHIP	11/17/2011	SATISFACTION	—
2010-20134	BARNESLEY MANAGEMENT LLC PENNA LIMITED LIABILITY CO	11/17/2011	SATISFACTION	—
2010-20134	SELVAGGIO STEPHEN F JOINTLY AND SEVERALLY	11/17/2011	SATISFACTION	—
2010-20134	SELVAGGIO TERESA JOINTLY & SEVERALLY	11/17/2011	SATISFACTION	—
2010-20134	SELVAGGIO TERESA A A/K/A JOINTLY AND SEVERALLY	11/17/2011	SATISFACTION	—
2010-20135	BARNESLEY SQUARE LP A DELAWARE LIMITED PARTNERSHIP	11/17/2011	SATISFACTION	—
2010-20135	BARNESLEY MANAGEMENT LLC PENNA LIMITED LIABILITY CO	11/17/2011	SATISFACTION	—
2010-20135	SELVAGGIO STEPHEN F JOINTLY & SEVERALLY	11/17/2011	SATISFACTION	—
2010-20135	SELVAGGIO TERESA A JOINTLY & SEVERALLY	11/17/2011	SATISFACTION	—

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

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2010-20143	BESKOVOYNE DARYL	11/16/2011	SATISFACTION	578.04
2010-20143	BESKOVOYNE GERARD T	11/16/2011	SATISFACTION	578.04
2010-20745	KELLOGG PAUL SR	11/15/2011	SATISFACTION	6,819.33
2010-21597	MILLER BARRY	11/15/2011	SATISFACTION	—
2010-21597	MILLER GRACE PARSEGHIAN	11/15/2011	SATISFACTION	—
2010-21597	PARSEGHIAN GRACE MILLER	11/15/2011	SATISFACTION	—
2010-21724	BESKOVOYNE DARYL	11/16/2011	SATISFACTION	577.09
2010-21724	BESKOVOYNE GERARD T	11/16/2011	SATISFACTION	577.09
2010-2202B	ABRAMS LAWRENCE J	11/14/2011	SATISFACTION	1,977.54
2010-2202S	TOTH MARIA A	11/14/2011	SATISFACTION	1,977.54
2011-00531	CONWAY REBECCA	11/15/2011	DEFAULT JUDGMENT	89,074.57
2011-00574	MIGLIORE CHRISTOPHER	11/14/2011	DEFAULT JUDGMENT	444,059.28
2011-00574	GRASSO LISA	11/14/2011	DEFAULT JUDGMENT	444,059.28
2011-00574	MIGLIORE LISA N/K/A	11/14/2011	DEFAULT JUDGMENT	444,059.28
2011-00574	MIGLIORE SALVATORE	11/14/2011	DEFAULT JUDGMENT	444,059.28
2011-00580	BANNON JAMES A	11/15/2011	DEFAULT JUDGMENT	48,024.54
2011-00580	BANNON JOYCE	11/15/2011	DEFAULT JUDGMENT	48,024.54
2011-00580	BANNON JOYCE A A/K/A	11/15/2011	DEFAULT JUDGMENT	48,024.54
2011-00590	CUSH THOMAS J	11/15/2011	DEFAULT JUDGMENT	11,584.03
2011-00629	HARRISON GEORGE F	11/18/2011	DEFAULT JUDGMENT	24,885.37
2011-00683	MIHALIK GREGORY T	11/17/2011	WRIT OF EXECUTION	201,823.30
2011-00683	MIHALIK SHELLY R	11/17/2011	WRIT OF EXECUTION	201,823.30
2011-00726	BENJAMIN W WALTER A/K/A	11/15/2011	QUIET TITLE	—
2011-00725	BENJAMIN WILLIAM WALTER	11/15/2011	QUIET TITLE	—



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2011-00726	BENJAMIN ALTON	11/15/2011	QUIET TITLE	—
2011-00726	BENJAMIN F L DECEASED	11/15/2011	QUIET TITLE	—
2011-20096	RIVERA GAIL B	11/15/2011	SATISFACTION	7,409.25
2011-20470	SMITH BUSING STUDENT TRANSPORTATION	11/15/2011	SATISFACTION	39,681.06
2011-20839	SHELLY PATRICK	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21418	BESKOVOYNE DARYL	11/16/2011	SATISFACTION	1,103.25
2011-21418	BESKOVOYNE GERARD T	11/16/2011	SATISFACTION	1,103.25
2011-21482	BOROCHANERGLN	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21482	BOROCHANER JILL F	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21599	CONTAFFIO MARY LOU JONES	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21599	JONES MARY LOU CONTAFFIO	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21699	DURKAN ANN A JONES	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21599	JONES ANN A DURKAN	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21599	JONES ARTHUR ROBERT	11/15/2011	WRIT OF SCIRE FACIAS	—
2011-21734	KENTHACK SUSAN MARIE	11/14/2011	JP TRANSCRIPT	4,901.57
2011-21734	LOGIUDICE JOY	11/14/2011	JP TRANSCRIPT	4,856.65
2011-21735	ROGERS DAVID	11/14/2011	JPTRANSCRIPT	3,595.05
2011-21736	FAATZ EARL	11/14/2011	JP TRANSCRIPT	2,922.68
2011-21737	VANDERBECK PHILIP	11/14/2011	JP TRANSCRIPT	7,081.45
2011-21738	RIVERA KAREN GORMAN	11/14/2011	JP TRANSCRIPT	1,710.15
2011-21738	GORMAN KAREN RIVERA	11/14/2011	JP TRANSCRIPT	1,710.15
2011-21739	CARNEY PHILIP	11/14/2.011	JP TRANSCRIPT	4,488.15
2011-21740	CABLE ALTON B	11/14/2011	JP TRANSCRIPT	8,029.70
2011-21741	BRICE DENISE	11/14/2011	JPTRANSCRIPT	7,937.05
2011-21742	FIELD HEATHER C	11/14/2011	JP TRANSCRIPT	1,610.13
2011-21743	HECK IRVIN	11/14/2011	JP TRANSCRIPT	2,767.91
2011-21743	HECK KATHLEEN	11/14/2011	JP TRANSCRIPT	2,757.91
2011-21744	FITZGERALD KEVIN	11/14/2011	JP TRANSCRIPT	5,357.09
2011-21744	FITZGERALD JACQUELYN	11/14/2011	JP TRANSCRIPT	5,357.09
2011-21746	LEKNER THOMAS	11/14/2011	JP TRANSCRIPT	3,290.17
2011-21747	PATRISSO LAWRENCE	11/14/2011	JP TRANSCRIPT	1,337.07
2011-21748	MURRAY JEFFREY M	11/14/2011	JP TRANSCRIPT	3,365.33
2011-21749	SCHAFFER CHARLOTTE	11/14/2011	JP TRANSCRIPT	5,680.64
2011-21750	GAVIN RICHARD	11/14/2011	JP TRANSCRIPT	9,098.45
2011-21751	KASPER CHRISTOPHER T	11/14/2011	JP TRANSCRIPT	1,146.06
2011-21752	SMITCHEL HARRY	11/14/20U	JP TRANSCRIPT	1,331.17
2011-21753	DUBOIS ANNE	11/14/2011	JP TRANSCRIPT	3,041.68
2011-21754	VOGEL TERRY L	11/M/2011	JP TRANSCRIPT	2,589.34
2011-21755	BRIGGS MELISSA	11/15/2011	JP TRANSCRIPT	4,238.80
2011-21756	MILES WILLIAM D	11/15/2011	FEDERAL TAX LIEN	128,949.20
2011-21757	TELECOM INTEGRITY INC A CORPORATION	11/15/2011	FEDERAL TAX LIEN	2,136.00
2011-21758	LENNAN TIMOTHY	11/15/2011	FEDERAL TAX LIEN	107,827.98
2011-21759	MCCARTHY PATRICK	11/15/2011	TAX LIEN	7,514.99
2011-21759	MCCARTHY MARY	11/15/2011	TAX LIEN	7,514.99
2011-21760	SCHENK HAROLD	11/15/2011	TAX LIEN	24,633.70
2011-21761	TOTH LESLIE J	11/15/2011	TAX LIEN	802.65
2011-21762	TOMPKINS LAWRENCE	11/15/2011	SUGGESTION NON/PYMT	5,496.40

2011-21763	MAUSOLF VINCENT R	11/16/2011	JUDG/MONTOUR CO PA	16,660.00
2011-21763	MAUSOLF DEANNE	11/16/2011	JUDG/MONTOUR CO PA	16,660.00
2011-21764	SEM HOSPITALITY INC A CORPORATION	11/17/2011	FEDERAL TAX LIEN	103,789.44
2011-21765	SEM HOSPITALITY INC A CORPORATION	11/17/2011	FEDERAL TAX LIEN	9,164.54
2011-21766	CUNNINGHAM WILLIAM J	11/17/2011	FEDERAL TAX LIEN	242,326.71
2011-21767	SEAGRAVES & SEAGRAVES DEV CO INC THE HOTEL A CORPORATION	11/17/2011	FEDERAL TAX LIEN	32,474.61
2011-21768	LENNAN TIMOTHY	11/17/2011	FEDERAL TAX LIEN	813,776.67
2011-21769	GOINS JOHN	11/17/2011	JP TRANSCRIPT	8,052.30
2011-21769	GOINS JENNIFER	11/17/2011	JP TRANSCRIPT	8,052.30
2011-21770	SHANLEY PETER M	11/17/2011	JP TRANSCRIPT	6,354.01
2011-21771	BEERS JUDITH ANN	11/17/2011	JP TRANSCRIPT	2,292.74
2011-21772	FLETCHER CHRISTOPHER	11/17/2011	JP TRANSCRIPT	2,661.87
2011-21773	SHIELDS SHANNON	11/17/2011	JP TRANSCRIPT	3,973.35
2011-21774	FOLLMER MARK A	11/17/2011	JP TRANSCRIPT	1,077.42
2011-21775	WEAVER CHRISTOPH	11/17/2011	JP TRANSCRIPT	989.01
2011-40122	BISONO APOLINAR OWNER P	11/15/2011	WAIVER OF LIENS	—
2011-40122	BISONO RAMONA OWNER P	11/15/2011	WAIVER OF LIENS	—
2011-40122	FOREST HOMES OF LAKE WALLENPAUPACK INC CONTRACTOR	11/15/2011	WAIVER OF LIENS	—

WAYNE COUNTY BAR ASSOCIATION



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2011-40123	BISONO APOLINAR OWNER	P	11/15/2011	WAIVER OF LIENS	—
2011-40123	BISONO RAMONA OWNER	P	11/15/2011	WAIVER OF LIENS	—
2011-40123	FOREST HOMES OF LAKE WALLEJNPAUPACK INC CONTRACTOR		11/15/2011	WAIVER OF LIENS	—
2011-40124	DAVENPORT DIANE M OWNER	P	11/15/2011	STIP VS LIENS	—
2011-40124	DAVENPORT EDWIN C OWNER	P	11/15/2011	STIP VS LIENS	—
2011-40124	C&D BUILDERS & SONS CONTRACTOR		11/15/2011	STIP VS LIENS	—
2011-40125	KOSCIUK BRENDA S OWNER	P	11/17/2011	STIP VS LIENS	—
2011-40125	KOSCIUK JOSEPH M OWNER	P	11/17/2011	STIP VS LIENS	—
2011-40125	BROOKSIDE HOMES CONTRACTOR		11/17/2011	STIP VS LIENS	—
2011-90078	KUCHAK ROSE ESTATE		11/15/2011	ESTATE CLAIM	690.00

**CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00732	SALKI GREGORY J PLAINTIFF/APPELLANT	PETITIONER	11/17/2011	—
2011-00732	SALKO DONNA M PLAINTIFF/APPELLANT	PETITIONER	11/17/2011	—
2011-00732	WAYNE COUNTY BOARD OF ASSESSME DEFENDANT/APPELLEE	RESPONDENT	11/17/2011	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00728	WORLD FINANCIAL NETWORK	PLAINTIFF	11/15/2011	—
2011-00728	VANSICKLE CLIFFORD	DEFENDANT	11/15/2011	—
2011-00733	AMERICAN EXPRESS BANK	PLAINTIFF	11/17/2011	—
2011-00733	VONELM ROBERT H	DEFENDANT	11/17/2011	—
2011-00733	VON ELM ROBERT A/K/A	DEFENDANT	11/17/2011	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00737	1976 INTERNATIONAL BUS VIN D0812FHB20833	PETITIONER	11/18/2011	—
2011-00737	STEPHENS JENNA	PETITIONER	11/18/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00729	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	11/15/2011	—
2011-00729	BAC HOME LOANS SERVICING	PLAINTIFF	11/15/2011	—
2011-00729	CAMACHO ALIDA	DEFENDANT	11/15/2011	—
2011-00730	ONEWEST BANK	PLAINTIFF	11/15/2011	—
2011-00730	CASNER LUTHER C	DEFENDANT	11/15/2011	—
2011-00730	CASNER STEPHANIE A	DEFENDANT	11/15/2011	—
2011-00734	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	11/17/2011	—
2011-00734	MIGNOGNA MARION	DEFENDANT	11/17/2011	—
2011-00734	EASTERN OVERHAWK TERRE TENANT	DEFENDANT	11/17/2011	—



2011-00736	CITIMORTGAGE INC	PLAINTIFF	11/18/2011	—
2011-00736	IMMELLO JENNIFER	DEFENDANT	11/18/2011	—
2011-00736	GAIPA JOHN F DECEASED	DEFENDANT	11/18/2011	—
2011-00736	SALONIA JESSICA	DEFENDANT	11/18/2011	—
2011-00736	GAIPA JACQUELINE	DEFENDANT	11/18/2011	—
2011-00736	GAIPA TERESA	DEFENDANT	11/18/2011	—
2011-00736	UNKNOWN HEIRS, SUCCESSORS,	DEFENDANT	11/18/2011	—

**REAL PROPERTY — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00731	OCONNELL CHESTER M	PLAINTIFF	11/15/2011	—
2011-00731	DEVINE JOHN S	DEFENDANT	11/15/2011	—
2011-00731	DEVINE RUTH Y	DEFENDANT	11/15/2011	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00726	ROSENGRANT NINA L	PLAINTIFF	11/15/2011	—
2011-00726	BENJAMIN W WALTER A/K/A	DEFENDANT	11/15/2011	—
2011-00726	BENJAMIN WILLIAM WALTER	DEFENDANT	11/15/2011	—
2011-00726	BENJAMIN ALTON	DEFENDANT	11/15/2011	—
2011-00726	BENJAMIN F L DECEASED	DEFENDANT	11/15/2011	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00735	YANNIS EDWARD M	PLAINTIFF	11/18/2011	—
2011-00735	LEHOTSKY SEAN J	DEFENDANT	11/18/2011	—

**TORT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00738	MADISON ANN MARIE	PLAINTIFF	11/18/2011	—
2011-00738	MADISON WILLIAM F	PLAINTIFF	11/18/2011	—
2011-00738	FEDORYK CRAIG P	DEFENDANT	11/18/2011	—
2011-00738	FEDORYK HARRY P	DEFENDANT	11/18/2011	—

**TORT — PREMISES LIABILITY**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00727	CAMERON BRUCE	PLAINTIFF	11/15/2011	—
2011-00727	CAMERON ELIZABETH	PLAINTIFF	11/15/2011	—
2011-00727	SMOKIN JOES TOBACCO SHOP INC	DEFENDANT	11/15/2011	—
2011-00727	WILLOW AVENUE LAND COMPANY LLC	DEFENDANT	11/15/2011	—
2011-00727	WILLOW AVENUE LAND COMPANY INC	DEFENDANT	11/15/2011	—
2011-00727	TRETON AVENUE LAND COMPANY INC	DEFENDANT	11/15/2011	—
2011-00727	SUNOCO INC	DEFENDANT	11/15/2011	—

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 28, 2011 TO DECEMBER 02, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Freethy Jason	Honesdale National Bank	Paupack Township	
Freethy Dana			214,500.00
Bellinger Derek C	Wells Fargo Bank	Honesdale Borough	
Bellinger Stephanie			53,800.00
Heard Natasha	E S S A Bank & Trust	Bethany Borough	
Valerio Natasha Alyse			207,000.00
Difrancesca Michael J	Mortgage Electronic Registration Systems	Paupack Township	
Difrancesca Lorin R			192,000.00
Mcgraw John M	Mortgage Electronic Registration Systems	Preston Township	
Mcgraw Geraldine M			169,983.00
Keller Allen P	Mortgage Electronic Registration Systems	Paupack Township	
Keller Mary Lou			133,000.00
Northrop Todd	Mortgage Electronic Registration Systems	Salem Township	
Northrop Marianne			402,066.00
Vanamburgh Daisy M	Mortgage Electronic Registration Systems	Salem Township	
Vanamburgh Frederick J			195,000.00
Fries Kirk	Honesdale National Bank	Prompton Borough	
Fries Lisa			81,000.00
Murray David J	Honesdale National Bank	Palmyra Township	
Murray Andrea			60,000.00
Rutledge Julie A	Mortgage Electronic Registration Systems	Lebanon Township	
Meagher Matthew L	Honesdale National Bank	Texas Township 1 & 2	
Meagher Carrie		Texas & Dyberry Twps Dyberry Township	844,000.00
		Dyberry & Texas Twps	844,000.00
Meagher Matthew L	Honesdale National Bank	Texas Township 1 & 2	
Meagher Carrie		Texas & Dyberry Twps Dyberry Township	30,000.00
		Dyberry & Texas Twps	30,000.00
Silvestri Carmela M	J P Morgan Chase Bank	Salem Township	
Greth Ricky L			75,954.00
Dambrosio Michael	Mortgage Electronic Registration Systems	Lehigh Township	
			147,312.00

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

Dressler Ryan M	Mortgage Electronic Registration Systems	Damascus Township	
Dressler Sharon			342,960.00
Rondon Thomas Jr	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Rondon Carmen			139,382.00
Khmelnitsky Gregory	Condoeorge George	Salem Township	
Khmelnitsky Larissa			70,000.00
Chinsoon Carol	Tobyhanna Federal Credit Union	Sterling Township	94,400.00
Zdziarski John	First National Community Bank	Canaan Township	
Zdziarski Tammy L			108,500.00
Harley Andre M	Bank Of America	Paupack Township	
Harley Yvonne A			73,750.00
Minor Kimberly	Mortgage Electronic Registration Systems	Canaan Township	
Minor Michael			129,000.00
Ferguson Kimberly Anne			
Addieg Robert T	Mortgage Electronic Registration Systems	Lake Township	126,000.00
Vanhorn Paul E	Mortgage Electronic Registration Systems	Berlin Township	
Vanhorn Lorraine			200,000.00
Decker Michael AKA	Mortgage Electronic Registration Systems	Damascus Township	
Decker Michael E AKA			291,638.00
Decker Caryn L			
Cervini Joseph G	E S S A Bank & Trust	Scott Township	
Cervini Lisa L			106,000.00
Marks Edward	Dime Bank	Honesdale Borough	
Marks Marijana			60,000.00
Donovan Kevin	Mortgage Electronic Registration Systems	Paupack Township	
Donovan Nancy			299,000.00
Burghardt James P	Mortgage Electronic Registration Systems	Dyberry Township	
Burghardt Julie A			236,000.00
Mentzer Richard Lee	J P Morgan Chase Bank	Lake Township	
Mentzer Marlene F			400,097.00
Skinner Dawn E	Dime Bank	Prompton Borough	66,000.00
Elmore Robert D	Dime Bank	Buckingham Township	
Elmore Bonnie			31,820.00
Shook James	Dime Bank	Palmyra Township	
Shook Jeffrey			500,000.00
Shook John			
Shook Harold			
Shook Anita			
Floden Nils R	Wayne Bank	Scott Township	
Floden Lauren			13,100.00

Rogari John	Wayne Bank	Lebanon Township	
Rogari Lois			20,000.00
Neri Lisa	Mortgage Electronic Registration Systems	Lake Township	
Neri Nicholas			165,000.00
Gager William J	Mortgage Electronic Registration Systems	Damascus Township	247,500.00
Gager William J	Housing & Urban Development	Damascus Township	247,500.00
Sharpe Patricia L	Howard Bank	Salem Township	
Sharpe Joseph R III			2,367,367.54
Sharpe Patricia L	Howard Bank	Salem Township	
Sharpe Joseph R III			950,000.00
Schmidlin Marjorie B	Young Annette S Young Colin J	Paupack Township	110,000.00
Fulton James Lewis	Dime Bank	Dreher Township	
Fulton Maddell Barnes			78,000.00
Courtright Llewellyn	Dime Bank	Salem Township	
Courtright Dawn			306,000.00
Polekoff Albert	Mortgage Electronic Registration Systems	Paupack Township	
Polekoff Marci B			100,500.00
Barral Brian	Mortgage Electronic Registration Systems	Paupack Township	
Barral Carolyn R AKA			142,700.00
Barral Carolyn AKA			
Roberts Jeffrey S	Mortgage Electronic Registration Systems	Canaan Township	
Roberts Jessica L			270,050.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Breen Eugene L	Difrancesca Michael J	Paupack Township	
Rudd Jerrie	Difrancesca Lorin R		Lot 36
Lewandowski Marek S	Rosario Lillian	Dreher Township	
Lewandowski Maria L			Lot 74
Pietrasz Bronislaw			
Pietrasz Krystyna			
Rosario Lillian	Rosario Celines	Dreher Township	Lot 74
Rosario Celines	Turco Frank	Dreher Township	Lot 74
Turco Frank	Turco Frank	Dreher Township	
	Turco Susan A		
White Keith D	White Thomas M	Clinton Township 1	
	White Kelly A		Lot 9
White Thomas G	White Kathleen A	Clinton Township 1	
	White Daniel		
	White Richard T		
Christiansen George Jr	Lukan Michael R	Damascus Township	
Christiansen Roberta A	Lukan Stephanie A		
Henneforth			

Richard W AKA By AF Henneforth	Murray David J	Palmyra Township	
Richard W Sr AKA By AF Henneforth John Sr AF	Murray Andrea		
Ciotto Michael	Ciotto Michael	Lehigh Township	
Eustace Teresa	Ciotto Teresa		
Ciotto Teresa	Ciotto Michael J III		
Ciotto Michael J III			
Rutledge Mary E	Rutledge Julie A	Lebanon Township	
Fitzgerald Mary E			
Fitzgerald John J			
Turturro Adele	Ohara James	Mount Pleasant Township	
Madison Madelyn D	Vangaasbeck Judy Ann	Sterling Township	
Madison Philip	Vangaasbeck Donald	Lot 20	
White Orley Mae	Meagher Matthew L	Texas Township 1 & 2	
	Meagher Carrie		Lot 2
Miller Janet	Miller Janet	Lake Township	
Helm Eddie			Lot 23
Vlachos Anthony	Kahermanes Demetrios	Sterling Township	Lot 38
Purdy Arthur	Rogan Daniel J	Lake Township	
Purdy Patricia	Rogan Marie E		Lot 81
Bornemann Timothy			
By Sheriff	One West Bank F S B	Salem Township	
Bornemann Suzanne By Sheriff			Lot 20
Basedow Karen S	Blendermann Ronald	Damascus Township	
Blendermann Ronald			Lot 62
CondoGeorge George	Khmelnitsky Gregory	Salem Township	
	Khmelnitsky Larissa		
Myers Sheila	Myers Sheila	Sterling Township	
	Summers Emmy		
	Wanlund Joseph William		
U S Bank N A TR By AF	E H Pooled Eight One One L P	Paupack Township	
Ocwen Loan Servicing AF		Lots 417 & 419	
Miller Richard G Jr	Ascolese Michael A	Manchester Township	
Miller Kyle David AKA	Andolina Stephanie		
Miller Kyle D AKA			
Sharpe Jody Annette	Sharpe Jody Annette	Lehigh Township	
	Pearce Virginia A	Lots 50 & 51	
Feldner Clarence C Jr			
By Sheriff	Wells Fargo Bank	Salem Township	
		Lots 337 & 338	
Newbon Jason By Sheriff	Federal National Mortgage Association	Oregon Township	
Newbon Karen By Sheriff			
Doyle Michael	Wilk Robert	Lehigh Township	
Doyle Sandra P		Lots 3 & 4	
Talarico Paul	Gilson Melissa Anne	Cherry Ridge Township	
Talarico Sandra Elizabeth			
Talarico Paul	Gilson Melissa Anne	Cherry Ridge Township	
Talarico Sandra Elizabeth			
Talarico Paul	Gilson Melissa Anne	Cherry Ridge Township	

Talarico Sandra Elizabeth			Lot 83
Dougherty Robert D	Dougherty Robert D Dougherty Barbara L	Canaan Township	
Shadow Sky D	Cornett Isabelle	Dreher Township	Lot 166
Witz William J Sr	Swain Rosemarie Witz Rosemarie Swain	Lehigh Township Lots 10 & 146	
Nenortas Elizabeth Shagena James Garretson Zora Dvorak Jennifer Grigsby Josephine Baldwin	Ross Charles Perrin	Scott Township	
Adams Robert Adams Joan	Cervini Joseph G Cervini Lisa L	Scott Township	
Krempasky Andrew J J M R Inc	Krempasky Joseph A Marks Edward Marks Marijana	Cherry Ridge Township Honesdale Borough	
Vetter John R Vetter Theresa L	Donovan Kevin Donovan Nancy	Paupack Township	Lot 39
Daniels Ralph P Liguori Kathleen M	Vetter John R Vetter Theresa L	Paupack Township	Lot 187
Stresing Edward C Stresing Gail M	Burghardt James P Burghardt Julie A	Dyberry Township Lots 14 & 15	
Brenckle Constance	Mortman Greg Mortman Zulema	Lake Township	Lot 3134
Troy Barbara By Sheriff Korncavage Robert	Deutsche Bank Natl Trust Co Tr Cashin Sheila A Banicky David R	Honesdale Borough Preston Township	



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

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

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

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

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