

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ FEBRUARY 15, 2013 ★ Honesdale, PA ★ No. 49



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Matthew P. Curtis

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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

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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.*

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*Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
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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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**Commonwealth of Pennsylvania**

**v.**

**Matthew P. Curtis**

**Docket No. 16-2012-SA**

Attorney for Commonwealth:

Attorney for Defendant: Lee C. Krause, Esq.

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

**Summary of the Case**

Defendant was charged with one count of Cruelty to Animals, a violation of 18 Pa.C.S. § 5511(c)(1), and filed a summary appeal from the District Magistrate’s determination of guilt for shooting a gun into the air, resulting in injury to the neighbor’s sheep from the discharged birdshot.

Following a de novo hearing, the Court made a number of findings of fact which can be summarized as follows. Sheep from Defendant’s neighbor’s farm were trespassing on Defendant’s property, and Defendant fired at least two shots into the air to try and scare them away. Although Defendant did not intend to shoot the sheep, three sheep were injured by birdshot, one in the face and two in their shoulder areas.

Defendant testified at the hearing, alleging that he acted in defense of his son’s capons when he fired the shotgun. Pursuant to the statute, a person commits the summary offense of Cruelty to Animals when “he wantonly or cruelly ill treats, overloads, beats, otherwise abuses any animal, or neglects any animal as to which he has a duty of care whether belonging to himself or otherwise...” 18 Pa.C.S. § 5511(c). Further, as set forth in Commonwealth v. Tomey, 884 A.2d 291 (Pa.Super. 2005), the terms “wantonly” and “cruelly” must be construed in accordance with their common definitions. Id. (citing Commonwealth v. Simpson, 832 A.2d 496, 500 (Pa.Super. 2003)). The Simpson Court opined that “cruelty” was defined as “the intentional and malicious infliction of mental or physical suffering on a living creature.” Id. at 500, n. 4 (quoting Black’s Law Dictionary, 7th Ed. 1999). In addition, the court defined “wanton” as “unreasonably or maliciously risking harm while being utterly indifferent to the

consequences.” Id. Moreover, the Tomey Court went on to define “wanton” as an intentional act of unreasonable character, in disregard of a risk known to him or so obvious that he must be taken to have been aware of it and so great as to make it highly probable that harm would follow. It usually is accompanied by a conscious indifference to the consequences. 884 A.2d at 295 (quoting Lewis v. Miller, 543 A.2d 590, 592 (Pa.Super. 1988)).

The Court recognized that Defendant did not intent to harm the sheep, but did intent to fire his shotgun in the air. That intentional act resulted in a spray of birdshot, some of which injured the three sheep. The Court therefore determined that Defendant disregarded a known or obvious risk of harm that could result from the birdshot.

In addition, the Court did not agree with Defendant’s assertion that he was acting in defense of his son’s capons in reliance of the affirmative defense enumerated under subsection (a) of the statute when an individual kills “any animal taken or found in the act of actually destroying any domestic animal or domestic fowl.” 18 Pa.C.S. § 5511(a)(3). Defendant incorrectly relied on subsection (a) which pertained to the killing, maiming or poisoning of domestic or zoo animals, whereas under subsection (c), no such affirmative defense applied. The Court went on further to state that despite the inapplicability of the affirmative defense, there was no evidence presented that the sheep were found in the act of actually destroying the capons.

As a result, the Court determined Defendant violated the statute and found him guilty of the summary offense of Cruelty to Animals, and sanctioned him to pay the costs of prosecution, a fine and restitution.



**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**

ESTATE OF ARTHUR J. HEARNS, SR. LATE OF PAUPACK TWP., PA (DIED DECEMBER 17, 2012).  
EXECUTRIX LAURA BEERS C/O JOHN G. DEAN, ATTORNEY FOR THE ESTATE, ELLIOTT GREENLEAF & DEAN, 39 PUBLIC SQUARE, SUITE 1000, WILKES-BARRE, PA 18701.

2/15/2013 • 2/22/2013 • 3/1/2013

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**ESTATE NOTICE**

**Dennis Galamb, late, of the Lake Ariel, Wayne County, Pennsylvania, died October 8, 2012.** Notice is hereby given that Letters of Administration on the above Estate have been issued to Maggie Rosario, Executrix of the Estate. All persons indebted to said Estate are required without delay to make payment, and those having claims or demands to present the same without delay to the Executrix named above at the following address of the Personal

Representative of the Estate:

**CHRISTOPHER E. FARRELL,  
ESQUIRE, P.O. BOX 312,  
WAYMART, PA 18472**

2/15/2013 • 2/22/2013 • 3/1/2013

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Administratrix, Elizabeth Ann Sulzer of the Estate of Charles F. Sulzer, III, aka Charles Sulzer, late of Lake Ariel, PA who died on September 1, 2012.

ALL persons indebted to the Estate must make payment to the Estate; those having claims or demands must present them without delay to:

Elizabeth Ann Sulzer,  
Administratrix  
C/O Alan Brian Jones, Esquire  
P.O. Box 627  
Lake Ariel, PA 18436-0627

2/15/2013 • 2/22/2013 • 3/1/2013

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**EXECUTRIX NOTICE**

Estate of DANIEL  
MAKULOWICH AKA DANIEL  
E. MAKULOWICH  
Late of Waymart Borough  
Executrix  
BARBARA HORST  
P.O. BOX 206  
WAYMART, PA 18472  
Attorney  
MATTHEW L. MEAGHER,

ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

2/15/2013 • 2/22/2013 • 3/1/2013

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**EXECUTRIX NOTICE**

Estate of ELIZABETH THERESA  
CHMURA AKA ELIZABETH T.  
CHMURA  
Late of Waymart Borough  
Executrix  
LINDA ABATE  
527 BIGELOW LAKE ROAD  
MOUNT PLEASANT, PA 18453  
Attorney  
CHARLES J. CONTURSO  
63 WEST TRENTON AVENUE  
MORRISVILLE, PA 19067

2/15/2013 • 2/22/2013 • 3/1/2013

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**EXECUTRIX NOTICE**

Estate of DIANE E. RUTLEDGE  
AKA DIANE RUTLEDGE  
Late of Honesdale Borough  
Executrix  
KIMBERLY A. SPEED  
1812 VALLEY DRIVE  
SYRACUSE, NY 13207  
Attorney  
JAMES EDGAR BROWN  
303 TENTH STREET  
HONESDALE, PA 18431

2/15/2013 • 2/22/2013 • 3/1/2013

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**EXECUTOR'S NOTICE**

ESTATE OF John Paul Knash,  
a/k/a, John Knash, a/k/a, John P.  
Knash, late of Texas Township,  
Wayne County, Pennsylvania. Any  
person or persons having claim  
against or indebted to the estate  
present same to Kimberly Ann

Kiegler, 4765 Lovers Lane,  
Slatington, PA 18080. Sally N.  
Rutherford, Esq., 921 Court St.,  
Honesdale, PA 18431, Attorney  
for the Estate.

2/15/2013 • 2/22/2013 • 3/1/2013

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**EXECUTOR NOTICE**

Estate of DAWN J. LAABS  
Late of Palmyra Township  
Executor  
GERALD L. WILLIAMS  
265 DANIELS ROAD  
HONESDALE, PA 18431  
Attorney  
JAMES E. BROWN  
303 TENTH STREET  
HONESDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

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**EXECUTRIX NOTICE**

Estate of VINCENZA D'ANIERI  
Late of Paupack Township  
Executrix  
DENISE PRANZO  
308 FINN SWAMP ROAD  
LAKE ARIEL, PA 18436  
Attorney  
JAMES E. BROWN  
303 TENTH STREET  
HONESDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

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**EXECUTRIX NOTICE**

Estate of FERNER C.  
MOLLBERG  
Late of Lake Township  
Executrix  
KRIS MOLLBERG  
15 COUNTRY CLUB ROAD  
BELLPORT, NY 11713  
Attorney

MICHAEL D. WALKER, ESQ.  
P.O. BOX 747  
HAMLIN, PA 18427

2/8/2013 • 2/15/2013 • 2/22/2013

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**EXECUTRIX NOTICE**

Estate of LIZBETH A. SELAND  
Late of Honesdale Borough  
Executrix  
RUTH E. SELAND  
589 LONG RIDGE ROAD  
HAWLEY, PA 18428  
Attorney  
ERROL C. FLYNN, ESQUIRE  
926 COURT ST.  
HONSDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

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**EXECUTRIX NOTICE**

Estate of CATHERINE ELEANOR  
GABLE AKA C. ELEANOR  
GABLE AKA CATHERINE E.  
GABLE  
Late of Texas Township  
Executrix  
DEBORAH BARNES  
32 HILLCREST CIRCLE  
HONSDALE, PA 18431  
Attorney  
RICHARD B. HENRY, ESQUIRE  
1105 COURT STREET,  
HONSDALE, PA 18431

2/8/2013 • 2/15/2013 • 2/22/2013

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have been  
issued in the Estate of Jeanette K.  
Patten who died on December 26,  
2012, late resident of Honesdale,  
PA 18431, to Lisa Dyser, Executrix  
of the Estate, residing at 119 Upper

Crossroad, Honesdale, PA 18431.  
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:  
ALFRED J. HOWELL, ESQUIRE,  
Attorney for the Estate, at 109  
Ninth Street, Honesdale, PA 18431.  
ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

2/1/2013 • 2/8/2013 • 2/15/2013

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**EXECUTOR NOTICE**

Estate of LORRAINE LEE DAVIS  
AKA LORRAINE DAVIS AKA  
LORRAINE L. DAVIS  
Late of Damascus Township  
Executor  
FREDERICK J. STEWART  
21 PHEASANT RUN LANE  
STRATHAM, NH 03885  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONSDALE, PA 18431

2/1/2013 • 2/8/2013 • 2/15/2013

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**EXECUTRIX NOTICE**

Estate of HELEN D. HARRIS  
AKA HELEN HARRIS  
Late of Texas Township  
Executrix  
EVELYN C. ESPOSITO  
500 MOUNTAIN SPRING AVE.  
HAWLEY, PA 18428  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONSDALE, PA 18431

2/1/2013 • 2/8/2013 • 2/15/2013

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**EXECUTRIX NOTICE**

Estate of JAMES R. SCHLAMB  
AKA JAMES SCHLAMB AKA  
JIM SCHLAMB AKA JAMES  
RICHARD SCHLAMB  
Late of Paupack Township  
Executrix  
MARY E. GÖRG  
2115 ROBIN DR.  
WARRINGTON, PA 18976-1566

2/1/2013 • 2/8/2013 • 2/15/2013

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**OTHER NOTICES**

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**NOTICE**

LEGAL NOTICE RE: No. 790-  
Civil-2012 Action to Quiet Title

FLORENT BARRY and  
LORRAINE BARRY, his wife  
Plaintiffs  
VS.  
THOMAS CADWALADER, his  
heirs, executors, administrators,  
assigns, and any and all other  
persons claiming any right, title or  
interest in or to the herein-  
described real property other than  
plaintiff, whose identity is known,  
Defendants

ORDER FOR ENTRY OF  
DEFAULT JUDGMENT TO  
QUIET TITLE

AND NOW, this 31st day of  
January, 2013, upon consideration  
of plaintiffs' Motion for Default  
Judgment to Quiet Title pursuant  
to Pa.R.C.P. 1066(a), it is hereby  
ORDERED that a judgment by  
default be entered against  
defendants Thomas Cadwalader,  
his heirs, executors,

administrators, assigns, and any  
and all other persons claiming any  
right, title or interest in or to the  
real property described in  
plaintiffs' Complaint that is  
inconsistent with the interest or  
claim of plaintiffs as set forth in  
the Complaint, unless the  
defendants file an answer or other  
responsive pleading to plaintiffs'  
Complaint within thirty (30) days  
of the date of this Order.

Plaintiffs are required to publish  
this Order once in the Wayne  
Independent and Wayne County  
Legal Journal and file proof of  
publication of same with the  
Court. Upon praecipe of the  
plaintiffs after the expiration of  
thirty (30) days from the date of  
this Order, the Prothonotary shall  
enter final judgment against the  
defendants named herein as set  
forth above, provided that the  
defendants do not take any action  
of record within thirty (30) days  
of the date of this Order.

/s/ RAYMOND L. HAMILL, P.J.

Nicholas A. Barna, Esq.  
Attorney for Plaintiffs  
831 Court Street  
Honesdale, PA 18431  
570-253-4921

2/15/2013

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**NOTICE OF REGISTRATION  
OF FICTITIOUS NAME**

Please take notice that Deborah A.  
Bailey registered the fictitious  
name "**Bailey Design &  
Advertising**" with the  
Pennsylvania Corporation Bureau  
on January 28, 2013. The address

of the principal place of business to be carried on under this fictitious names is 3305 Lake Ariel Highway, Honesdale, Pennsylvania, 18431. The name and address of the party to the registration is: Deborah A. Bailey, 3305 Lake Ariel Highway, Honesdale, Pennsylvania, 18431.

**2/15/2013**

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**NOTICE**

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON FEBRUARY 21, 2013 AT 9:15 A.M. IN COURT ROOM # 2, WAYNE COUNTY COURTHOUSE, HONESDALE, PA.

FIRST AND FINAL ACCOUNTING OF STEVEN E. BURLEIN, ESQUIRE, EXECUTOR OF THE ESTATE OF HERTA LEPP, DECEASED, NO. 100-O.C.D.-2012.

**2/8/2013 • 2/15/2013**

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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  
FEBRUARY 27, 2013**

By virtue of a writ of Execution PNMAC Mortgage Co., LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 2013 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 Borough of Honesdale (Formerly Texas Township) County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stone in the center of Ladywood Lane, formerly known as Bethany and Dingman's Choice Turnpike, now Riverside Drive, said point being 72 /12 rods North 9 degrees West of the center of the road leading from Smith Hill (now Cliff Street); thence along Riverside Drive North 9 degrees West 4 rods; thence North 81 degrees East 8 rods; thence South 9 degrees East 4 rods; thence South 81 degrees West 8 rods to the place

of Beginning.

CONTAINING 32 square rods of land.

TITLE TO SAID PREMISES VESTED IN Michelle Green, by Deed from Mark A. Rosa and Luanne Rose, his wife, dated 01/17/2007, recorded 01/23/2007 in Book 3220, Page 263.

Premises being: 339 RIVERSIDE DRIVE, HONESDALE, PA 18431

Tax Parcel No. 11-0-0010-0072

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Michelle Green 345 Eldert Street, Apt. 201 BROOKLYN NY 11237

Execution No. 504-Civil-2012  
Amount \$134,036.91 Plus additional

November 27, 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.

Meredith Wooters Esq.

**2/1/2013 • 2/8/2013 • 2/15/2013**

**SHERIFF'S SALE  
FEBRUARY 27, 2013**

By virtue of a writ of Execution First National Community Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 2013 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 situate and being in the Township of Lake County of Wayne and Commonwealth of Pennsylvania, as shown in a survey map by Joseph P. Barrett, P.L.S. dated May 24, 2004, and bounded and described as follows:

BEGINNING at a point in the centerline of Maplewood Road (S.R. 3019), being also the most southerly corner of lot now or formerly of John Matisko and Cecelia T. Matisko, his wife. The said point being located South 37

degrees 55 minutes 06 seconds  
West 45.00 feet from an iron pin;

THENCE along line of lands now or formerly of said Matisko the following five (5) courses and distances: (1) North 37 degrees 55 minutes 06 seconds East 548.26 feet, through an iron pin online to an iron pin corner; (2) North 64 degrees 13 minutes 40 seconds West 120.76 feet, to an iron pin corner; (3) North 84 degrees 20 minutes 58 seconds West 77.62 feet to an iron pin corner; (4) North 76 degrees 51 minutes 32 seconds West 142.47 feet to an iron pin corner; (5) South 79 degrees 13 minutes 14 seconds West 77.38 feet to an iron pin corner;

THENCE North 11 degrees 13 minutes 34 seconds East 88.36 feet to an iron bar found;

THENCE North 46 degrees 57 minutes 37 seconds East 438.69 feet to an old concrete monument found in swamp;

THENCE along line of lands now or formerly of Daniel J. Kramer, et al (DB 221, Pg 388) North 45 degrees 42 minutes 54 seconds East 2,336.85 feet to a metal sign post found at the common corner of said Kramer and the Pennsylvania Game Commission (DB 728, Pg64);

THENCE along other lands now or formerly of said Pennsylvania Game Commission (DB 972, Pg 289) South 44 degrees 16 minutes 33 seconds East 566.15 feet to an

iron pin found;

THENCE along lands now or formerly of said Pennsylvania Game Commission (DB 728, Pg 64) South 45 degrees 59 minutes 43 seconds West 1,860.59 feet to an iron pin set for a corner;

THENCE continuing along lands now or formerly of said Pennsylvania Game Commission, through an axle found and land now or formerly of Eugene Black (DB 519, Pg 596) South 44 degrees 00 minutes 00 seconds East 1,073.99 feet to a corner at the northwest side of S.R. 3023. The said corner being located South 44 degrees 00 minutes 00 seconds East 2.17 feet from a 1" bar found;

THENCE along the northwest line of S.R. 3023 the following three (3) courses and distances: (1) on a curve to the left having a radius of 606.36 feet, an arc length of 342.85 feet, said arc subtended by a chord of South 54 degrees 46 minutes 52 seconds West 338.29 feet to a point; (2) on a curve to the left having a radius of 2,664.75 feet, an arc length of 243.47 feet, said arc subtended by a chord of South 35 degrees 57 minutes 26 seconds West 243.38 feet to a point; (3) South 33 degrees 17 minutes 7 seconds West 53.53 feet to an iron pin set for a corner;

THENCE along line of land now or formerly of Roger L. Cross and Darlene A. Cross, et ux (DB 331, Pg 60) North 61 degrees 12 minutes 00 seconds West 320.00

feet to a drill hole in a boulder;

THENCE South 33 degrees 15 minutes 59 seconds West 483.06 feet through an iron pin set online on the northeast side of road to a corner in the center of S.R. 3021. The said iron pin set online being North 33 degrees 15 minutes 59 seconds East 25.00 feet from the corner in the center of S.R. 3021;

THENCE along or near the center of S.R. 3021 on a curve to the right having a radius of 1,511.82 feet, an arc length of 366.85 feet, said arc subtended by a chord of North 53 degrees 14 minutes 56 seconds West 365.95 feet to a point at the intersection of S.R. 3021 and Maplewood Road (S.R. 3019);

THENCE along or near the center of S.R. 3019 the following four (4) courses and distances: (1) on a curve to the left having a radius of 409.26 feet, an arc length of 177.01 feet, said arc subtended by a chord of North 38 degrees 55 minutes 07 seconds West 175.63 feet to a point; (2) North 51 degrees

Seized and taken in execution as Theodore J. Harris 15 Bisbee Drive BURLINGTON NJ 08016

Execution No. 492-Civil-2012  
Amount \$145,357.81 Plus  
additional

December 7, 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.

Joseph L. DeNaples Esq.

2/1/2013 • 2/8/2013 • 2/15/2013

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**SHERIFF'S SALE  
FEBRUARY 27, 2013**

By virtue of a writ of Execution Wells Fargo Bank, N.A., As Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 2013 at 10:00 AM in the conference room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

All that certain piece, parcel or tract

of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot No. 54 on the map of Rainbow Run, as appearing in the Office of the Recorder of Deeds in and for Wayne County in Map Book No. 99 at Page No. 11, bounded and described as follows, to wit:

Beginning at a point in the southeasterly line of Riverfront Way and at the westernmost corner of Lot No. 55; thence South 41 Degrees 52 Minutes 29 Seconds West Along the southeasterly line of Riverfront Way for a distance of 189.51 feet to a point of curvature; thence continuing southwestwardly along the southeasterly line of Riverfront Way by a curve to the left having a radius of 475.00 feet for an arc distance of 45.57 feet to a point, the northernmost corner of Lot No.53; thence South 53 Degrees 37 Minutes 18 Seconds East along the northeasterly line of Lot No. 53 for a distance of 170.60 feet to a point; thence North 53 Degrees 51 Minutes 06 Seconds East For a distance of 223.54 feet to a point, the southernmost corner of Lot No. 55; thence North 48 Degrees 07 Minutes 31 Seconds West along the southwesterly line of Lot No. 55 for a distance of 218.39 feet to a point, the place of beginning.

Being the same property conveyed to Rajnarine Singh by Deed from Lobolito, INC., as Recorded 01/18/05 in Book 2694 at Page 293.

Parcel No. 14-0-0050-0054

Seized and taken in execution as Rajnarine Singh 154 Riverfront Way GOULDSBORO PA 18424

Execution No. 272-Civil-2011  
Amount \$337,450.69 Plus additional

January 22, 2013  
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.**

Thomas M. Federman Esq.

**2/8/2013 • 2/15/2013 • 2/22/2013**

**SHERIFF'S SALE  
MARCH 6, 2013**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide 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 6th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in Salem Township, Wayne County, Pennsylvania, known as Lot No. 521, Section No. 6, of the Hideout, as shown on a Map recorded at Plat Book 5, page 69, as amended and supplemented.

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.

Lot 521, Section 6, of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 57, recorded on 9/8/1970.

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** William I. Sylvia and Holly J. Sylvia, his wife, as tenants by the entireties, by Deed from George A. Aram and Jean Aram, his wife and John Aram, single,

dated 05/12/2005, recorded 06/06/2005 in Book 2783, Page 144.

Premises being: 521 CEDARWOOD TERRACE, THE HIDEOUT, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0020-0083

Seized and taken in execution as William I. Sylvia 4873 Erly Road ELLIOTTSBURG PA 17024 Holly J. Sylvia 4873 Erly Road ELLIOTTSBURG PA 17024

Execution No. 132-Civil-2012 Amount \$85,855.99 Plus additional

November 27, 2012 Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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



WILL FORFEIT DOWN  
PAYMENT.

John Michael Kolesnik Esq.

2/8/2013 • 2/15/2013 • 2/22/2013

**SHERIFF'S SALE  
MARCH 6, 2013**

By virtue of a writ of Execution Citizens Savings Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

By virtue of a Writ of Execution No. 651-Civil-2011, issued out of the Court of Common Pleas of Wayne County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the City of Honesdale, Wayne County, Pennsylvania, all rights, title and interest of the Defendants in and to:

ALL THE FOLLOWING certain piece of parcel of land lying, being and situate in Berlin Township, Wayne County, Pennsylvania, and located at 84 Beechrock Road, Honesdale, Pennsylvania 18431.

BEING THE SAME PREMISES conveyed to Brian Patrick Plastaras and Yvonne D. Plastaras dated and recorded in Wayne County, Deed Book 3438, page 168.

UNDER AND SUBJECT to the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

TAX MAP NUMBER: 01-0-0009-0007

CONTROL NUMBER: 107253

DIMENSIONS OF PARCEL:  
3.6142 acres

KNOWN AS : 84 Beechrock Road,  
Honesdale, PA 18431.

IMPROVEMENTS THEREON  
CONSIST OF: a personal residence known as 84 Beechrock Road, Honesdale, Pennsylvania 18431.

Seized and taken in execution as  
Brian Patrick Plastaras 2003  
Roosevelt Highway #1  
HONESDALE PA 18431  
Yvonne D. Plastaras 2003  
Roosevelt Highway #1  
HONESDALE PA 18431

Execution No. 651-Civil-2011  
Amount \$219,317.67 Plus  
additional

November 27, 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 K. Brown, Esq.

2/8/2013 • 2/15/2013 • 2/22/2013

**SHERIFF'S SALE  
MARCH 6, 2013**

By virtue of a writ of Execution M & T Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of March, 2013 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point in the centerline of L.R. 63041, being also a corner of lands now or formerly of Louis Pykus, as depicted on the maps of Highland Associates Subdivision, Section III, made by Gary Packer, P.I.S. revised January 28th, 1983, and approved by the Lebanon Township Board of Supervisors, which map is recorded in Wayne County Map Book 50, at page 63; thence along the centerline of said road North 50 foot private road known as Wildwood Trail; thence along the centerline of said private road the following five (5) courses and distances:

*Certified Equipment and Machinery Appraisals  
Bankruptcy ~ Divorce Settlement ~ Acquisitions & Mergers  
Estate Planning & Settlement*

*Kip Odell & Company llc*



**Kip J. Odell**  
Certified  
Machinery & Equipment  
Appraiser

**P (570) 616-0139 ~ OdellandCompany.com**  
Honesdale, PA

1) South 41 degrees 52 minutes 20 seconds East 74.19 feet; and  
2) South 48 degrees 49 minutes 50 seconds East 86.12 feet; and  
3) South 53 degrees 57 minutes 50 seconds East 90.12 feet; and  
4) South 54 degrees 53 minutes 20 seconds East 113.28 feet; and  
5) South 62 degrees 28 minutes 10 seconds East 90.03 feet; thence, along the centerline of a 50 foot private road known as Highland Trail South 15 degrees 11 minutes 00 seconds West 63.07 feet; thence, along the Northern line of Lot No. 41, Section II, North 82 degrees 31 minutes 10 seconds West 510.39 feet to an iron pipe, thence, along lands of said Louis Pykus North 07 degrees 26 minutes 00 seconds East 185 feet to the place of BEGINNING. CONTAINING 2.10 acres and being Lot No. 42, Section III, in the subdivision of Highland Associates.

THE LOT herein above described is conveyed subject to an easement in favor of the various lot owners of the subdivision of Highland Associates, for the use of so much of the private road as depicted on the aforesaid map, as in contained in the description of the lot herein conveyed.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns, an easement over the private roads in the subdivision of land of Highland Associates as depicted on the maps thereof.

ALSO GRANTING AND

CONVEYING to the Grantees herein, their heirs and assigns in common with the owners of lots in the subdivision of Highland Associates, an easement 10 feet in width, 5 feet of which runs along the Western boundary line of Lot No. 4, Section I, and 5 feet of which runs along the Western boundary line of Lot No. 5, Section I, to be utilized as a pedestrian pathway or trail from the private road known as Wildwood Trail to the lands now or formerly of the Pennsylvania Game Commission.

BEING same piece and parcel that Wayne Bank, f/k/a Wayne County Bank & Trust Co., conveyed to Charles Frindt, in a deed recorded in the office of the Recorder of Deeds of Wayne County, Pennsylvania in Deed Book 1039 at page 63.

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. Including but not limited to those set forth in Wayne County Deed Book 420 at Pg. 870.

Seized and taken in execution as Donna Corter 104 Wildwood Trail PLEASANT MOUNT PA 18453 Walter J. Corter 104 Wildwood Trail PLEASANT MOUNT PA 18453

Execution No. 234-Civil-2012  
Amount \$170,906.94 Plus  
additional

December 7, 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.**

Joseph F. Riga Esq.

**2/8/2013 • 2/15/2013 • 2/22/2013**

**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County

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Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land, situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2413, Section 21, of The Hideout, a Subdivision, situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plate thereof, recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Page 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.

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.

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 Frank Fanizza and Josephine Fanizza, his wife, by Deed from Louis Reale and Dolores Reale, his wife, dated 05/16/2001, recorded 05/29/2001 in Book 1789, Page 336.

Seized and taken in execution as Frank Fanizza 104 The Hideout 2413 Crestview Road LAKE ARIEL PA 18436 Josephine Fanizza 104 The Hideout 2413 Crestview Road LAKE ARIEL PA 18436

Execution No. 222-Civil-2012  
Amount \$73,916.15 Plus additional

November 28, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

John Michael Kolesnik Esq.

2/15/2013 • 2/22/2013 • 3/1/2013

**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution  
JPMorgan Chase Bank, N.A.  
S/I/I by Purchase from the FDIC  
as Receiver of Washington  
Mutual Bank f/k/a Washington  
Mutual Bank, F.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 13th day  
of March, 2013 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 situate, lying and being in  
the Township of Lehigh, County of  
Wayne and State of Pennsylvania,  
bounded and described as follows,  
to wit:

Final map of POCONO SPRING  
ESTATES, INC., Section XII

Being Lot No. 260 Street Pocono  
Drive on the plot of lots known as  
"Pocono Spring Estates," as laid

out for the grantor by R.N.  
Harrison, Civil Engineer,  
Hackettstown, NJ dated May 1968  
and recorded in the Office of the  
Recorder of Deeds of Wayne  
County in May Book 14 Page 189.

Parcel# 14-0-0005-0116

Property address: 260 Pocono  
Drive, Gouldsboro, PA 18424

Seized and taken in execution as  
Glenn S. Borochaner 501  
Windmere Way NEW HOPE PA  
18938

Execution No. 448-Civil-2010  
Amount \$109,048.49 Plus  
additional

November 28, 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.

Joshua I. Goldman, Esq.

2/15/2013 • 2/22/2013 • 3/1/2013

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**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution Green Tree Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania more particularly described as follows, to wit:

Lot 353, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated 3/23/1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

TAX PARCEL #:19-0-0028-0062

BEING KNOWN AS: 36 Indian Drive, Lake Ariel, PA 18436

Seized and taken in execution as  
Guy Pascarello 19 Millridge Road

SECAUCUS NJ 07094  
Kim Pascarello 19 Millridge Road  
SECAUCUS NJ 07094

Execution No. 531-Civil-2012  
Amount \$137,355.98 Plus  
additional

November 28, 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.**

Jay E. Kivitz, Esq.

2/15/2013 • 2/22/2013 • 3/1/2013

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**SHERIFF'S SALE  
MARCH 13, 2013**

By virtue of a writ of Execution First National Bank Of Pennsylvania successor by merger to Community Bank & Trust Co. issued out of the Court of Common

Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of March, 2013 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 PIECE OR PARCEL OF LAND, SITUATE IN SCOTT TOWNSHIP, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012), THIS POINT BEING A NORTHEAST CORNER OF CHRISTIAN (DB 253 P 103) TAX MAP 132 PARCEL #3; THENCE ALONG THE CENTER OF THIS ROAD THE FOLLOWING COURSES S. 63° 56' 35" E. - 58.46 FT., S. 60° 28' 00" E. - 105.38 FT. S. 54° 29' 10" E. -79.84 FT., AND S. 49° 46' 50" E. - 119.51 FT. TO A POINT IN THE CENTER OF THIS ROAD. THENCE LEAVING THE ROAD AND THROUGH LANDS OF THE GRANTOR, GATELY, ET AL S. 02° 22' 10" W. -252.36 FT. TO A SET REBAR MARKER AND N. 80° 21' 20" W. -398.42 FT. TO A SET REBAR MARKER ON THE LINE OF THE AFOREMENTIONED CHRISTIAN. THENCE ALONG CHRISTIAN N. 14° 53' 15" E. 400.00 FT. TO THE PLACE OF BEGINNING. CONTAINING 2.8

ACRES AS SHOWN ON THE SURVEY OF M.R. ZIMMER & ASSOCIATES RECORDED IN WAYNE CO. MAP BOOK 84 PAGE 35. ALL BEARINGS ON COMMON MERIDIAN WITH THE ZIMMER SURVEY OF CHRISTINA TAX PARCEL 3.1, DATED 10/28/87.

BEGINNING AT A POINT ON THE EASTERN LINE OF LOT "A" THIS POINT BEING 75.0 FT N. 2° 22' 10" E. OF THE SOUTHEAST CORNER OF THIS 2.8 ACRE LOT; THENCE THROUGH THE LAND OF PAUL AND LINDA GATELY, EDWARD DANIEL AND ELSIE GATELY (DB 408 P 129) S. 40° 49' 35" E. - 248.56 FT., N. 85° 14' 50" E. - 81.04 FT., N. 79° 31' 35" E. -80.26 FT., S. 82° 30' 00" E. -76.45 FT. N. 79° 34' 50" E. -43.63 FT., N. 54° 14' 35" E. -234.61 FT., AND N. 45° 50' 15" E. -82.55 FT. TO A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012). THIS DESCRIPTION FOLLOWS THE METES & BOUNDS ILLUSTRATED ON THE AFOREMENTIONED RECORDED MAP.

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS BOX 47 PLEASANT VALLEY ROAD, STARLIGHT, PA 18461.

BEING KNOWN AND NUMBERED AS PARCEL #23-0-0132-0005.0002

BEING THE SAME PREMISES



WHICH EDWARD DANIEL GATELY AND ELSIE A. GATELY, HIS WIFE AND PAUL GATELY, INDIVIDUALLY AND AS SURVIVING SPOUSE OF LINDA GATLEY, DECEASED, BY DEED DATED APRIL 26, 1996 AND RECORDED ON MAY 20, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, IN DEED BOOK 1139, PAGE 0187 GRANTED AND CONVEYED UNTO ROMONA F. BURROWS AND MICHAEL J. FERRIS, AS JOINT

Seized and taken in execution as Michael J. Ferris Box 47, Pleasant Valley Road Starlight PA 18461  
Romona F. Burrows Box 47, Pleasant Valley Road Starlight PA 18461

Execution No. 666-Civil-2012  
Amount \$7,425.80 Plus additonal

November 28, 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.

Scott A. Dietterick, Esq.

**2/15/2013 • 2/22/2013 • 3/1/2013**

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**CIVIL ACTIONS FILED**


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*FROM JANUARY 19, 2013 TO JANUARY 25, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20505	SKELLY KIERNAN	1/25/2013	SATISFACTION	—
2006-20131	GEORGE JOSEPH EDWARD	1/25/2013	SATISFACTION	—
2007-20374	GRABOWSKI RICHARD	1/25/2013	SATISFACTION	—
2007-20375	GRABOWSKI RICHARD	1/25/2013	S.ATISFACTION	—
2008-20021	BORS DAM INC	1/23/2013	SATISFACTION	—
2008-21246	BORS DAM INC	1/23/2013	SATISFACTION	—
2009-01091	DAMORE JOHN	1/24/2013	WRIT OF EXECUTION	252,106.28
2009-20823	GRIFFITHS PAUL R	1/23/2013	SATISFACTION	270,822.00
2010-00242	MCDONOUGH MARYBETH	1/25/2013	SATISFACTION	—
2010-00793	JR EXCAVATING LLC	1/25/2013	SATISFACTION	—
2010-00793	REGENSKI JOSEPH PERSONAL GUARANTOR	1/25/2013	SATISFACTION	—
2010-20502	HAWLEY OIL BURNER SERVICE CO	1/24/2013	SATISFACTION	—
2011-00776	DIANDRIOLA PAUL	1/24/2013	WRIT OF EXECUTION	108,850.25
2011-00787	HONESDALE NATIONAL BANK GARNISHEE-DISCONTINUE 1/23/13	1/23/2013	DISSOLVE ATCHMT.EXEC	—
2011-20549	HERNANDEZ BRIAN	1/25/2013	SATISFACTION	—
2011-21475	KOSTIW THOMAS JR	1/24/2013	SATISFACTION	—
2011-21475	KOSTIW MARLEN	1/24/2013	SATISFACTION	—
2012-00012	HONESDALE NATIONAL BANK GARNISHEE (DISCONTINUE 1/23/13)	1/23/2013	DISSOLVE ATTACHMENT	—
2012-00317	SWINGLE GARY	1/24/2013	WRIT OF EXECUTION	121,313.94
2012-00355	MEBUS ROSE MARIE	1/24/2013	WRIT OF EXECUTION	288,460.06
2012-00475	OSTRANDER DANIEL R	1/24/2013	JDGMT BY COURT ORDER	13,796.17
2012-00587	ABICHT EVERETT H	1/24/2013	WRIT OF EXECUTION	143,308.74
2012-00587	ABICHT PATRICIA S	1/24/2013	WRIT OF EXECUTION	143,308.74
2012-00596	NIELSEN JOSEPH	1/23/2013	DEFAULT JUDGMENT	11,468.25
2012-00596	NIELSEN NIEL	1/23/2013	DEFAULT JUDGMENT	11,468.25
2012-00615	CORTINO FRANK R	1/24/2013	WRIT OF EXECUTION	96,262.73
2012-00615	CORTINO PATRICIA M	1/24/2013	WRIT OF EXECUTION	96,262.73
2012-00615	KERWICK FRANCIS L	1/24/2013	WRIT OF EXECUTION	96,262.73
2012-00673	PEREZ RUBEN	1/24/2013	DEFAULT JUDGMENT	321,720.88
2012-00691	DELLOCA ALBERTO C	1/25/2013	JDGMT BY COURT ORDER	—
2012-20134	THOMAS MARK R JR	1/22/2013	WRIT OF EXECUTION	3,839.59
2012-20134	WAYNE BANK GARNISHEE	1/22/2013	GARNISHEE WRIT EXEC	3,839.59
2012-20228	HAWLEY OIL BURNER SERVICE CO	1/24/2013	SATISFACTION	—
2012-20750	PETERS JEFFREY S	1/25/2013	SATISFACTION	—
2012-20799	MILLER BERNARD B	1/24/2013	SATISFACTION	—
2012-20799	MILLER HEATHER M	1/24/2013	SATISFACTION	—

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

2012-21282	SALKO GREGORY J	1/24/2013	JUDGMENT BY DEFAULT	—
2012-21291	HOWANITZ DONALD J	1/24/2013	SATISFACTION	—
2012-21449	VANNATTA JOHN E	1/24/2013	SATISFACTION	—
2012-21449	VANNATTA DAWN	1/24/2013	SATISFACTION	—
2013-00037	CLEMANN LLC	1/23/2013	QUIET TITLE	—
2013-20064	ENSLIN TRUDY	1/22/2013	JP TRANSCRIPT	5,812.04
2013-20065	TORRES MALEIK	1/22/2013	JP TRANSCRIPT	3,657.34
2013-20066	DUBOIS RICHARD	1/22/2013	JP TRANSCRIPT	4,552.18
2013-20067	KLEPPER FRED	1/22/2013	FEDERAL TAX LIEN	27,632.67
2013-20068	LESTER CHRISTOPHER A	1/23/2013	JP TRANSCRIPT	1,439.05
2013-20068	LESTER JANINE	1/23/2013	JP TRANSCRIPT	1,439.05
2013-20069	LAMPASONA FRANCES	1/23/2013	JUDG/PIKE COUNTY	3,107.50
2013-20069	HUMS HOWARD	1/23/2013	JUDG/PIKE COUNTY	3,107.50
2013-20070	MCKEAN GEORGE R	1/23/2013	FEDERAL TAX LIEN	2,059.10
2013-20071	B&R COLLISION CORP A CORPORATION	1/23/2013	FEDERAL TAX LIEN	110.77
2013-20072	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	1/23/2013	FEDERAL TAX LIEN	3,712.09
2013-20073	SURACE FRANK	1/23/2013	JP TRANSCRIPT	6,097.80
2013-20074	MATOUSHEK LOUIS A	1/24/2013	TAX LIEN	3,500.71
2013-20074	MATOUSHEK MELISSA J	1/24/2013	TAX LIEN	3,500.71
2013-20075	MORRIS THEODORE	1/24/2013	TAX LIEN	1,071.10
2013-20076	ROMAN KENNETH R	1/24/2013	TAX LIEN	2,350.23
2013-20076	ROMANVERONIQUE	1/24/2013	TAX LIEN	2,350.23
2013-20077	DIEHL DEBORAH	1/25/2013	JP TRANSCRIPT	4,316.49
2013-20078	NIEVES MARY	1/25/2013	JP TRANSCRIPT	4,824.07
2013-40005	MARDJOKIC NIKOLA OWNER P	1/22/2013	STIP VS LIENS	—
2013-40005	MARDJOKIC FILIP R OWNER P	1/22/2013	STIP VS LIENS	—
2013-40005	WALLINGFORD BUILDERS CONTRACTOR	1/22/2013	STIP VS LIENS	—

### CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00034	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	1/22/2013	—
2013-00034	SEARS WILLIAM	DEFENDANT	1/22/2013	—

### CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00041	BEIRNE WILLIAM PLAINTIFF/APPELLEE	PLAINTIFF	1/25/2013	—
2013-00041	ELDRIDGE VANESSA PLAINTIFF/APPELLEE	PLAINTIFF	1/25/2013	—
2013-00041	FASULO ROCCO DEFENDANT/APPELLANT	DEFENDANT	1/25/2013	—

### MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00038	BERN DIANNA C	PLAINTIFF	1/24/2013	—
2013-00038	BERN CHRISTOPHER J	DEFENDANT	1/24/2013	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00035	BIBBS MICHAEL	PLAINTIFF	1/22/2013	—
2013-00035	COMPTON JAY	DEFENDANT	1/22/2013	—
2013-00035	COMPTON ROBERT	DEFENDANT	1/22/2013	—
2013-00035	COMPTONS BODY WORKS	DEFENDANT	1/22/2013	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00036	WAYNE COUNTY TAX CLAIM BUREAU DISTRIBUTION #1	PETITIONER	1/23/2013	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00040	FEDERAL HOME LOAN MORTGAGE	PLAINTIFF	1/24/2013	—
2013-00040	ATTIVISSIMO DOROTHY ANN OR OCCUPANTS	DEFENDANT	1/24/2013	—

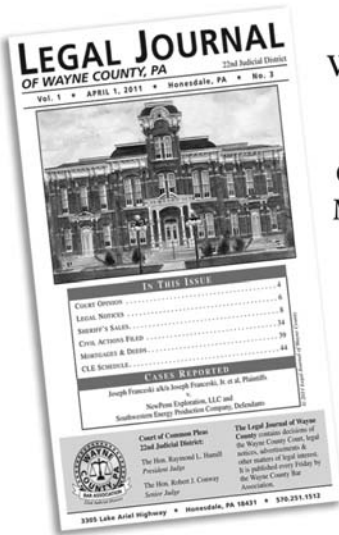
**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00039	HSBC BANK	PLAINTIFF	1/24/2013	—
2013-00039	UNITED STATES OF AMERICA	DEFENDANT	1/24/2013	—
2013-00039	HUPPUNENROBERT D	DEFENDANT	1/24/2013	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00037	TRACY BRIAN	PLAINTIFF	1/23/2013	—
2013-00037	TRACY MARY ANNE A/K/A	PLAINTIFF	1/23/2013	—
2013-00037	TRACY MARY ANN	PLAINTIFF	1/23/2013	—
2013-00037	CLEMANN LLC	DEFENDANT	1/23/2013	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM FEBRUARY 4, 2013 TO FEBRUARY 8, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Gustin Robert G	Honesdale National Bank	Preston Township	
Gustin Judy M			96,000.00
Winnberg Thomas W	Honesdale National Bank	Texas Township	
Winnberg Deborah A			136,000.00
Janowicz Sean	Mortgage Electronic Registration Systems	Dreher Township	
Janowicz Heather M			271,892.00
Healey Scott	Mortgage Electronic Registration Systems	Paupack Township	
Healey Melissa A			174,100.00
Stehlik Paul Jr	Mortgage Electronic Registration Systems	Dreher Township	
Stehlik Suzy Puma			128,000.00
Masser Kathleen Y	Susquehanna Bank	Preston Township	
Spatola Jacqueline P			215,000.00
Lusardi Vincent	Honesdale National Bank	Sterling Township	
Lusardi Gemma			110,000.00
Pagano Lucia E	Mortgage Electronic Registration Systems	Salem Township	
Pagano Anthony N			99,750.00
McGuirk John P	First National Community Bank	Salem Township	68,000.00
Young Christopher	Mortgage Electronic Registration Systems	Lebanon Township	
Young Karen		Lebanon & Oregon Twps	262,500.00
		Oregon Township	
		Oregon & Lebanon Twps	262,500.00
Kilduff Thomas	Wayne Bank	Paupack Township	
Kilduff Janice			202,000.00
Hiller Michael J	Dime Bank	Honesdale Borough	
Hiller Marisa R Klinger			59,200.00
Klingerhiller Marisa R			
Dobrzyn Stephen T	Fidelity Deposit & Discount Bank	Salem Township	
Dobrzyn Cathy M			68,000.00
Yablon Bonnie	Citizens Savings Bank	Salem Township	270,000.00
Giammarco Dante	Fifth Third Mortgage Company	Paupack Township	
Giammarco Marian B			363,110.00
Hernandez Judy A	Pennstar Bank	Lake Township	
Collins Jeanette			15,000.00
Steel Drucille L	Pennstar Bank	Paupack Township	20,000.00

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

Flederbach Richard J	First National Community Bank	Cherry Ridge Township	
Flederbach Carol A			150,000.00
StClair Mary	Wayne Bank	Honesdale Borough	100,000.00
Huber Ronald L	Wayne Bank	Preston Township	110,000.00
Kelly Nicholas J	Mortgage Electronic Registration Systems	Lake Township	105,450.00
Fuller Van E	Wayne Bank	Damascus Township	
Fuller Lona M			137,000.00
Brownell Michael R	Dime Bank	Honesdale Borough	
Brownell Jennifer B			12,500.00
Langford Clint	Mortgage Electronic Registration Systems	Palmyra Township	
Palkow Tabitha			173,300.00
Miller Donna	Honesdale National Bank	Clinton Township	
Miller Dennis L			85,000.00
Bieltz Richi	Bank Of America	Lake Township	
Bieltz Valeria			81,048.00
Bieltz Valerie			
Alvarez William L	Honesdale National Bank	South Canaan Township	
Alvarez Margaret R			225,000.00
Dzerovych Andrew A	Honesdale National Bank	Paupack Township	
Dzerovych Christina			417,000.00
Bednar Kevin A R	Honesdale National Bank	Cherry Ridge Township	
Bednar Jennifer E			104,000.00
Malinski John J	Honesdale National Bank	Preston Township	
Malinski Margaret P			150,000.00
Coady Margaret P			
Kinzinger Michael G	Honesdale National Bank	Dyberry Township	
Kinzinger Susan			150,000.00
Bonham Susan			
Mitchell Georgia Kay	Honesdale National Bank	Damascus Township	25,000.00
Gregorski Steven	Mortgage Electronic Registration Systems	Paupack Township	
Gregorski Cynthia			257,240.00
Werkmeister John D	Mortgage Electronic Registration Systems	Palmyra Township	
Werkmeister Victoria Kline			188,800.00
White Edward J Jr	Bank Of America	Paupack Township	
White Dawn P			292,200.00
Nagel Edward	J P Morgan Chase Bank	Paupack Township	
Nagel Patricia A			52,642.00
Dekovics Julius	J P Morgan Chase Bank	Paupack Township	
Dekovics Elizabeth			125,500.00
Snyder Jared J	Wells Fargo Bank	Damascus Township	101,000.00
Bosi Michael A	Mortgage Electronic Registration Systems	Damascus Township	
Bosi Stacy E			116,000.00
Hirsch Kurt By Af	Mortgage Electronic Registration Systems	Salem Township	
Hirsch Jennifer Af			150,000.00

Thorpe John Randall	Honesdale National Bank	Waymart Borough	417,000.00
Thorpe John R	Honesdale National Bank	Paupack Township	
Thorpe Susan AKA Weller Susan AKA			417,000.00
One I L Inc By Af	Dime Bank	Preston Township	
Independent Lake Camp By Af Bianco David F Af			4,429,000.00

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**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
Gustin Robert G	Gustin Robert G	Preston Township	
Gustin Judy M	Gustin Judy M		
Mangino Michael W Senior Mangino Ellen L	Mangino Michael W Junior	Oregon Township	
J P Morgan Chase Bank	Werkheiser Carol M Werkheiser Todd D	Paupack Township	
Tramer Louise	Tramer Louise Tramer Frances	Salem Township	Lot 432
Riggins Loren S Jr Est Riggins Steven D Exr	Riggins R Paul Riggins Steven D	Lake Township	Lot 1794
Riggins Richard Paul Exr Diehl Willard O Diehl Louis F	Cummines Patricia C Diehl Adam William	Damascus Township	Lot 3
Pagano Anthony N	Pagano Anthony N Pagano Lucia E	Salem Township	Lot 2517
Pitti David J	J T L Realty Inc	Dyberry Township	Lot 89
Gibbons William E Gibbons Edward G	J T L Realty Inc	Dyberry Township	Lot 79
Tigue Thomas	McGuirk John P	Salem Township	Lot 124
Decker Rosemarie	Krasniak Lewis J Krasniak Cathy M	Damascus Township	Lot A
Coyne Keith T	Bayview Loan Servicing	Lehigh Township	
Huber Ronald L Huber Victoria	Huber Ronald L	Preston Township	
Fawley James K Fawley Tracy A	Fawley James K Fawley Tracy A	Salem Township	Lots 1140 & 1142
Santoriello Rebecca Santoriello Michelle Kelly Kristopher	Gebert Donald J Jr	Manchester Township	Lot 955
Santoriello Rebecca Santoriello Michelle Kelly Kristopher	Bronson Donna J	Manchester Township	Lot 954
Federal National Mortgage Association AKA Fannie Mae AKA Udren Law Offices	Pontosky Chester	Paupack Township	Lot 98
Stanton Bruce R Stanton Judith L	McIvor Bill B McIvor C Cecilia	Preston Township	Lot A

Milk Ryan J	Milk Ryan J	Manchester Township	
Milk Lindsey			
Rossini Jeanne	Jones Robert F II	Honesdale Borough	
Rossini Martin F			Lot 4
Rake Joanne G By Sheriff	Bank Of New York Mellon Tr	Dyberry Township	
Rake Thomas W By Sheriff			Lot 3
Moyer Drew A	McCurdy Brent	Paupack Township	
	McCurdy Linda		Lot 29
Saurman Barbara A Tr	Arthur James Lincoln	Sterling Township	
Felix Barbara A Tr			
James C Arthur Residuary Trust			
Saurman Barbara A Tr	Arthur James Lincoln	Sterling Township	
Felix Barbara A Tr			
James C Arthur Residuary Trust			
Saurman Barbara A Tr	Arthur James Lincoln	Sterling Township	
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Verderber Carolyn A By Agent	Bosi Stacy E		Lot 58
Geed Tara Agent			

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