

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

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Robert J. Conway, *Senior Judge*

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Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

The following cases were addressed by the Honorable Robert J. Conway, Senior Judge, Specially Presiding, Wayne County on September 12, 2013

AMANDA WIEK, age 40 of Lake Como, PA was sentenced the Wayne County Correctional Facility for a period of 60 days for one Count of Driving While Operating Privilege Suspend/Revoked, one count of Driving Without a License, one count of Required Financial Responsibility, one count of Operation of Vehicle Without Official Certificate of Inspection, one count of Unauthorized Transfer or Use of Registration, one count of Fraudulent Use or Removal of Registration Plate, one count of Driving Unregistered Vehicle Prohibited, and one count of Violation of Use of Certificate of Inspection, all graded as Summary offenses. She was also ordered to pay all Court costs and pay a fine in the amount of \$1,000.00. The incident occurred on April 9, 2012, in Mt. Pleasant Township when Pennsylvania State Police observed Wiek traveling with an expired inspection sticker.

EVERETT C. SMITH, age 53 of Hawley, PA was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was ordered to pay all Court costs, perform 40 hours of community service, have his operator's license suspended for a period of 60 days and attend and complete an alcohol highway safety program. The incident occurred on April 7, 2013, in Cherry Ridge Township. At that time Smith was found to be under the influence of Marijuana.

DANIELLE N. VANSTONE, age 26 of Hawley, PA pled guilty to two counts of Theft By Unlawful Taking or Disposition, graded as Misdemeanors of the 1st Degree. The incidents occurred between June 2012, and July 2012, in Berlin and Paupack Townships when VanStone and a co-defendant stole items from private residences. She is scheduled to be sentenced on November 7, 2013.

ELLE MASSETTI, age 23 of Clarks Summit, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 1st Degree. The incident occurred on January 7, 2012, in Salem Township when Massetti and two co-defendants entered a private residence and removed several items. She is scheduled to be sentenced on November 7, 2013.

MICHAEL B. LOEWENSTEIN, age 21 of Penn Valley, PA pled guilty to one count of Endangering Welfare of Children, graded as a Misdemeanor of the 1st Degree. The incident occurred between July 1, 2012, and July 27, 2012, in Preston Township when Loewenstein had sexual intercourse with a 15 year old female child. He is scheduled to be sentenced on December 12, 2013.

MATTHEW HOLMES, age 39 of Honesdale, PA pled guilty to one count of Recklessly Endangering Another Person, graded as a Misdemeanor of the 2nd Degree. The incident occurred on May 25, 2013, in Honesdale Borough when Holmes accidentally but recklessly shot a female victim. He is scheduled to be sentenced on November 7, 2013.

FRANCES PETOLICCHIO, age 37 of Honesdale, PA pled guilty to one count of False Swearing in Official Matters, graded as a Misdemeanor of the 2nd Degree and one count of Retail Theft-Take Merchandise, graded as a Summary offense. The incident occurred on May 29, 2013, in Texas Township when Petolicchio removed groceries from a local store without paying for same. She is scheduled to be sentenced on October 31, 2013.

JUSTIN D. SHOEMAKER, age 20 of Honesdale, PA pled guilty to one count of Criminal Conspiracy-Delivery of Non-Controlled Substance, an ungraded Felony. The incident occurred on November 29, 2012, in Central Park, in Honesdale Borough when Shoemaker sold suspected Heroin to a confidential informant for \$400.00. He is scheduled to be sentenced on November 7, 2013.

DAVID R. BOHANNON, age 22 of Sterling, PA pled guilty, two separate cases, to one count of Robbery-Take Property From Other With Force, graded as a Felony of the 3rd Degree and one count of Receiving Stolen Property, graded as a Misdemeanor of the 1st Degree. The incidents occurred between November 2012, and June 2013, in Salem Township when Bohannon stole a purse from a female victim at a local grocery store and received items stolen from a private residence. He is scheduled to be sentenced on October 31, 2013.

BILLIE JASON MILAVEC, age 33 of Honesdale, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 2nd Degree. The incident occurred on March 5, 2013, in Texas Township when Milavec stole keys belonging to another. He is scheduled to be sentenced on November 7, 2013.

COREY M. WELLS, age 24 of Honesdale, PA pled guilty to one count of Possession of Controlled Substance and one count of Possession of Drug Paraphernalia, both ungraded Misdemeanors. The incidents occurred on April 24, 2012, and September 26, 2012, in Berlin Township and Honesdale Borough when Wells was in possession of pills for which he did not have a valid prescription. When he was arrested Wells was in possession of Marijuana pipe. He is scheduled to be sentenced on November 7, 2013.

BRIAN J. FAZIO, age 34 of Lackawaxen, PA pled guilty to one count of Theft By Unlawful Taking or Disposition, graded as a Felony of the 3rd Degree and one count of Forgery, also graded as a Felony of the 3rd Degree. The incident occurred between May 18, 2013, and May 21, 2013, in Cherry Ridge Township when Fazio

stole and forged checks. He is scheduled to be sentenced on October 31, 2013.

CORY J. BATZEL, age 27 of Honesdale, PA pled guilty to one count of Indecent Assault, graded as a Misdemeanor of the 1st Degree, one count of Simple Assault, graded as a Misdemeanor of the 2nd Degree and one count of Indecent Assault, graded as a Misdemeanor of the 2nd Degree. The incident occurred between March 7, 2013, and March 17, 2013 in Texas Township when Batzel physically and sexually assaulted a fellow inmate. He is scheduled to be sentenced on December 12, 2013.

JUSTIN PINDER, age 20 of Philadelphia, PA pled guilty to two counts of Endangering the Welfare of Children both graded as Misdemeanors of the 1st Degree. The incident occurred between July 1, 2012, and July 27, 2012, in Preston Township when Pinder had sexual intercourse with two (2) 15 year old female children. He is scheduled to be sentenced on December 12, 2013. Pinder's co-defendant Ricker Gould age, 22 of Philadelphia, PA pleaded guilty on September 5, 2013, to Statutory Sexual Assault, a Felony of the 2nd Degree, Endangering the Welfare of Children, a Misdemeanor of the 1st Degree and two counts of Furnishing Beer to Minors, a Misdemeanor of the 3rd Degree.

LEGAL NOTICES

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

ESTATE NOTICES

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

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

ESTATE NOTICE

VINCENT A. MECCA, late of Lake Township, Wayne County, Pennsylvania, (died November 13, 2012). Notice is hereby given that Letters of Administration on the above estate have been issued to Sheila M. Mecca, Administratrix of the Estate.

All persons having claims against the decedent's Estate and all persons indebted to the decedent are hereby directed to provide notice of such claim or indebtedness to the following, without delay:
MARIANNE M. STIVALA,
ESQUIRE, BRIAN J. CALI,
ESQUIRE, 103 EAST DRINKER STREET, DUNMORE, PENNSYLVANIA 18512.

9/20/2013 • 9/27/2013 • 10/4/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Gloria A. McCullough, a/k/a Gloria

McCullough, who died on August 22, 2013, late resident of 1806 Parkway Drive, Honesdale, PA 18431, to Ann O'Hara, a/k/a Edith Ann O'Hara, Ann T. O'Hara, Executrix of the Estate, residing at 208 Tryon Street, 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: LEE C. KRAUSE, ESQUIRE**, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQ.
ATTORNEY FOR THE ESTATE

9/20/2013 • 9/27/2013 • 10/4/2013

**ADVERTISEMENT OF
GRANT OF LETTERS**

Estate of Viola McConnell,
Deceased

Letters of Administration for the above estate having been granted to Marion Lehutsky, all persons indebted to the estate are requested to make payment, and those having claims to present same without delay, to Michael P. Lehutsky, Attorney and Counselor at Law, 613 Main Street, Honesdale, PA 18431 (570) 253-3800.

9/13/2013 • 9/20/2013 • 9/27/2013

EXECUTRIX NOTICE

Estate of DORIS FREY
Late of Prompton Borough
Executrix
JEANNE NICHOLAS
813 GLENBURN ROAD
CLARKS SUMMIT, PA 18411
Attorney
WILLIAM T. JONES, ESQUIRE
639 JEFFERSON AVE.
SCRANTON, PA 18510

9/13/2013 • 9/20/2013 • 9/27/2013

EXECUTOR NOTICE

Estate of JEANNE O.
HOPSTETTER AKA JEANNE
HOPSTETTER AKA OLIVE
JEANNE HOPSTETTER
Late of Damascus Township
Executor
ROBERT F. HOPSTETTER
61 OWL WOOD RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

9/13/2013 • 9/20/2013 • 9/27/2013

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF EDITH LOIS EMIG a/k/a EDITH L. EMIG**, late of Crestmont Drive, Newfoundland, Wayne County, Pennsylvania (died June 17, 2013), to Deborah Emig n/k/a Deborah J. Thurston, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor

named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

9/6/2013 • 9/13/2013 • 9/20/2013

ADMINISTRATRIX NOTICE

Estate of CHARLES ALAN CLARK
Late of Mount Pleasant Township
Administratrix
TRISH TYLER-DAVIS
934 LAKE HENRY RD.
LAKE ARIEL, PA 18436
Attorney
JOHN F. SPALL
2573 RT. 6
HAWLEY, PA 18428

9/6/2013 • 9/13/2013 • 9/20/2013

EXECUTOR NOTICE

Estate of PATRICIA M. SCHAFFROTH
Late of Waymart Borough
Executor
CHRISTIAN F. SCHAFFROTH
409 LOPAX ROAD, APT 110
HARRISBURG, PA 17112
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

EXECUTOR NOTICE

Estate of DORIS FRIES AKA DORIS L. FRIES
Late of Prompton Borough
Executor
RANDAL FRIES
P.O. BOX 63
PROMPTON, PA 18456

Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

EXECUTOR NOTICE

Estate of PETER A. ROSSI AKA
PETER A. ROSSI, JR.
Late of Mount Pleasant Township
Executrix
KELLY LOUISE ROSSI
349 WESTERVELT PLACE
LODI, NJ 07644

Executor
PETER RICHARD ROSSI
357 UNION AVENUE
BELLEVILLE, NJ 07109
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

ESTATE NOTICE

Estate of Anne Roth a/k/a Anne G.
Roth, deceased
Late of Gouldsboro, Lehigh
Township, Wayne County

Letters Testamentary in the above
named estate having been granted
to the undersigned, all persons
indebted to the estate are requested
to make immediate payment, and
those having claims are directed to
present the same without delay to
the undersigned or his/her attorney
within four months from the date
hereof and to file with the Clerk of
the Court of Common Pleas of the
Twenty-Second Judicial District,

Orphans' Court Division, a
particular statement of claim, duly
verified by an Affidavit setting
forth an address with the County
where notice may be given to
Claimant.

John Gorski, Executor
c/o FISHER & FISHER LAW
OFFICES LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424

9/6/2013 • 9/13/2013 • 9/20/2013

EXECUTRIX NOTICE

Estate of ROBERT J. WEIDNER
Late of Texas Township
Executrix
CATHERINE TALLMAN
162 LAKESIDE DRIVE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

EXECUTRIX NOTICE

Estate of VICTOR FELLER
Late of Damascus Township
Executrix
DOLORES SEELIG
34 EVANS RD
HONESDALE, PA 18431
Attorney
STEVEN E. BURLEIN, ESQ.
307 11TH STREET
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

EXECUTOR NOTICE

Estate of VERNON DRESSLER
AKA VERNON E. DRESSLER
Late of South Cannan Township
Executor
JEAN MICHEL FAVRE
1831A EASTON TURNPIKE
LAKE ARIEL, PA 18436
Attorney
STEVEN E. BURLEIN, ESQ.
307 11TH STREET
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

OTHER NOTICES

**NOTICE OF WINDING UP
PROCEEDINGS OF ARISE
JERUSALEM ARISE
MINISTRIES,
INCORPORATED
A PENNSYLVANIA
CORPORATION**

TO ALL CREDITORS OF ARISE
JERUSALEM ARISE MINISTRIES,
INCORPORATED:

This is to notify you that Arise
Jerusalem Arise, Incorporated, a
Pennsylvania corporation with its
registered office located at 303
Tenth Street, Honesdale,
Pennsylvania 18431 is dissolving
and winding up its business.
Date: July 2, 2013
By: Alix Fils-Aime
President

9/20/2013

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY
PENNSYLVANIA
22ND JUDICIAL DISTRICT

CIVIL ACTION - LAW

No. 266 - Civil - 2012

JOHN P. COBB AND NANCY M.
COBB,
Plaintiff

vs.

KEEN LAKE CAMPING &
COTTAGE RESORT, INC.,
KLCCR, LLC, and RICE COAL
COMPANY, their heirs,
administrators, successors, and
assigns, and any and all other
persons claiming any right, title or
interest in or to the herein-
described real property other than
plaintiffs, whose identity or
identities are unknown,
Defendants

.....
**ORDER FOR ENTRY OF
DEFAULT JUDGMENT TO
QUIET TITLE**

AND NOW, this 3rd day of
September, 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
defendant RICE COAL COMPANY,
its successors and assigns, and any
and all other persons claiming any
right, title or interest in or to the real
property described in plaintiffs'
Complaint other than defendants
Keen Lake Camping & Cottage
Resort, Inc., adjudging and
decreeing that plaintiffs own in fee
simple and are entitled to the lawful,
peaceful and continuous possession
of the subject real property

described in plaintiffs' Complaint, and that defendant RICE COAL COMPANY and all persons claiming under it have no estate, right, title, lien, or interest whatever in or to the said real property, unless defendant Rice Coal Company, its successors and assigns, and any other person claiming any right, title or interest in or to the subject real property, files 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 in the Wayne Independent 3 times and in the Legal Journal of Wayne County 3 times and file proof of publication of same with this 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 defendant Rice Coal Company as set forth above, provided that the defendant does not take any action of record within thirty (30) days of the date of this Order.

BY THE COURT:

RUSSELL D. SHURTLEFF,
President Judge
Specially Presiding
44th Judicial District

BUGAJ/FISCHER, a professional corporation
P.O. Box 390, 308 Ninth St.
Honesdale, PA 18431
570-253-3021
Attorneys for plaintiffs

9/20/2013 • 9/27/2013 • 10/4/2013

NOTICE

IN THE COURT OF COMMON PLEAS OF THE 22ND JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WAYNE

No. 484 Civil 2013

**ROBERT SCHADE
and MARGARET SCHADE
Plaintiffs**

Vs.

**ANTHONY PINTO,
his SUCCESSORS AND
ASSIGNS AND ALL PERSONS
CLAIMING ANY RIGHT
TITLE OR INTEREST IN AND
TO THE SUBJECT PREMISES.
Defendants**

.....
COMPLAINT IN QUIET TITLE
.....

AND NOW come, Plaintiffs, Robert Schade and Margaret Schade by and through their counsel Matthew L. Meagher, Esquire and files this Complaint based on the following averments:

1. Plaintiffs are Robert and Margaret Schade, his wife, adult individuals with an address of 10144 North Emerald Way, Citrus Springs, FL 34434.
2. Defendant is Anthony Pinto with a last know address of 963 Pierce Avenue, New York, New York.
3. Plaintiffs were the owners of a

parcel of property pursuant to the Attached Deed. Exhibit A.

4. The subject premises are identified as follows:
ALL THAT CERTAIN tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3185 Section 26 of The Hideout subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1972 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, and September 24, 1973 in Plat Book 5, pages 120 through 123.
BEING the same premises which William Firestone granted and conveyed to

Robert G. Schade and Margaret R. Schade, husband and wife, by deed dated November 15, 2004 and recorded November 15, 2004 in Wayne County Record Book 2651 at Page 114.
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, real estate taxes for all periods following 1985; governmental laws and regulations, and liens created or suffered by Grantees.

5. Defendant was a prior owner of the subject premises pursuant to the attached Deed. Exhibit B.
6. Defendant failed to pay the real property taxes and the property was sold by the Wayne County Tax Claim Bureau per Sale NO. 2002-0314 to William Firestone, a predecessor in title to the Plaintiffs. See attached Exhibit C.
7. This complaint is brought pursuant to PA RCP 1061(b)(2)(3) for the purposes of acquiring title to the within described premises.
8. Pursuant to the above cited rule Plaintiffs request that this Honorable Court determine that the Defendant its successors and assigns have no interest in the subject premises, including any

interest in ingress, egress and regress over the subject premises and that Defendant its successors and assigns and anyone claiming under them is forever barred from asserting any right title or interest in the subject premises.

WHEREFORE, Plaintiffs, **Robert Schade and Margaret Schade**, respectfully request that this Honorable Court enter Judgment in favor of the Plaintiffs and against Defendants, Anthony Pinto, their successors and assigns as follows:

- A. The Defendant and all persons claiming under them be required to set forth the right and nature of their said claim to said real property;
- B. That all adverse claims of Defendant and all persons claiming under them in and to the said real property be determined by Decree of this Court;
- C. That this Court Decree and Adjudge that Plaintiffs own in fee simple are entitled to the lawful, peaceful and continuance possession of said real property and that Defendants and all persons claiming under them have no estate, right, title, lien or interest whatsoever in and to said real property or any part thereof;
- D. That this Court Adjudge and Declare that the potential individual and various claims be dismissed;
- E. That this Court permanently enjoin Defendants and all

persons claiming under them from asserting any claims adverse to Plaintiffs title to said real property, and (the Plaintiffs be granted such further relief as this Court may deem reasonable and just.)

Respectfully Submitted.

MATTHEW L. MEAGHER,
Esquire

9/20/2013

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
OCTOBER 2, 2013**

By virtue of a writ of Execution U.S. Bank N. A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of October, 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, County of Wayne and State of Pennsylvania, bounded and

described as follows:

BEGINNING at a point in the middle of Sunset Avenue, said point being also the Northwest corner of Lot No. 5 in the development of Grandview Heights, as surveyed by L. F. Burlein, R.E. Said Lot No. 5 being owned by Charles Buddenhagen, et ux; and thence along the center of said Sunset Avenue North 09 degrees 48 minutes East 100.00 feet to a point in the center of said Sunset Avenue; thence South 80 degrees 12 minutes East along the line of Lot No. 3 in the aforesaid Grandview Heights development 150.00 feet to an iron pin corner, being the Southeastern corner of Lot No. 3, aforesaid; thence South 09 degrees 48 minutes West 100.00 feet along Lot No. 31 of the aforesaid Development to an iron pipe corner being also the Northeastern corner of Lot No. 5 aforesaid; thence along the Northeasterly line of Lot No. 5, North 80 degrees 12 minutes West 150.00 feet to a point in the center of Sunset Avenue; being the place of BEGINNING.

BEING Lot No. 4 in the development of Grandview Heights.

UNDER AND SUBJECT to covenants and restrictions as shown in the prior Deed recorded in Wayne County Record Book 1192, Page 75.

HAVING THEREON ERECTED
A DWELLING KNOWN AS 19

SUNSET AVENUE,
HONESDALE, PA
18431

PARCEL NO. 11-0-0016-0061

BEING THE SAME PREMISES WHICH Emerald Mountain Homes by deed dated 02/14/05 and recorded 03/17/05 in Wayne County Record Book 2729, Page 4, granted and conveyed unto Scott W. Earley.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear

Seized and taken in execution as
Scott W. Earley 19 Sunset Avenue
HONESDALE PA 18431

Execution No. 54-Civil-2013
Amount \$149,269.23 Plus
additional

July 17, 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.

Leon P. Haller, Esq.

9/6/2013 • 9/13/2013 • 9/20/2013

**SHERIFF'S SALE
OCTOBER 2, 2013**

By virtue of a writ of Execution JP Morgan Chase Bank, N. A., Successor by Purchase from the FDIC, as Receiver for Washington Mutual Bank F/K/A Washington Mutual Bank, FA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of October, 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 tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1301, Section 12, of The Hideout, a Subdivision, situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof, recorded in the Office of the Recorder of Deeds of Wayne

County, Pennsylvania, April 9, 1970, in Plat Book 5, Pages 26 and 27; May 11, 1970, in Plat Book 5, Pages 34,37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Pages 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 53; March 24, 1971, in Plat Book 5, Pages 66 through 68; May 10, 1971, in Plat Book 5, Pages 69 through 71; March 14, 1972, in Plat Book 5, Pages 73 through 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 through 104, as amended and Supplemented.

Reference Tax Map No. 12-19-67.

Lot 1301, Section 12, of The Hideout, Lake Ariel, PA 18436, is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Plat Book 5, Page 41, recorded in May 8, 1970.

The property address is known as 1301 Brookfield Road, of The Hideout, Lake Ariel, PA 18436.

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.

BEING TAX NO.: 12-0-0019-0067

BEING KNOWN AS: 1301
BROOKFIELD ROAD, LAKE

ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Jose A. Rosario, Jr. and Shirley Navarro Rosario, husband and wife, by deed from MATTHEW J. MAZUR AND JOYCE A. MAZUR, HIS WIFE dated May 24, 2002 and

Seized and taken in execution as Jose A. Rosario Jr. 1301 Brookfield Rd LAKE ARIEL PA 18436 Shirley Navarro Rosario 2066 Ciero Avenue BRONX NY 10473

Execution No. 10-Civil-2013
Amount \$106,189.86 Plus
additional

July 29, 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.**

Marc S. Weisberg, Esq.

9/6/2013 • 9/13/2013 • 9/20/2013

**SHERIFF'S SALE
OCTOBER 16, 2013**

By virtue of a writ of Execution Central Mortgage 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 16th day of October, 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 or tract of land known as Lot 9R, Section 2, lying situate and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, being bound and described as follows:

Commencing at a point in the center of Vista Court, at a common corner with Lot 8 of Section 2 of Woodland Hills, said point being the POINT OF BEGINNING;

Thence along Lot 8, S 02 degrees 41minutes 46 seconds E, (passing steel pins found at 44.99 feet and 304.45 feet) a distance of 324.43 feet to a point in the center of Evergreen Drive; Thence along the center of Evergreen Drive N 81 degrees 23 minutes 00 seconds W, a distance of 130.00 feet; Thence along Lot 10R N 05 degrees 27 minutes 02 seconds E (passing a

steel pin set at 19.99 feet) a distance of 179.65 feet to a steel pin set; Thence continuing along Lot 10R N 12 degrees 04 minutes 12 seconds E, (passing a steel pin set at 102.65 feet) a distance of 123.49 feet to a point in the center of Vista Court; Thence along the center of Vista Court N 85 degrees 56 minutes 19 seconds E, a distance of 70.56 feet to the POINT OF BEGINNING. CONTAINING 0.74 acres, more or less.

For an approved map showing the above described property see Wayne County Map Book 107 at Page 73.

EXCEPTING AND RESERVING thereout and therefrom to the prior

Developer, in common with the Grantees, their heirs and assigns, from the southwesterly side of the premises herein conveyed as indicated on the aforesaid map a strip of land twenty (20) feet in width for right-of-way, utility installation and maintenance purposes.

TOGETHER WITH the right unto the Grantees, their heirs and assigns, in common, however, with prior Developers, its successors and assigns, to the use of any and all roads as now laid out or to be laid out in the future in Woodland Hills.

ALSO GRANTING AND CONVEYING to the Grantees, their heirs and assigns, in common,

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however, with prior Developer, its successors and assigns, the right to the use of certain areas situate along the project line of the Pennsylvania Power and Light Company and labeled 'lake access area' on the aforesaid map, and a certain map of 'Woodland Hills, Gumble Brothers Development Corp., Paupack Township, Wayne County, Pennsylvania, Lot Layout', as surveyed January 20, 1970 and recorded in the Office of the Recorder of Deeds for Wayne County, PA in Map Book 12, Page 195 with a revision of said map filed in the Office of the Recorder of Deeds for Wayne County, PA, in Map Book No. 13, at Page 94 and being amended to read 'Woodland Hills, Section One, as revised June 9, 1970 added easements and lake access area', together with the right of way unto the Grantees, their heirs and assigns, in common with the Developer, its successors and assigns, over the land lying between the above described 'lake access area' and the waters of Lake Wallenpaupack and the use of Lake Wallenpaupack for lawful recreational purposes, as set forth in and subject to a certain agreement between the Pennsylvania Power and Light Company and Developer dated the 30th day of March 1970 and being duly recorded in Wayne County Deed Book No. 256, at Page 430, reference being had thereunto the same will more particularly appear.

ALSO EXCEPTING AND RESERVING to the developer, in

the chain of title, its successors and assigns, in common, however, with the grantees, their heirs and assigns, a certain parcel of land along the southwesterly side of the lot and being a cul-de-sac, as laid out and set forth on the aforesaid map, said cul-de-sac-being for the purpose of ingress, egress and regress and said cul-de-sac- being for right of way, utility installation and maintenance purposes.

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.

Seized and taken in execution as Richard E. Harper 1942 Monterey Drive MECHANICSBURG PA 17050
Deborah J. Harper 1942 Monterey Drive MECHANICSBURG PA 17050

Execution No. 63-Civil-2013
Amount \$419,515.78 Plus additional

July 30, 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.

Melissa J. Cantwell, Esq.

9/20/2013 • 9/27/2013 • 10/4/2013

**SHERIFF'S SALE
OCTOBER 16, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of October, 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,

Parcel I:

ALL that certain piece, parcel or tract of land lying, situate and being in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point or corner, located in the center of the cartway of Pa. Traffic Route No. 296 (State Route 0296); thence departing

from said roadway and along line of Parcel First; of lands of LeRoy F. and Saleejane Finlon, his wife (Record Book 633 at Page 177), South 38 degrees 35 minutes 33 seconds East 1,442.67 feet to an iron pipe corner found; thence, through Parcel Second: of lands of the aforesaid Finlon, the following four (4) courses and distances: South 41 degrees 25 minutes 27 seconds West 371.85 feet to an iron pipe corner found, South 41 degrees 25 minutes 27 seconds West 115.075 feet to an iron pine corner set, North 37 degrees 21 minutes 28 seconds West 160.925 feet to an iron pin corner set and North 31 degrees 44 minutes 28 West 1,246.08 feet to a point or corner, located in the center of the cartway of the aforementioned State Route 0296; thence, along the center of the cartway of the same, North 29 degrees 54 minutes 07 seconds East 351.935 feet to the place of BEGINNING.

CONTAINING, within bounds, 13,1957 acres of land, inclusive of that area occupied by public road and utilities, easements and rights of way, supporting a dwelling and outbuildings and being designated as Resulting Composite Parcel A-B. It is the purpose and intent of this conveyance that Lot A and Lot B on the hereinafter described plan of lots shall and do hereby become one separate and distinct parcel. Neither Lot A nor Lot B shall be considered a separate or unique building lot. Lot A and Lot B are and shall be combined to form a single parcel containing 13, 1957

acres, and shall be designated as Resulting Composite Parcel A-B. No further subdivision of this premises shall be granted without the express approval of South Canaan Township and/or Wayne County.

LOT A: BEING ALL of the same premises which LeRoy F. Finlon and Salleeane Finlon, his wife, by deed dated June 22, 1992, and recorded in Wayne County Deed Book 0693 at Page 0289, granted and conveyed unto LeRoy F. Finlon and Salleeane Finlon, his wife, the Grantors herein.

LOT B: BEING part of Parcel Second: of the same premises which LeRoy F. Finlon and Salleeane Finlon, his wife, by deed dated June 22, 1992, and recorded in Wayne County Book 0693 at page 0289, granted and conveyed unto LeRoy F. Finlon and Salleeane Finlon, his wife, the Grantors herein.

AS SURVEYED by Alfred K. Bucconear, Registered Professional Land Surveyor, of R.D. 2 Box 52A, Waymart, PA 18472, in May of 1992. Bearings are on a Magnetic Meridian of 1991. An illustration of this survey is made part of this entry and recorded in Wayne County Map Book 76, at page 84.

TOGETHER with all and singular improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and

appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said GRANTORS in law, equity or otherwise howsoever, of, in, and to the same and every part thereof.

Parcel II:

All those two pieces or parcels of land situate, laying and being in the Township of South Canaan, County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL FIRST: BEGINNING at a point in the center of the North and South Turnpike in the North line of land owned by John Enslin; thence along said John Enslin line South 50 degrees East 172 2/5 rods to a stone corner; thence by land now or formerly of Edward Holowell North 40 degrees East 48 4/5 rods to a stone corner; thence along lands now or formerly of Cortland Brooker Estate and John H. Lee North 50 degrees West 192 2/5 rods to the center of the above mentioned turnpike; thence along the center of the same South 19 1/4 degrees West 51 2/5 rods to the place of BEGINNING. CONTAINING 55 acres and 101 square rods of land, be the same more or less.

PARCEL SECOND: BEGINNING at the Northwest corner of land herein described in the center of

the public road known as the 'Belmont and Easton Turnpike', a corner of land now or formerly of Elmer Miller and on line of land now or formerly of Charles Howell; thence in a Southerly direction along the center of said public road 74 3/4 rods to a corner in the middle of said public road, also corner of land of Clair Fielding; thence South 50 degrees East along line of lands of Clair Fielding 61 1/2 rods to a post corner; thence North 40 degrees East 14 1/2 rods to a post corner; thence South 50 1/2 degrees East 171 1/2 rods to stones corner on line of lands formerly of Joseph Hallowell; thence North 41 1/2 degrees East 26 3/4 rods to stones corner; thence North 50 degrees West 87 rods to stones corner; thence North 41 1/2 degrees East 25 rods to stones corner also corner of land formerly of Elmer Miller; thence North 50 degrees West along line of Elmer Miller's land 175 rods to the place of BEGINNING. CONTAINING 75 acres, be the same mor or less, and being subject to all of the reservations contained in previous deeds.

EXCEPTING AND RESERVING to Marvin A. Enslin, et ux., their heirs and assigns, however, approximately 5 acres of land located in the Southwesterly portion of the land hereinbefore described and bounded and described as follows:

BEGINNING at the Southwesterly corner of the above described

property, also being the corner of land formerly of Clair Fielding, now Louis Fox, thence along Fox South 50 degrees East 61 1/2 rods to a post corner; thence North 40 degrees East 14 1/2 rods to a post corner; thence in a generally Northwesterly direction along lands of Miller on line of fence to be erected, to an apple tree, being the Northeasterly corner of the apple orchard on the property herein reserved; thence continuing in a generally Northwesterly direction and along lines of Miller and fence to be erected, through a maple tree near the highway to the center of the highway; thence in a Southerly direction along the center line of said highway 14 rods more or less to the place of BEGINNING.

EXCEPTING AND RESERVING that portion of property conveyed by Julius Hirsch and Laurian Hirsch, his wife, to LeRoy F. Finlon and SalleeJane Finlon, his wife, as recorded in Wayne County Deed Book 326 at Page 469.

Tax Parcel 1: 24-0-0261-0037.0001

Tax Parcel 2: 24-0-0261-0037.0002 and 24-0-0261-0037.0003

Premises Being: ROUTE 296, A/K/A 2698 EASTON TURNPIKE, WAYMART, PA 18472

TITLE TO SAID PREMISES IS VESTED IN Geralda Deoliveira and Dinis B. Penha, by Deed from

Leroy F. Finlon and Salleejane Finlon, his wife, as tenants in common, dated 11/23/2005, recorded 11/25/2005 in Book 2922, Page 307.

Seized and taken in execution as Dinis B. Penha 263 Highland Avenue KEARNY NJ 07032
Geralda Deoliveira 263 Highland Avenue KEARNY NJ 07032

Execution No. 176-Civil-2013
Amount \$583,713.97 Plus additional

July 30, 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.

Jonathan Lobb, Esq.

9/20/2013 • 9/27/2013 • 10/4/2013

**SHERIFF'S SALE
OCTOBER 16, 2013**

By virtue of a writ of Execution PNC Bank, National Association S/B/M National City Mortgage, a Division of National City 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 16th day of October, 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 TRAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, AND LYING AND BEING IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING KNOWN AS LOT 4038, SECTION 47 OF THE HIDEOUT, SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34-37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT

BOOK 5, PAGE 66, MAY 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 100; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119 AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123.

TAX ID 12-0-0044-0064

ALSO KNOWN AS: 4038 S FAIRWAY DRIVE, LAKE ARIEL, PENNSYLVANIA 18436

Seized and taken in execution as KEVIN E. Bouchard A/K/A KEVIN BOUCHARD 4038 SOUTH FAIRWAY DRIVE 1282 THE HIDEOUT LAKE ARIEL PA 18436

Execution No. 194-Civil-2013
Amount \$138,730.83 Plus

additional

July 30, 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.

Jill P. Jenkins Esq.

9/20/2013 • 9/27/2013 • 10/4/2013



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CIVIL ACTIONS FILED

*FROM AUGUST 24, 2013 TO AUGUST 30, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21978	LAYTON BRADLEY W	8/30/2013	SATISFACTION	103,709.19
2009-01052	WILLIAMS MARY H	8/29/2013	SATISFACTION	—
2010-20673	LAYTON BRADLEY W	8/30/2013	SATISFACTION	14,815.30
2010-20674	LAYTON BRADLEY W	8/30/2013	SATISFACTION	33,556.73
2010-20675	LAYTON BRADLEY W	8/30/2013	SATISFACTION	124,446.43
2012-00114	SKALA JAMES ROBERT A/K/A	8/28/2013	DEFAULT JUDG IN REM	207,921.56
2012-00114	SKALA JAMES ROBERT JR	8/28/2013	DEFAULT JUDG IN REM	207,921.56
2012-00494	DAVITT JOSEPH JR	8/30/2013	WRIT OF EXECUTION	31,461.15
2012-00541	BARRAL JOHN J	8/26/2013	SUMMARY JUDG. IN REM	112,950.07
2012-00757	RAVNIKAR SANDRA	8/30/2013	WRIT OF EXECUTION	219,012.33
2012-00757	RAVNIKAR ANTHONY	8/30/2013	WRIT OF EXECUTION	219,012.33
2012-00757	WAYNE BANK GARNISHEE	8/30/2013	WRIT EXEC/GARNISHEE	—
2012-20256	LANNAK ANTHONY J	8/26/2013	SATISFACTION	—
2013-00100	MUSSELMAN JOSEPH A	8/26/2013	DEFAULT JUDG IN REM	175,894.07
2013-00101	BAKER RONALD	8/30/2013	WRIT OF EXECUTION	3,940.97
2013-00101	PENNSTAR BANK GARNISHEE	8/30/2013	WRIT EXEC/GARNISHEE	—
2013-00140	HAXHAJ ALI	8/30/2013	WRIT OF EXECUTION	367,121.19
2013-00140	BARDHAJ BEKIM	8/30/2013	WRIT OF EXECUTION	367,121.19
2013-00147	ALLEGRETTA NICOLA	8/30/2013	WRIT OF EXECUTION	189,005.11
2013-00204	CARTER DONALD	8/28/2013	DEFAULT JUDG IN REM	74,511.05
2013-00231	SMUTEK RICHARD W	8/30/2013	WRIT OF EXECUTION	156,992.41
2013-00246	AMILL EVELYN	8/30/2013	WRIT OF EXECUTION	132,947.51
2013-00253	AMERICAN REAL ESTATE INVESTMEN	8/30/2013	DEFAULT JUDGMENT	54,941.85
2013-00253	PUTZI STEPHEN	8/30/2013	DEFAULT JUDGMENT	54,941.85
2013-20067	KLEPPER FRED	8/26/2013	SATISFACTION	27,632.67
2013-21185	VITALE THOMAS	8/28/2013	MUNICIPAL LIEN	375.49
2013-21186	CILINO ELIZABETH	8/28/2013	JP TRANSCRIPT	1,088.50
2013-21187	GLAZER HOWARD	8/28/2013	JP TRANSCRIPT	8,730.21
2013-21188	HUSTON ROBERT	8/28/2013	JP TRANSCRIPT	1,270.47
2013-21188	HUSTON JODI	8/28/2013	JP TRANSCRIPT	1,270.47
2013-40067	BRUSSELL JOSEPH LEO OWNER	P 8/26/2013	STIP VS LIENS	—
2013-40067	BRUSSELL NANCY G OWNER	P 8/26/2013	STIP VS LIENS	—
2013-40067	DAVID DULAY INC CONTRACTOR	8/26/2013	STIP VS LIENS	—
2013-40068	ELTZ ERIC E OWNER	P 8/28/2013	STIP VS LIENS	—
2013-40068	ELTZ CARRIE A OWNER	P 8/28/2013	STIP VS LIENS	—
2013-40068	BURLEIGH CONSTRUCTION INC CONTRACTOR	8/28/2013	STIP VS LIENS	—

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

2013-40069	ELTZ ERIC E OWNER	P	8/28/2013	STIP VS LIENS	—
2013-40069	ELTZ CARRIE A OWNER	P	8/28/2013	STIP VS LIENS	—
2013-40069	JOE MURPHY DRILLING CONTRACTOR		8/28/2013	STIP VS LIENS	—
2013-40070	ELTZ ERIC E OWNER	P	8/28/2013	STIP VS LIENS	—
2013-40070	ELTZ CARRIE A OWNER	P	8/28/2013	STIP VS LIENS	—
2013-40070	KINTNER MODULAR HOMES INC		8/28/2013	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00466	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/28/2013	—
2013-00466	DUNBAR LISA D	DEFENDANT	8/28/2013	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00469	BUCKINGHAM TOWNSHIP PLAINTIFF/APELLEE	PLAINTIFF	8/29/2013	—
2013-00469	STUDNER MICHAEL DEFENDANT/APELLANT	DEFENDANT	8/29/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00473	JG WENTWORTH ORIGINATIONS	PETITIONER	8/30/2013	—
2013-00473	GIBBONS JANET	PETITIONER	8/30/2013	—
2013-00474	JG WENTWORTH ORIGINATIONS	PETITIONER	8/30/2013	—
2013-00474	GIBBONS JANET	PETITIONER	8/30/2013	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00461	YAMIALKOWSKI KAREN	PLAINTIFF	8/27/2013	—
2013-00461	YAMIALKOWSKI ROBERT	PLAINTIFF	8/27/2013	—
2013-00461	BERRY KENNETH M MD	DEFENDANT	8/27/2013	—
2013-00461	PROFESSIONAL EMERGENCY CARE A/K/A	DEFENDANT	8/27/2013	—
2013-00461	ER-ONE INC	DEFENDANT	8/27/2013	—
2013-00461	JOHNSON JAN RN	DEFENDANT	8/27/2013	—
2013-00461	WAYNE MEMORIAL HOSPITAL	DEFENDANT	8/27/2013	—
2013-00461	WAYNE MEMORIAL HEALTH SYSTEM	DEFENDANT	8/27/2013	—
2013-00461	WAYNE MEMORIAL HEALTH FOUNDATI	DEFENDANT	8/27/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00467	VIDEO DISPLAY CORPORATION	PLAINTIFF	8/28/2013	—
2013-00467	PARK STREET PROPERTIES LLC	DEFENDANT	8/28/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00462	FIRST NATIONAL COMMUNITY BANK	PLAINTIFF	8/27/2013	—
2013-00462	LENNOX JOHN J	DEFENDANT	8/27/2013	—
2013-00462	LENNOX MARIBETH N	DEFENDANT	8/27/2013	—
2013-00463	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	8/27/2013	—
2013-00463	CRESCIO NELLIE	DEFENDANT	8/27/2013	—
2013-00468	FIRST NIAGARA BANK SUCCESSOR BY MERGER TO	PLAINTIFF	8/28/2013	—
2013-00468	HARLEYSVILLE NATIONAL BANK	PLAINTIFF	8/28/2013	—
2013-00468	BADER IRVING	DEFENDANT	8/28/2013	—
2013-00468	BGL HOLDINGS LLC	DEFENDANT	8/28/2013	—
2013-00471	CITIBANK	PLAINTIFF	8/30/2013	—
2013-00471	BROWN AMY	DEFENDANT	8/30/2013	—
2013-00471	BROWN SHIRLEY A	DEFENDANT	8/30/2013	—
2013-00472	DEUTSCHE BANK NATIONAL TRUST TRUSTEE OF	PLAINTIFF	8/30/2013	—
2013-00472	HOME EQUITY MORTGAGE LAON	PLAINTIFF	8/30/2013	—
2013-00472	MILLS FRANK	DEFENDANT	8/30/2013	—
2013-00472	ROSSI MILLS ROXANE	DEFENDANT	8/30/2013	—
2013-00472	MILLS ROXANE ROSSI	DEFENDANT	8/30/2013	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00464	DEAN CORINO NANCY MARGRETHE	PLAINTIFF	8/27/2013	—
2013-00464	CORINO NANCY MARGRETHE DEAN	PLAINTIFF	8/27/2013	—
2013-00464	CIMINO RICHARD F JR	DEFENDANT	8/27/2013	—
2013-00465	MONAGHAN ANN	PLAINTIFF	8/27/2013	—
2013-00465	CIMINO RICHARD F JR	DEFENDANT	8/27/2013	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00470	WARRING HEATH	PLAINTIFF	8/30/2013	—
2013-00470	GRASSI JOSEPH	DEFENDANT	8/30/2013	—

Tourism supports more than 452,000 jobs and generates \$36 billion in economic impact from the 172 million annual visitors to the Commonwealth. For more information about Pocono region tourism, visit www.800poconos.com.

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 9, 2013 TO SEPTEMBER 13, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Johannes Holly C	Wayne Bank	Berlin Township	
Johannes Andrew C			91,813.00
Boidys L L C	Dime Bank	Damascus Township	108,000.00
Zukosky John D	Wayne Bank	Preston Township	
Zukosky Joelle D			55,500.00
Clark Jeffrey	Mortgage Electronic Registration Systems	Waymart Borough	
Clark Nicole			160,000.00
Marrero Raymond	Mortgage Electronic Registration Systems	Lehigh Township	129,795.000
Decrotie Jerome A	Dime Bank	Honesdale Borough	
Decrotie Mary A			40,000.00
Warrick Bobbi Jo	Mortgage Electronic Registration Systems	Sterling Township	
Schkolenko Katie			101,100.00
Harmuth Natasha	Mortgage Electronic Registration Systems	Paupack Township	264,000.00
West Six Properties L L C	Dime Bank	Waymart Borough	238,500.00
Compton Leo R Sr	Pudlin Peter	Palmyra Township	46,000.00
Ineson John	Mortgage Electronic Registration Systems	Lake Township	
Ineson Patricia A			177,300.00
Detweiler Andrew	Univest Bank & Trust Co	Paupack Township	
Detweiler Ashlea			61,200.00
Oriol Hans	Mortgage Electronic Registration Systems	Lake Township	
Payne Lara			184,000.00
Gray Maureen E	Mortgage Electronic Registration Systems	Lake Township	196,000.00
Vanpelt Judy	Dime Bank	Clinton Township	
Vanpelt Gregory			63,700.00
Staples Bethany Ann	Fidelity Deposit & Discount Bank	Sterling Township	
Staples Mark Edward			176,540.00
Pauler Franklin P	Honesdale National Bank	Clinton Township	
Pauler Virginia N			58,000.00
Depew Leigh	Honesdale National Bank	Honesdale Borough	
Depew Rebecca S			149,000.00
Linde Rebecca S			
Hoch Lynelle	Bank Of America	Paupack Township	
Hoch Jeffrey			100,000.00

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

Ioppolo Peter W	Wells Fargo Bank	Dreher Township	
Ioppolo Tina M			20,000.00
Zielinski Adam J	Zielinski John	Bethany Borough	
Zielinski Mark A	Zielinski Lisa A		10,000.00
Rosetti Roland Jr	Honesdale National Bank	South Canaan Township	168,000.00
Vanluvender John F	Utilities Employees Credit Union	Scott Township	
Vanluvender Laurie J			75,000.00
Ellingsen Mary E	Wayne Bank	Palmyra Township	181,300.00
Olver Todd	Honesdale National Bank	Clinton Township 2	
Olver Page			80,750.00
Aragona Alfredo	Mortgage Electronic Registration Systems	Honesdale Borough	108,750.00
Seeuwen Steven	First National Community Bank	Cherry Ridge Township	
Seeuwen Eric			153,000.00
Smith Kenneth A	Dime Bank	Damascus Township	84,000.00
Porta Joseph	P N C Bank	Lake Township	70,000.00
Weidner Edwin	Mortgage Electronic Registration Systems	Paupack Township	
Weidner Ann			72,238.00
Curtis Francis H III	Pa Housing Finance Agency	Sterling Township	24,000.00
Schlau Leonard	Pa Housing Finance Agency	Lake Township	
Schlau Elizabeth			36,500.00
Tourish Daniel R	Mortgage Electronic Registration Systems	Paupack Township	
Tourish Patricia			128,800.00
Annable Brenda Lee	Mortgage Electronic Registration Systems	Hawley Borough	77,146.00
Prickett Gerald J	Mortgage Electronic Registration Systems	Paupack Township	
Prickett Janet L			115,400.00
Dickerson Naomi	Wells Fargo Bank	Damascus Township	75,820.00
Kelleher Shamus M	Wells Fargo Bank	Honesdale Borough	
Kelleher Kelly A Miller			108,900.00
Rambone Shannon K	Wayne Bank	Dyberry Township	
Rambone Peter P			120,000.00
Frisbie John	Honesdale National Bank	Mount Pleasant Township	
Frisbie Stephanie			175,000.00
Garing Shawn P	Honesdale National Bank	Cherry Ridge Township	
Garing Rebecca L			285,000.00
Sassi Steven	Dime Bank	Dreher Township	
Sassi Beverly			312,400.00
Silverman Brian	Pal Lay John Jr	Palmyra Township	
Silverman Donna	Pal Lay Elizabeth		391,200.00
Roberts Jason	Honesdale National Bank	Scott Township	
Roberts Evelyn			85,600.00
Roberts Edwin			
Ashida Aki			
Nezezon Stephen A	E S S A Bank & Trust	Dyberry Township	
Nezezon Barbara R			140,000.00

Boyles Richard J	Pennstar Bank	Salem Township	
Boyles Bonnie R			50,000.00
Williams Todd R	Wayne Bank	Damascus Township	
McGinnis Kimberly M AKA Williams Kimberly M AKA			87,500.00
Brucher Alan E	Pennstar Bank	Clinton Township	
Brucher Jennifer L			16,300.00
Loscig Jeffrey W	P N C Bank	Lake Township	
Loscig Linda K			137,500.00
McCauley Thomas S	Scranton Times Downtown Federal Credit	Lehigh Township	
McCauley Eleanor J			28,000.00
Summers William	Baxter Credit Union	Salem Township	
Summers Maria			70,000.00
Normandia Bruce R	Wells Fargo Bank	Palmyra Township	263,000.00
Walker William Martin	Wells Fargo Bank	Paupack Township	280,000.00
Silverman Barry	Mortgage Electronic Registration Systems	Lake Township	
Silverman Arlene			232,600.00
Kaplan Scott Kaplan Beth			
Ranello Paul V	Mortgage Electronic Registration Systems	Texas Township 3	
Ranello Deborah M			145,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Battipede Alfred	Badik Joseph Christopher	Lehigh Township	
Battipede Marilyn			Lot 134
Layton Bradley W Layton Joann	Boidys L L C	Damascus Township	
Daniels Joanne N	Dennis Charles A Dennis Jeffrey C	Berlin Township	Lot E1
Crotty Christine H AKA Crotty Christine AKA	Pierre Claude Andre Pierre Delois Hatcher Hatcherpierre Delois	Lehigh Township	
Lelle Jason R Lelle Justin	Lupu Leonard L Lupu Roxana	Lehigh Township	Lot 11
Lelle Adrienne			
Burian Andrew J Burian Michelle M	Clark Jeffrey Clark Nicole	Waymart Borough	Lot 5
Martz Ellen M	Marrero Raymond	Lehigh Township	Lot 17
Jahn Philip G Jahn Lydia	Jahn Philip G Tr Jahn Lydia Tr Philip G Jahn Irrevocable Family Homestead Lydia Jahn Irrevocable Family Homestead	Paupack Township	

Kenyon Raymond AKA Kenyon Raymond Sr AKA Kenyon Juanita AKA Kenyon Juanita V AKA	Oca Carlos Garcia	Manchester Township	
Warrick Bobbi Jo	Warrick Bobbi Jo Schkolenko Katie	Sterling Township	Lots 13 & 15
Ekbohm Kathleen F Knoll Kathleen F Knoll John D Jr	Harmuth Natasha	Paupack Township	Lot 80
Wayleriley	West Six Properties	Waymart Borough	
Pudlin Peter	Compton Leo R Sr	Palmyra Township	
Russell Edward W	Ineson John	Lake Township	
Russell Maureen A	Ineson Patricia		Lot 1272
Fannie Mae AKA Federal National Mortgage Association AKA K M L Law Group	Detweiler Andrew Detweiler Ashlea	Paupack Township	Lot 14
Holbert Ann E Holbert Gene Holbert Teresa Holbert David Holbert Noreen	Holbert Ann E Holbert Gene Holbert David	Honesdale Borough	
Ferrario Raymond W Af Legault Roch C By Af Legault Donna J By Af	Oriol Hans Payne Lara	Lake Township	Lot 3034
Donaldson Michael K Donaldson Victoria L	Gray Maureen E	Lake Township	Lot 3343
Rockman John N Tr Rockman Mary B Tr Rockman Living Trust	Rockman Mary Margarette Rockman Nicolaus Charles Arthur Rockman Frederick Allen Soulje Adelia Beth	Lake Township	Lot 2243
Fromert Fred R Fromert Joanne M	Staples Mark Edward Staples Bethany Ann	Sterling Township	
Chapman Monika	Chapman Monika Winterle Dieter	Paupack Township	Lot 4
Cuccherini Daniel C Cuccherini Lorraine I	Moraski Paul Moraski Christine	Lehigh Township	
Henry Christopher C Henry Suzanne B	Usatin Fridrikh Usatin Anna	Lehigh Township	Lots 9 & 10
Tallman Gerald R	Iloff Matthew Iloff Michelle	Dyberry Township	
Hahn Vicki R By Sheriff	Grimm Robert C Grimm Karla D	Waymart Borough	
Zielinski John Zielinski Lisa A	Zielinski Adam J Zielinski Mark A	Bethany Borough	
Vetrano Edward By Sheriff	Federal National Mortgage Association	Salem Township	
McCuen Michael J Sr	Fallick Alvin S	Dreher Township	Lots 256 & 257
Schweinsburg Elaine Schweinsburg Richard	Rosetti Roland	South Canaan Township	Lot 2

Langsdorf Henry F	Angeli Donald J	Buckingham Township
Langsdorf Marylyn N		
Wayne County Tax Claim Bureau	Terracino Anthony	Dreher Township
Leonardis Robert		
Wayne County Tax Claim Bureau	Regine Ronald L	Dreher Township
Martin Robert		
Wayne County Tax Claim Bureau	Fowler Wayne	Lehigh Township
Serfass Thomas N Jr	Fowler Laura	
Wayne County Tax Claim Bureau	Rosar Richard A	Lehigh Township
Wilhelm John R		
Wilhelm Bernice C		
Wayne County Tax Claim Bureau	Sargo Joe	Lehigh Township
G C Marketing Inc	Lasher Mike	
Wayne County Tax Claim Bureau	Sargo Joe	Lehigh Township
G C Marketing Inc	Lasher Mike	
Wayne County Tax Claim Bureau	Mercado Raul	Manchester Township
Swan Frederick O	Mercado Brenda	
Swan Alexandri A		
Wayne County Tax Claim Bureau	Fedo Margaret	Manchester Township
Duffy George W		
Duffy Mary Ellen		
Wayne County Tax Claim Bureau	Fedo Margaret	Manchester Township
Stewart Corey A		
Wayne County Tax Claim Bureau	Benali Chaimae	Manchester Township
Somers Justine		
Wayne County Tax Claim Bureau	Benali Chaimae	Manchester Township
Somers Justine		
Wayne County Tax Claim Bureau	Fedo Margaret	Manchester Township
Reflection Lakes Prop Owners		
Wayne County Tax Claim Bureau	Mendieta Felix	Manchester Township
Kelly Matilda	Mendieta Betty R	
Wayne County Tax Claim Bureau	Trapp Erin M	Manchester Township
Padovani Joseph		
Wayne County Tax Claim Bureau	Casey Susan	Manchester Township
Herbal Holding Co		
Wayne County Tax Claim Bureau	Casey Susan	Manchester Township
Brockway Robert C		
Brockway Frances E		
Wayne County Tax Claim Bureau	Rivera Belford	Manchester Township
Daley Michael		
Daley Cheryl Kuns		
Wayne County Tax Claim Bureau	Flynn Michael	Paupack Township
Tritaris Rosa Luisa		
Wayne County Tax Claim Bureau	Snip L L C	Paupack Township
Rae Alexander T Jr		
Wayne County Tax Claim Bureau	Waldron John P	Lehigh Township
G C Marketing Inc		
Wayne County Tax Claim Bureau	Sargo Joe	Lehigh Township
Orlando Vincenzo	Lasher Mike	
Orlando Paula		

Wayne County Tax Claim Bureau	Edeline Wayne	Honesdale Borough	
Bazewicz Darryl	Edeline Jean		
Bazewicz Marlena			
Morris Sheila L By Sheriff	Dime Bank	Salem Township	Lot 182
Olver Todd	Olver Todd	Clinton Township 2	
Olver James	Olver Page		Lot 18
Robbins James H	Honesdale National Bank	Texas Township 1 & 2	
Robbins Ruth Ann			
Hottenstein Pamela L	Pamela Lois Hottenstein Trust Agreement Trust Agreement Of Pamela Lois Hottenstein	Preston Township	
Ibach Patricia A Est AKA	Smith Kenneth A	Damascus Township	
Ibach Patricia Est AKA			Lot 15
Roche James Joseph Exr			
Belloise Keri By Sheriff	Federal National Mortgage Association	Lake Township	
Dilascio Angelo By Sheriff			Lot 30
Wallace Lorraine By Sheriff	Federal National Mortgage Association	Lake Township	Lot 920
Campion Shannon	Tourish Daniel R	Paupack Township	
Rambone Shannon	Tourish Patricia		Lot 479
Rambone Peter			
Perez Domingo	Egipciano Rei Naldo Jr	Lake Township	
Perez Carmen			Lot 4329
Dunn Coulby	Moser Paul	Paupack Township	
Dunn Lynda	Moser Elizabeth Zihal Zihalmoser Elizabeth		Lot 12A
Carpenter Rita	Carpenter Robert N Krietzberg Donna Lee Carpenter Scott W	Salem Township	Lot 1760
Blaine Thomas W	Rambone Peter P Rambone Shannon K	Dyberry Township	Lot 3
Big Bear Property Owners Association Inc	Vardanian Arthur	Paupack Township	Lot 27
Pallay John Jr	Silverman Brian	Palmyra Township	
Pallay Elizabeth	Silverman Donna		Lot 5
Buddenhagen Tobin	Roberts Jason Roberts Edwin Roberts Evelyn	Scott Township	Lots 2 & 3
Meagher Professional Building Inc	Pa Commonwealth Dept Transportation	Honesdale Borough	
Pa C V S Pharmacy			
Romano Diana J Exr	Romano Diana J	Lehigh Township	
Lenox Harold Est AKA			
Lenox Harold J Est AKA			
Romano Diana J	Harrison Gerald A Harrison Carolyn A	Lehigh Township	
Sherman Lucas T	Sherwood Donna M	Lehigh Township	
Sherman Maria I			Lot 70
Drumm Diane Adm	Drumm Daine	Preston Township	
Kovalesky Christopher Jest	Kovalesky Lynann		

Zdziarski Tammy Exr	Robinson David	South Canaan Township	
Robinson William Exr	Robinson Tammy		
Robinson Mary Ann Est			
Niggel Ralph R	Kosman Michael J	Salem Township	
Niggel Maureen P	Kosman Stacey B		Lot 621
Tigue Wayne	Ranello Paul V	Texas Township 3	
	Ranello Deborah M		Lot 14

Wayne County LEGAL JOURNAL

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