

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ NOVEMBER 1, 2013 ★ Honesdale, PA ★ No. 34



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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.

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.

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Jonathan Fritz

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Ginger M. Golden

Coroner

Edward Howell

Auditors

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Judy O'Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

LEGAL NOTICES

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

ESTATE NOTICES

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

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

ADMINISTRATOR NOTICE

Estate of PAUL CHARLES
KEESLER AKA PAUL KEESLER
AKA PAUL C. KEESLER
Late of Honesdale Borough
Administrator
CLINT KEESLER
203 ERIE STREET
HONESDALE, PA 18431

11/1/2013 • 11/8/2013 • 11/15/2013

EXECUTOR NOTICE

Estate of CONSTANCE K.
EDWARDS AKA CONSTANCE
EDWARDS AKA CONSTANCE
ELAINE EDWARDS
Late of Dreher Township
Executor
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

11/1/2013 • 11/8/2013 • 11/15/2013

EXECUTRIX NOTICE

Estate of JOAN SIENKO AKA
JOAN I. SIENKO AKA JOAN P.
SIENKO
Late of Preston Township
Executrix
SUSAN SHEMANSKI
35 BELMONT ST.
WAYMART, PA 18472
Executor
ROBERT C. SIENKO
3599 CREAMTON DR.
PRESTON PARK, PA 18455
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

11/1/2013 • 11/8/2013 • 11/15/2013

EXECUTRIX NOTICE

Estate of LUTHER A. CONKLIN
AKA LUTHER CONKLIN
Late of Preston Township
Executrix
MARY JO LAW
38 ROSE HILL RD.
LAKE COMO, PA 18437
Attorney
TIMOTHY P. BARNA
831 COURT STREET
HONESDALE, PA 18431

11/1/2013 • 11/8/2013 • 11/15/2013

EXECUTRIX NOTICE

Estate of JOHN G. HNATKO
Late of Texas Township
Executrix
MARGARET HNATKO

1314 GREAT BEND TPK.
PLEASANT MOUNT, PA 18453
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

11/1/2013 • 11/8/2013 • 11/15/2013

EXECUTOR NOTICE

Estate of ILSE M. NOVOTNY
AKA ILSE MARIE NOVOTNY
Late of Cherry Ridge Township
Executor
JOHN NOVOTNY
134 SCHOOLHOUSE ROAD
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

10/25/2013 • 11/1/2013 • 11/8/2013

EXECUTRIX NOTICE

Estate of ANTOINETTE BOCK
AKA ANTOINETTE M. BOCK
Late of Mount Pleasant Township
Executrix
DELORES M. DONLICK
1733 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

10/25/2013 • 11/1/2013 • 11/8/2013

ADMINISTRATRIX NOTICE

Estate of ANTHONY
CALLAGHAN AKA ANTHONY
DANIEL CALLAGHAN AKA
ANTHONY D. CALLAGHAN

Late of Honesdale Borough
Administratrix
NORA O'NEILL
6986 OWEN DRIVE
MELBOURNE, FL 32940
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

10/25/2013 • 11/1/2013 • 11/8/2013

EXECUTOR'S NOTICE

ESTATE OF WELLES F.
MEGARGEL, a/k/a, WELLES
FRANKLIN MEGARGEL, late of
Salem Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Burton J. Megargel, 2155
Dogwood Lane, Charlottesville,
VA 22901. Sally N. Rutherford,
Esq., 921 Court St., Honesdale, PA
18431, Attorney for the Estate.

10/18/2013 • 10/25/2013 • 11/1/2013

EXECUTOR'S NOTICE

ESTATE OF JAMES M. H.
MCGINTY, late of Hawley
Borough, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Deborah S. Clemo, 123 Madison
Avenue, Hawley, PA 18428. Sally
N. Rutherford, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney
for the Estate.

10/18/2013 • 10/25/2013 • 11/1/2013

EXECUTRIX NOTICE

Estate of CLARENCE J. MILLER
AKA CLARENCE MILLER
Late of Honesdale Borough
Executrix
DONNA L. WEIST
302 TRYON STREET
HONESDALE, PA 18431
Executrix
JOY A. GRANQUIST
1800 WESTSIDE AVENUE
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

10/18/2013 • 10/25/2013 • 11/1/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Robert
J. Gilbert, a/k/a Bob Gilbert, a/k/a
Bobby Gilbert, who died on
September 3, 2013, late resident of
189 Carbondale Road, Waymart,
PA 18472, to Bernadette
O'Connell, Co-Administratrix of
the Estate, residing at 9 Chet Drive,
Waymart, PA 18472, and Susanna
Theobald, Co-Administratrix of the
Estate, residing at 248 O'Connell
Road, Waymart, PA 18472. All
persons indebted to said estate are
required to make payment and
those having claims or demands
are to present the same without
delay to the law offices of
HOWELL, HOWELL &
KRAUSE, ATTN: LEE C.
KRAUSE, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

10/18/2013 • 10/25/2013 • 11/1/2013

ADMINISTRATOR NOTICE

Estate of JOSEPH JOHN
ARCADIPANE AKA JOSEPH J.
ARCADIPANE
Late of Moscow Borough
Administrator
JOSEPH W. ARCADIPANE
125 STERLING GARDENS DR.
MOSCOW, PA 18444
Attorney
STEPHEN J. EVERS, ESQ.
213 R. N. STATE ST.
CLARKS SUMMIT, PA 18411

10/18/2013 • 10/25/2013 • 11/1/2013

**NOTICE OF FILING OF
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
NOVEMBER 13, 2013**

By virtue of a writ of Execution
Deutsch Bank Nat'l. Trust Co., as
Trustt for Quest Trust 2006-X1,
Asset Backed Certificates, Series
2006-X1 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
November, 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

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

PARCEL ONE:

BEGINNING at a point in the center of LR 63021, which point is a common corner of Lot No. 3A and Lot No. 3B on the within referenced map, and the Westerly-most point of the within parcel to be conveyed; thence along the centerline of pavement of the said LR 63021, North 6 degrees 39 minutes 53 seconds East 63.79 feet to a point in the center of pavement of LR 63021, said point being also the center of Paupack Township Road 395; thence the following courses and distances along the centerline of pavement of TR 395 and lands now or formerly of James Graham, North 32 degrees 7 minutes 4 seconds East 234.78 feet to a point; thence North 31 degrees 58 minutes 49 seconds East 125.02 feet to a point; thence North 28 degrees 16 minutes 53 seconds East 119.30 feet to a point; thence North 23 degrees 35 minutes 30 seconds East 58.01 feet to a point in the centerline of pavement of TR 395; thence leaving TR 395 along lands now or formerly of Ed Schaepe, South 85 degrees 39 minutes 40 seconds East, 1061.06 feet to a stones corner; thence along lands now or formerly of

Charles Marston and C.K. Townsend, South 9 degrees 15 minutes 25 seconds East, 1,176.24 feet to a placed iron pin; thence along line of Lot 3A North 64 degrees 53 minutes 42 seconds West, 1,684.55 feet to the point and place of BEGINNING. And described as Lot No. 3B on a map by Karl A. Hennings, PLS, dated August 30, 1988, entitled "Map Showing Division of Lands of Edward Strasser", as recorded in Wayne County Map Book 65 at Page 101.

SUBJECT to the covenants, restrictions, and exceptions of record, including:

1. No house trailers or mobile homes may be placed or erected on the land herein conveyed, and no unsightly buildings, or cabins will be permitted on the premises.

Commonly known as: 19 Bone Ridge Road, Lakeville, PA 18438

Parcel No: 19-0-0294-0034.0005
Control No. 103657

Being the same premises which Marie-Christine Pereyron granted and conveyed unto Sophie Cahen-Vorburger by Deed dated December 8, 2004 and recorded January 10, 2005 in the Office of the Recorder of Deeds for Wayne County, Pennsylvania as Deed Book 2691, Page 230.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE

TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Seized and taken in execution as Sophie Cahen Vorburger 19 Bone Ridge Road Lakeville PA 18438

Execution No. 145-Civil-2007
Amount \$925,542.92 Plus additional

August 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.

Craig Oppenheimer Esq.

10/18/2013 • 10/25/2013 • 11/1/2013

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

By virtue of a writ of Execution The Dime 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 13th day of November, 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

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, more fully bounded and described as follows

BEGINNING at a point on the Southerly side of Second Street (now Prospect Street) as laid out and plotted upon the map of the Pennsylvania Coal Company of the

Village of Hawley on file in their general office in the Borough of Dunmore, Lackawanna County, Pennsylvania; thence along the Southerly side of Prospect Street in a general Northwesterly direction one hundred (100) feet to a corner of Lots 2 and 4 on said map; thence at right angles thereto in a general Southwesterly direction one hundred (100) feet to a corner; thence in a general Southeasterly direction on a line parallel with the Southerly side of Prospect Street one hundred (100) feet to a corner, said corner being the common corner of Lots 6 and 8 on the Pennsylvania Coal Company map; thence in a general Northeasterly direction along the said dividing line one hundred (100) feet to the point and place of BEGINNING. COMPRISING within said boundaries Lot 4 and 6 with reference to said map

EXCEPTING AND RESERVING unto the Pennsylvania Coal Company, its successors and assigns, all of the exceptions and reservations as contained in a certain deed dated August 27, 1919, from the Pennsylvania Coal Company to Edward T. Seiler, which deed is duly recorded in the Office of the Recorder of Deeds in Deed Book 112, at page 116, which exceptions pertain to mineral rights with the right to mine same, etc

BEING THE SAME PREMISES WHICH Joseph A. Ballard and Leila A. Ballard, husband and wife granted and conveyed to Richard P.

Foster and Susan Ann Foster, husband and wife by deed dated May 23, 1981 and recorded in Wayne County Deed Book 381 page 256.

Property Address: 412 Prospect Street, Hawley, PA 18428

Seized and taken in execution as Richard P. Foster 181 Scarlet Maple Drive, Apt. 104 WINCHESTER VA 22603 Susan A. Foster 181 Scarlet Maple Drive, Apt. 104 WINCHESTER VA 22603

Execution No. 240-Civil-2013 Amount \$51,136.17 Plus additional

August 21, 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.

Kimberly D. Martin, Esq.

10/18/2013 • 10/25/2013 • 11/1/2013

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

By virtue of a writ of Execution The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Ramp 2003-RS9 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 November, 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

ALL THAT CERTAIN piece or parcel of land situated, in Dreher Township, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron bar, being the southwest corner of this parcel, being the southeast corner of this parcel, being the southeast corner of New Lot No. 18, and being in the Line of lands of Cora A. Lang, thence along lands of Cora A. Lang, S 82 degrees 07 minutes 39 seconds E 214.98 feet to an iron bar being the southwest corner of New Lot No. 19, thence by New Lot No. 19 N 7 degrees 28 minutes 39 seconds E 446.05 feet to a point

in the centerline of Charphil Drive (a 40 feet wide Private Drive), being the southwest corner of Lot No. 2, being the northwest corner of New Lot No. 19, and being the southeast corner of Lot 3, thence along the centerline of Charphil Drive and along a curve to the left, the radius of which is 1145.92 feet a distance of 70.57 feet (the chord of which is S 82 degrees 53 minutes 46 seconds W 70.56) to a point, thence still along the centerline of Charphil Drive and along a curve to the right, the radius of which is 1145.92 feet, a distance of 150.12 (the chord of which is S 85 degrees 23 minutes 37 seconds W 150.01 feet) to a point, being the northwest corner of New Lot No. 18, thence along New Lot 18 S 7 degrees 28 minutes 39 seconds W 395.41 feet to the point and place of beginning. Containing 2.01 Acres more or less. This parcel is New Lot No. 18A in a subdivision named NU-FOUND-HI-LANDS PHASE 1 surveyed by Colan Enterprises, Inc., and recorded in Wayne County Recorders office in map book 62 page 44. Date April 1987.

UNDER AND SUBJECT to the conditions, exceptions and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Nicola Allegretta, a single man, by Deed from Ellen M. Ross, nka Ellen M. Haag, by and through her Limited Power of Attorney, Robert E. Haag and

Robert E. Haag, dated 09/05/2003,
recorded 10/09/2003 in Book 2356,
Page 217.

Tax Parcel: 08-0-0026-0022

Premises Being: 18A CHARPHIL
DRIVE, A/K/A 53 CHARPHIL
DRIVE, SOUTH STERLING, PA
18445

Seized and taken in execution as
Nicola Allegretta 18A Charphil
Drive SOUTH STERLING PA
18445

Execution No. 147-Civil-2013
Amount \$189,005.11 Plus
additional

September 12, 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.

10/18/2013 • 10/25/2013 • 11/1/2013

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

By virtue of a writ of Execution
JPMorgan Chase Bank, National
Association issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 13th day of
November, 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

ALL that certain piece or parcel of
land located in the Township of
Damascus, County of Wayne,
Commonwealth of Pennsylvania,
and being more particularly
described as follows:

BEGINNING from a point at
corner in the center of Legislative
Route #L3126 at an intersection
with Pennsylvania Route 962;
thence along the approximate
centerline of L3126 and Township
Road 675, the following courses
and distances: North 25 degrees 14
minutes 40 seconds East 50.77
feet; North 43 degrees 56 minutes
10 seconds East 89.32 feet; North
63 degrees 44 minutes 55 seconds
East 180.55 feet and North 57
degrees 56 minutes 10 seconds
East 50 feet to a point for a corner
in the apporximate center of
Township Road 675; thence

leaving said Township Road 675 and through other lands of Ulmont Dexter, South 3 degrees 5 minutes 25 seconds East 322.14 feet to a fence post for a corner; thence along lands now or formerly of John and Helen Casey, North 71 degrees 00 minutes 45 seconds West 322.86 feet to the point or place of BEGINNING.

CONTAINING therein 1.25 acres, be the same more or less.

For a survey of the above description, see Wayne County Map Book 45, at Page 109.

EXCEPTING AND RESERVING unto former Grantors, their heirs and assigns, a right-of-way (5) feet in width on the lot side of the road right-of-way for utility purposes.

BEING TAX NO.: 07 0000 8004 0000 2

BEING KNOWN AS: 262 PLANK ROAD, BEACH LAKE, PENNSYLVANIA 18405.

Title to said premises is vested in Kyle J. Saylor by deed from THOMAS M. MAZZANNA, SR. dated September 24, 2010 and recorded September 24, 2010 in Deed Book 4101, Page 163.

Seized and taken in execution as Kyle J. Saylor 31 Dog Pond Trail HONESDALE PA 18431

Execution No. 234-Civil-2013
Amount \$141,399.67 Plus additional

September 11, 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.

Celine P. DerKrikorian Esq.

10/18/2013 • 10/25/2013 • 11/1/2013

**SHERIFF'S SALE
NOVEMBER 20, 2013**

By virtue of a writ of Execution Bank of America N.A., successor by merger to BAC Home Loans Servicing F/K/A Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of November, 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

PARCEL ONE:

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, said point being North seventy nine degrees forty six minutes zero seconds West (N 79 degrees 46 minutes 00 seconds W), a distance of sixty four and eleven/100 feet (64.11 feet) from the northeast corner of land of Mark and Diane Richner said point also being the southeast corner of the land herein described (Lot 2);

THENCE along center of South Street North seventy seven degrees thirty five minutes zero seconds West (N 77 degrees 35 minutes 00 seconds W), a distance of ninety eight and 55/100 feet (98.55 feet) to a point, the southeast corner of land of Mary Weinberger;

THENCE along the eastern line of Mary Weinberger, North eleven degrees zero minutes zero seconds East (N 11 degrees 00 minutes 00 seconds E), a distance of one hundred eighty feet (180.00 feet) to an iron pipe for a corner, the northeast corner of land of Mary Weinberger;

THENCE along the northern line of Mary Weinberger and along line

of land of James McArdle, North seventy five degrees forty eight minutes four seconds West (N 75 degrees 48 minutes 04 seconds W), a distance of one hundred forty nine and 94/100 feet (149.94 feet) to an iron pipe for a corner in line of land of James McArdle;

THENCE through land of Thomas and Carol Ashman North zero degrees fifteen minutes seventeen seconds West (N 0 degrees 15 minutes 17 seconds W), a distance of three hundred twenty one and 35/100 feet (321.35 feet) to an iron pipe for a corner;

THENCE through same North eighty five degrees thirty six minutes fifty seconds East (N 85 degrees 36 minutes 50 seconds E), a distance of four hundred fifty one and 66/100 feet (451.66 feet) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company South thirteen degrees fifteen minutes one second West (13 degrees 15 minutes 01 second W), a distance of four hundred thirty and 22/100 feet (430.22 feet) to an iron pipe for a corner, the northeast corner of Lot 1;

THENCE along the northern line of Lot 1 North seventy six degrees forty five minutes zero seconds West (N 76 degrees 45 minutes 00 seconds W), a distance of one hundred and 00/100 feet (100.00 feet) to an iron pipe for a corner,

the northwest corner of Lot 1;

THENCE along the westerly line of Lot 1 South thirteen degrees fifteen minutes zero seconds West (S 13 degrees 15 minutes 00 seconds W), a distance of two hundred feet (200.00 feet) to the POINT OF BEGINNING;

Said described tract containing 3.88 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in Map Book No 109 at Page 15.

PARCEL TWO:

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, the southwest corner of land of JoEllen and Shawn Forney, said point also being South ten degrees fifty nine minutes nineteen seconds West (S 10 degrees 59 minutes 19 seconds W), a distance of eighteen and 45/100 feet (18.45 feet) from an iron pipe near the northern right of way line of South Street;

THENCE along the center of South Street North seventy six degrees fifty four minutes thirty two seconds West (N 76 degrees 54

minutes 32 seconds W), a distance of forty and 53/100 feet (40.53 feet) to a point for a corner, the southeast corner of land of Jeffery and Michelle Gogolski;

THENCE along the eastern line of Jeffery and Michelle Gogolski North eleven degrees nine minutes thirty eight seconds East (N 11 degrees 09 minutes 38 seconds E), a distance of one hundred eighty three and 34/100 feet (183.34 feet) to an iron pipe for a corner in line of land of the lands of Jeffery and Michelle Gogolski;

THENCE along the eastern line of land of other lands of Jeffery and Michelle Gogolski North eleven degrees five minutes twenty nine seconds East (N 11 degrees 05 minutes 29 seconds E), a distance of two hundred forty two and 69/100 feet (242.69 feet) to an iron pipe for a corner;

THENCE along the northern line of land of Jeffery and Michelle Gogolski North eighty four degrees forty nine minutes thirty seven seconds West (N 84 degrees 49 minutes 37 seconds W), a distance of one hundred thirty three and 33/100 feet (133.33 feet) to an iron pipe for a corner in line of land of Karen Kernoski;

THENCE along line of land of Karen Kernoski and along line of land of The Wayne Memorial Hospital Nursing Home North six degrees seventeen minutes forty nine seconds East (N 6 degrees 17 minutes 49 seconds E), a distance

of six hundred thirty nine and 16/100 feet (639.16 feet) to a steel rebar for a corner in line of land of Joseph and Lisa Gombita;

THENCE along the line of land of Joseph and Lisa Gombita and line of land of William and Sandra Fenwick and along line of land of Spojnia and along a stonewall South eighty one degrees fifty two minutes thirty five seconds East (S 81 degrees 52 minutes 35 seconds E), a distance of seven hundred eighty five feet and 20/100 feet (785.20 feet) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company, South thirteen degrees fifteen minutes zero seconds West (S 13 degrees 15 minutes 00 seconds W), a distance of four hundred eighty two and 55/100 feet (482.55 feet) to an iron pipe for a corner in line of land of Lot 2;

THENCE through land of Thomas and Carol Ashman South eighty five degrees thirty six minutes fifty seconds West (S 85 degrees 36 minutes 50 seconds W), a distance of four hundred fifty one and 66/100 feet (451.66 feet) to an iron pipe for a corner;

THENCE through same South zero degrees fifteen minutes seventeen seconds East (S 0 degrees 15 minutes 17 seconds E), a distance of three hundred twenty one and 35/100 feet (321.35 feet) to an iron pipe for a corner in line of land of

James McArdle;

THENCE along line of land of James McArdle and along line of land of JoEllen and Shawn Forney North seventy five degrees forty eight minutes four seconds West (N 75 degrees 48 minutes 04 seconds W), a distance of one hundred sixty eight and 16/100 feet (168.16 feet) to an iron pipe for a corner;

THENCE along the same South ten degrees fifty nine minutes nineteen seconds West (S 10 degrees 59 minutes 19 seconds W), a distance of one hundred eighty two and 59/100 feet (182.59 feet), a passing through an iron pipe near the norther Right of Way line of South Street to the POINT OF BEGINNING;

Said described tract containing 11.06 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in Map Book No 109 at page 15.

Seized and taken in execution as
Ali Haxhaj 31 E 127th Street NEW YORK NY 10035
Bekim Bardhaj 31 E 127th Street NEW YORK NY 10035

Execution No. 140-Civil-2013
Amount \$367,121.19 Plus
additional

September 12, 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.

Adam H. Davis Esq.

10/25/2013 • 11/1/2013 • 11/8/2013

**SHERIFF'S SALE
NOVEMBER 20, 2013**

By virtue of a writ of Execution Nationstar Mortgage, 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 20th day of November, 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

ALL THAT CERTAIN piece or

parcel of land situate in the Township of Dreher, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of Legislative Route 63002, said point being the Northeast corner of the parcel herein described, as well as being the Southwest corner of the remaining lands of the Grantors herein; thence South 9 degrees 17 minutes 45 seconds West 360.00 feet along the lands of the Grantors herein to a set iron pipe; thence North 71 degrees 39 minutes 49 seconds West 365.89 feet along the lands of the Grantors herein to a set iron pipe; thence North 9 degrees 17 minutes 45 seconds East 360 feet along the lands now or formerly owned by Curtis to a point for a corner in the center of Legislative Route 63022; thence along the center of the said Legislative Route 63002 the following three courses and distances: South 61 degrees 17 minutes 00 seconds East 2.81 feet to a point; thence South 72 degrees 38 minutes 00 seconds East 328.00 feet to a point; thence south 63 degrees 30 minutes 00 seconds East 35.53 feet to the point and place of beginning.

Containing 3.00 acres of land to be the same more or less. Said parcel being shown as Parcel 'A' on a map of the 'Lands of Karl Zitzelman' prepared by Harry F. Schoenagel, Resistered Surveyor, dated December 30, 1982 (revised), recorded in the Wayne County

Recorder of Deeds Office in Map Book 50, page 84.

TITLE TO SAID PREMISES IS VESTED IN Richard W. Smutek, by Deed from David W. Diehl, Jr. and Wendy L. Diehl, his wife, dated 08/04/2006, recorded 08/22/2006 in Book 3110, Page 107.

Tax Parcel: 08-0-0351-0013.0002

Premises Being: 144 CRESTMONT DRIVE, NEWFOUNDLAND, PA 18445-5003

Seized and taken in execution as Richard W. Smutek 144 Crestmont Drive NEWFOUNDLAND PA 18445

Execution No. 231-Civil-2013
Amount \$156,992.41 Plus
additional

September 12, 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

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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.

Adam H. Davis Esq.

10/25/2013 • 11/1/2013 • 11/8/2013

**SHERIFF'S SALE
NOVEMBER 20, 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 20th day of November, 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

ALL that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1235, 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, page 27; May 11, 1970 in Plat Book 5, pages 34, 37,41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat

Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104, as amended and supplemented.

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

Lot 1235, Sec. 12, of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 41, recorded on 5/11/1970.

Subject to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as are contained in prior deeds forming the chain of title.

Together with all rights of way and Under and Subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Evelyn Amill, by Deed from Krzysztof Grabowski, by his agent, Elizabeth A. Arce and Elizabeth A. Arce, his wife, dated 05/09/2006, recorded 05/10/2006 in Book 3034, Page 176.

Tax Parcel: 12-0-0019-0031

Premises Being: 1235
WOODHILL LANE, LAKE
ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Evelyn Amill 20 Crittenden Place
STATEN ISLAND NY 10302

Execution No. 246-Civil-2013
Amount \$132,947.51 Plus
additional

September 12, 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.

Meredith Wooters Esq.

10/25/2013 • 11/1/2013 • 11/8/2013

**SHERIFF'S SALE
NOVEMBER 20, 2013**

By virtue of a writ of Execution
Taylor, Bean & Whitaker Mortgage
Corporation issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 20th day of
November, 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

ALL THAT CERTAIN lot or piece
of land, situate in the Township of
Lehigh, County of Wayne, and
Commonwealth of Pennsylvania,
being Lot Number 35, Section 12,
Iroquois Avenue, as shown on map
of Pocono Springs Estate, Inc. on
file in the Recorder of Deeds
Office at Honesdale, Pennsylvania
in Plat Book No. 14 at Page 189.

UNDER AND SUBJECT to all the
rights, privileges, benefits,
easements, rights of way,
covenants, conditions, restrictions,
reservations, terms and provisions
as may be more particularly set
forth in the above recited Deed and
which may run with the land.

TITLE TO SAID PREMISES
VESTED IN Keith D. Collins and
Gail P. Collins, h/w, by Deed from
Ronnie R. Bobb, by and through
his attorney-in-fact Wendy A.
Castle-Bobb and Wendy A. Castle-
Bobb, formerly h/w, dated
01/13/2003, recorded 01/14/2003,
in Deed Book 2145, page 236.

Premises being: 35 IROQUOIS AVENUE, GOULDSBORO, PA 18424

Tax Parcel No. 14-0-0030-0187

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
Keith D. Collins 35 Iroquois
Avenue Gouldsboro PA 18424
Gail P. Collins 35 Iroquois Avenue
Gouldsboro PA 18424

Execution No. 299-Civil-2008
Amount \$242,881.59 Plus
additional

September 12, 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.
Allison F. Zuckerman Esq.

10/25/2013 • 11/1/2013 • 11/8/2013

**SHERIFF'S SALE
NOVEMBER 20, 2013**

By virtue of a writ of Execution PNMAC Mortgage Opportunity Fund Investors, 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 20th day of November, 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

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

BEGINNING at a pipe corner, being the northeasterly corner of lands of Cosgrove thence long lands of Darrell Shelkey South 69 degrees 16 minutes East 541.16 feet to a pipe corner; thence along lands of the Hideout South 17 degrees 24 minutes West 507.73 feet to a pipe in a stone wall for a corner; thence through lands of the Grantors North 85 degrees 30 minutes West 586.85 feet to an iron pin corner; thence through lands of the same North 12 degrees 17 minutes East 223.53 feet to a pipe corner; thence through lands of the same North 69 degrees 16 minutes West 331.17 feet to a point in the

center of the State Road L.R. 63010; thence along the center of the same North 23 degrees 39 minutes East 300.4 feet to a point in the center of the said road; thence along lands of Cosgrove South 69 degrees 16 minutes East 333.0 feet to a pipe corner; thence along lands of the same North 24 degrees 00 minutes East 150 feet to the place of beginning. Excepting and reserving all that certain property known as 2.52 acquired by David A. Merrigan, Patricia B. Merrigan and Melissa B. Merrigan from Ryan Flannery and Sandra Flannery by Deed dated 12/18/2002 recorded 12/18/2002 in Deed Volume 2131 Page 60.

Containing 10.022 acres of land, more or less

Subject to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

Known as 906 Golf Park Drive, Lake Ariel, PA 18436

Parcel No:..22-0-0312-0007.0006

Being the same premises which the Estate of Alfred G. Groschang by and through the Executors, Alfred Gerald Groschang and Karen Groschang Bach granted and conveyed unto Ryan J. Flannery and Sandra M. Flannery, Husband and Wife, by Deed dated September 27, 2005 and recorded on September 28, 2005 in the Office of the Recorder of Deeds of Wayne County, Commonwealth of

Pennsylvania in Book 2873, Page 319.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Seized and taken in execution as Ryan J. Flannery 906 Golf Park Drive LAKE ARIEL PA 18436 Sandra M. Flannery 906 Golf Park Dr LAKE ARIEL PA 18436

Execution No. 465-Civil-2012 Amount \$294,916.52 Plus additional

September 11, 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.

Craig Oppenheimer Esq.

10/25/2013 • 11/1/2013 • 11/8/2013



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CIVIL ACTIONS FILED

*FROM OCTOBER 5, 2013 TO OCTOBER 11, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20105	WIEK AMANDA HELEN	10/07/2013	SATISFACTION	—
2009-21288	KUESTER DONNA MARIE	10/09/2013	SATISFACTION	—
2011-00192	HAYDEN LAURA J	10/07/2013	WRIT OF EXECUTION	10,312.73
2011-00192	WELLS FARGO GARNISHEE	10/07/2013	WRIT EXEC/GARNISHEE	—
2011-21156	NYANTI HENRY D JR	10/08/2013	SATISFACTION	—
2011-21537	MAPLE CITY TRANSIT INC	10/07/2013	SATISFACTION	—
2012-00289	ERIE INSURANCE GROUP INC DEFENDANT/APPELLEE	10/09/2013	SATISFACTION	—
2012-00348	SLOMIAN JEFFREY J	10/08/2013	AMEND "IN REM" JUDG	87,239.89
2012-00348	SLOMIAN JILL ANN	10/08/2013	AMEND "IN REM" JUDG	87,239.89
2012-00703	SULLIVAN EDWARD W	10/08/2013	WRIT OF EXECUTION	133,191.43
2012-20167	ANDERSON MATTHEW N	10/08/2013	SATISFACTION	—
2012-20168	ANDERSON MATTHEW N	10/08/2013	SATISFACTION	—
2012-20689	BOROCHANER GLEN	10/07/2013	WRIT OF SCIRE FACIAS	—
2012-20689	BOROCHANER JILL F	10/07/2013	WRIT OF SCIRE FACIAS	—
2012-21649	CASPASSO LISA	10/07/2013	WRIT OF SCIRE FACIAS	—
2012-21649	BRIEL SCOTT A	10/07/2013	WRIT OF SCIRE FACIAS	—
2013-00063	HARPER RICHARD E	10/08/2013	AMEND "IN REM" JUDG	445,511.90
2013-00063	HARPER DEBORAH J	10/08/2013	AMEND "IN REM" JUDG	445,511.90
2013-00156	DIETERICH MICHELE M	10/08/2013	AMEND "IN REM" JUDG	114,224.82
2013-00161	FARTHING GREG A/K/A	10/11/2013	DEFAULT JUDGMENT	75,000.00
2013-00161	FARTHING GREGORY E	10/11/2013	DEFAULT JUDGMENT	75,000.00
2013-00161	FARTHING BARBARA D/B/A	10/11/2013	DEFAULT JUDGMENT	75,000.00
2013-00161	THREE PINES CAMPGROUND	10/11/2013	DEFAULT JUDGMENT	75,000.00
2013-00165	FORD DENA L	10/11/2013	DEFAULT JUDGMENT	130,654.29
2013-00165	FORD ROBERT W JR	10/11/2013	DEFAULT JUDGMENT	130,654.29
2013-00165	FORD DENA L	10/11/2013	WRIT OF EXECUTION	130,654.29
2013-00165	FORD ROBERT W JR	10/11/2013	WRIT OF EXECUTION	130,654.29
2013-00274	JUICE LORI	10/11/2013	WRIT OF EXECUTION	4,124.12
2013-00274	FIRST NATIONAL COMMUNITY BANK GARNISHEE	10/11/2013	WRIT EXEC/GARNISHEE	—
2013-00274	JUICE LORI	10/11/2013	WRIT OF EXECUTION	4,124.12
2013-00274	FIRST NATIONAL COMMUNITY BANK GARNISHEE	10/11/2013	WRIT EXEC/GARNISHEE	—
2013-00285	MCMURRAY JAY C	10/11/2013	DEFAULT JUDGMENT	100,621.43
2013-00285	MCMURRAY JAY C	10/11/2013	WRIT OF EXECUTION	100,621.43
2013-00302	DIGREGORIO MICHAEL T	10/07/2013	WRIT OF EXECUTION	348,637.99
2013-00302	LAWLOR BRITON R III	10/07/2013	WRIT OF EXECUTION	348,637.99

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

2013-00308	VIERING KEVIN	10/11/2013	DEFAULT JUDGMENT	179,713.90
2013-00308	VIERING MICHELLE	10/11/2013	DEFAULT JUDGMENT	179,713.90
2013-00380	COXE CHARLES S	10/09/2013	QUIET TITLE	—
2013-00380	COXE TENCH	10/09/2013	QUIET TITLE	—
2013-00380	WALL DANIEL H A/K/A	10/09/2013	QUIET TITLE	—
2013-00380	WALL D H	10/09/2013	QUIET TITLE	—
2013-00380	WALL LYDIA	10/09/2013	QUIET TITLE	—
2013-00380	BUCHANAN EUNICE A	10/09/2013	QUIET TITLE	—
2013-00380	MOSHER EUNICE A	10/09/2013	QUIET TITLE	—
2013-00380	MOSHER ABRAM	10/09/2013	QUIET TITLE	—
2013-00380	JONES CHARLES P	10/09/2013	QUIET TITLE	—
2013-00380	JONES MARGARET C	10/09/2013	QUIET TITLE	—
2013-00380	MILLER JAMES J	10/09/2013	QUIET TITLE	—
2013-00380	MILLER CLAUDIA R	10/09/2013	QUIET TITLE	—
2013-00389	BLASI DEBORAH	10/11/2013	WRIT OF EXECUTION	228,306.70
2013-00389	MATOS ANGELICA	10/11/2013	WRIT OF EXECUTION	228,306.70
2013-00398	SANTIAGO STACEY	10/11/2013	DEFAULT JUDGMENT	736.70
2013-00401	COMMONWEALTH OF PENNSYLVANIA WAYNE COUNTY PROBATION	10/11/2013	QUIET TITLE	—
2013-00401	WAYNE COUNTY PROBATION COMMONWEALTH OF PENNSYLVANIA	10/11/2013	QUIET TITLE	—
2013-00569	GOODWIN WILLIAM R	10/11/2013	LIS PENDENS	—
2013-00569	MIDDLE CREEK QUARRY INC	10/11/2013	LIS PENDENS	—
2013-00569	BILL GOODWIN EXCAVATING INC	10/11/2013	LIS PENDENS	—
2013-20468	PEOPLES FLORENCE	10/07/2013	DEFAULT JUDGMENT	1,207.79
2013-20472	POLLART ROBERT J JR	10/07/2013	WRIT OF SCIRE FACIAS	—
2013-20472	POLLART MARY JANE	10/07/2013	WRIT OF SCIRE FACIAS	—
2013-21337	SCHAUPP CHRISTOPHER EXECUTOR	10/07/2013	MUNICIPAL LIEN	574.28
2013-21337	KITCHING KAROLINE EXECUTRIX	10/07/2013	MUNICIPAL LIEN	574.28
2013-21337	ZAMPETTI SUZANNE EXECUTRIX	10/07/2013	MUNICIPAL LIEN	574.28
2013-21337	SCHAUPP MAX J ESTATE OF	10/07/2013	MUNICIPAL LIEN	574.28
2013-21338	MCLEAN ELIZABETH JOHNSON	10/07/2013	MUNICIPAL LIEN	596.15
2013-21338	MC LEAN ELIZABETH JOHNSON	10/07/2013	MUNICIPAL LIEN	596.15
2013-21338	GRAY JOSHUA VANCE	10/07/2013	MUNICIPAL LIEN	596.15
2013-21338	GRAY TRINA	10/07/2013	MUNICIPAL LIEN	596.15
2013-21339	JAREMA MARK N	10/07/2013	JUDGMENT	5,241.90
2013-21340	WIEK AMANDA	10/07/2013	JUDGMENT	1,450.00
2013-21341	GILSON BRIAN P	10/07/2013	JUDGMENT	1,535.00
2013-21342	HENRY CAROLYN E	10/07/2013	JP TRANSCRIPT	1,575.00
2013-21343	SCOTT LESLIE	10/07/2013	JP TRANSCRIPT	943.00
2013-21344	MCGRAW JOSEPH	10/07/2013	TAX LIEN	6,902.83
2013-21345	DONATO DEAN J	10/09/2013	MUNICIPAL LIEN	364.27
2013-21345	DONATO DEBRA A	10/09/2013	MUNICIPAL LIEN	364.27
2013-21346	KEEN ASHLEY A	10/10/2013	JP TRANSCRIPT	620.86
2013-21347	OTT ANDREW J	10/10/2013	JUDGMENT	1,138.76
2013-21348	OTT ANDREW J	10/10/2013	JUDGMENT	2,616.18

2013-21349	ROUSSEAU SHAWN		10/10/2013	JUDGMENT	10,052.19
2013-21350	ROUSSEAU SHAWN		10/10/2013	JUDGMENT	1,730.32
2013-21351	ROUSSEAU SHAWN		10/10/2013	JUDGMENT	1,773.00
2013-40085	LECLAIR NANCY OWNER		10/08/2013	MECHANICS LIEN CLAIM	4,061.04
2013-40085	LECLAIR RICHARD OWNER		10/08/2013	MECHANICS LIEN CLAIM	4,061.04
2013-40086	KELLY JOHN J III OWNER	P	10/09/2013	STIP VS LIENS	—
2013-40086	KELLY DAWN M OWNER	P	10/09/2013	STIP VS LIENS	—
2013-40086	CLAYTON HOMES INC CONTRACTOR		10/09/2013	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00573	DUNN ANDREW		PLAINTIFF	10/11/2013	—
2013-00573	COMMONWEALTH OF PWNNSYLVANIA DEPARTMENT OF TRANSPORTATION		DEFENDANT	10/11/2013	—

CONTRACT — BUYER PLAINTIFF

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00566	HANSON MICHELE BALLOU		PLAINTIFF	10/09/2013	—
2013-00566	HANSEN PER E		PLAINTIFF	10/09/2013	—
2013-00566	PROGRESSIVE DIRECT INSURANCE		DEFENDANT	10/09/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00574	CITIBANK		PLAINTIFF	10/11/2013	—
2013-00574	SERAFIN THOMAS		DEFENDANT	10/11/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00565	BARBATO MARY		PLAINTIFF	10/07/2013	—
2013-00565	GREYSTONE ALLIANCE		DEFENDANT	10/07/2013	—
2013-00572	MIDLAND FUNDING LLC PLAINTIFF/APPELLEE		PLAINTIFF	10/11/2013	—
2013-00572	KOWALCZYK CINDY DEFENDANT/APPELLANT		DEFENDANT	10/11/2013	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY		TYPE	DATE	AMOUNT
2013-00569	CABEL PROPERTIES LLC		PLAINTIFF	10/10/2013	—
2013-00569	GEORGE CABEL ASSOCIATES LLC		PLAINTIFF	10/10/2013	—
2013-00569	CABEL GEORGE P		PLAINTIFF	10/10/2013	—
2013-00569	GOODWIN WILLIAM R		DEFENDANT	10/10/2013	—
2013-00569	MIDDLE CREEK QUARRY INC		DEFENDANT	10/10/2013	—
2013-00569	BILL GOODWIN EXCAVATING INC		DEFENDANT	10/10/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00567	OCWEN LOAN SERVICING LLC	PLAINTIFF	10/09/2013	—
2013-00567	WILLIAMS ADAM	DEFENDANT	10/09/2013	—
2013-00568	CLEMENTI MICHAEL S	PLAINTIFF	10/09/2013	—
2013-00568	BLAIR CYNTHIA	DEFENDANT	10/09/2013	—
2013-00570	US BANK	PLAINTIFF	10/10/2013	—
2013-00570	MASGULA MICHAEL	DEFENDANT	10/10/2013	—
2013-00570	MASGULA ORJEANA	DEFENDANT	10/10/2013	—
	A/K/A			
2013-00570	MASGULA OGJEANA J	DEFENDANT	10/10/2013	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00571	TOWNSHIP OF CHERRY RIDGE	PLAINTIFF	10/10/2013	—
2013-00571	CHERRY RIDGE TOWNSHIP	PLAINTIFF	10/10/2013	—
2013-00571	ROBINSON THOMAS J	DEFENDANT	10/10/2013	—
2013-00571	ROBINSON NANCY J	DEFENDANT	10/10/2013	—

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 OCTOBER 21, 2013 TO OCTOBER 25, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Ryan John Jeffrey	Haimes Amy	Buckingham Township	
Ryan Catherine B			524,875.00
Albright Carl S	Citizens Savings Bank	Mount Pleasant Township	
Albright Christina M			122,000.00
Miller Raymond F	Wayne Bank	Preston Township	
Miller Theresa H			12,000.00
Gries Sharon	Wayne Bank	Hawley Borough	87,000.00
Fasceski Tammy	Dime Bank	Damascus Township	40,000.00
Bunt Patricia L	J P Morgan Chase Bank	Paupack Township	
Bunt James R Sr			56,517.00
Quinn Martha Jean	Dime Bank	Damascus Township	50,000.00
Ledges Hotel	Dime Bank	Hawley Borough	200,000.00
Field Brian T	Honesdale National Bank	Salem Township	
Field Kimberly S			12,500.00
Sartori Michael	Honesdale National Bank	Palmyra Township	
Sartori Katherine H			150,000.00
Beck Louis C	Honesdale National Bank	Lake Township	
Beck Beverly Ann			50,000.00
Stanton Frederick G	Honesdale National Bank	Texas Township	
Stanton Julie M			28,000.00
Bonsall Bettina	Sharonview Federal Credit Union	Paupack Township	180,000.00
Keslo Philip A III	First National Bank Of Pa	Mount Pleasant Township	70,035.39
Dudley Joe D	Mortgage Electronic Registration Systems	Lehigh Township	
Dudley Christine M			126,000.00
Grossman James A	Praitano John A	Texas Township 1 & 2	
Grossman Valerie A	Praitano Gayle		15,000.00
Beswick Jason P	Wells Fargo Bank	Lake Township	
Beswick Caryn S			92,000.00
Reidmiller Richard J	E S S A Bank & Trust	Dreher Township	188,000.00
Davies Michael S	Mortgage Electronic Registration Systems	Clinton Township	
Davies Marylou			159,000.00
Carnes William Wesley Sr	Honesdale National Bank	Preston Township	150,000.00
Lidstone James Bradford	Mortgage Electronic Registration Systems	South Canaan Township	
Lidstone Rosemarie A			173,655.00

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

Corma Stephen Sr AKA	Mortgage Electronic Registration Systems	Lake Township	
Corma Stephen AKA			132,350.00
Corma Bettina M			
Dickson Judith A	Honesdale National Bank	Lake Township	72,000.00
Frotten Lawrence	Mortgage Electronic Registration Systems	Lake Township	
Frotten Andrea			162,500.00
Lalley Kelley	Wayne Bank	Honesdale Borough	
Lalley Lisa			30,000.00
McDonald Lisa			
Spory Penny A	Huntington National Bank	Dreher Township	43,000.00
Roberts Thomas M	Mortgage Electronic Registration Systems	Lehigh Township	
Roberts Sandra W			110,000.00
Feldman Steven B	Dime Bank	Dyberry Township	
Feldman Elisabeth P			388,000.00
Clark Kenneth J	Mortgage Electronic Registration Systems	Sterling Township	88,800.00
Martin Karen A	Dime Bank	Honesdale Borough	95,000.00
Zelinski James E	J P Morgan Chase Bank	Damascus Township	
Zelinski Laura A			143,200.00
Holl Chase L	Dime Bank	Prompton Borough	
Holl Tegan J			60,800.00
Sammak Jeffrey P	Mortgage Electronic Registration Systems	Paupack Township	
Sammak Geraldine			598,500.00
Mengel George K	National Penn Bank	Paupack Township	
Mengel Donna L			30,000.00
Emanuelboone Harriet C	Pennstar Bank	Lake Township	
Boone Harriet C Emanuel			51,750.00
Emanuel Gloria F			
Daloisio Jude	Mortgage Electronic Registration Systems	Lake Township	
Daloisio Joan			102,400.00
Salzarulo Peter D	Mortgage Electronic Registration Systems	Dyberry Township	
Salzarulo Melanie P			110,500.00
ONeill Paul R	Penn Wilco Federal Credit Union	Oregon Township	
ONeill Donna M			20,750.00
Stackhouse Dale R Jr	Mortgage Electronic Registration Systems	Dreher Township	172,975.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Haimes Amy	Ryan John Jeffrey	Buckingham Township	
Haimes Howard	Ryan Catherine B		
Tuthill William C	Brown Adrian D	Canaan Township	
Figura Thelma Ann	Figura Brian N	Preston Township	
Henderson Rhea O	Henderson Rhea O	Lehigh Township	
	Henderson Barry		Lot 10
Braun Yolanda	Bonsall Bettina	Paupack Township	Lot 9
Barber Robert	Robinson Colleen P	Preston Township	
Barber Margaret	Barber Bruce R		
Duque Octavio	Curry Joseph	Manchester Township	
Duque Beatriz E	Curry Patricia		Lot 208
Ardito Daniel	Beckner Mary Ellen	Manchester Township	
Ardito Esther Lyman	Velluzzi Richard		Lot 207
Lymanardito Esther	Rauscher Anne		
	Ardito Daniel		
	Ardito Esther Lyman		
	Lymanardito Esther		
Giustino Thomas J	Dudley Joe D	Lehigh Township	
Giustino Susan J	Dudley Christine M		
Kaczka Anthony	Kaczka Edward	Preston Township	
Bonito Anthony S	Unger Marianne	Lake Township	Lot 1295
Praitano John A	Grossman James	Texas Township 1 & 2	
Praitano Gayle	Grossman Valerie A		Lot 5
Maloney Cheryl L	Rawlins Richard E	Cherry Ridge Township	
	Rawlins Jessica G		
Robinson Elizabeth Adm	Robinson Elizabeth	Paupack Township	
Hunsberger John K Adm	Hunsberger John K		Lots 7 & 9
Hunsberger Genevieve Est			
Grant James P Jr	Beswick Jason P	Lake Township	
Grant Megan	Beswick Caryn S		Lot 4247
Klimasauskas George J	Klim Alex J Jr	Lake Township	
Klimasauskas Susan	Vanwert Annette		
Sobotka Shirley A			
Ferguson Frank	Ferguson John	Paupack Township	
	Ferguson Evelyn		Lot 71
Mannino Ann Marie	Sarli Ann Marie Mannino	Salem Township	
Manninosarli Ann Marie	Manninosarli Ann Marie		Lot 529
Sarli Ann Marie Mannino	Mannino Caterina		
Mamzic Paul	Reidmiller Richard J	Dreher Township	
Mamzic Carrie			Lot 2
Bates A AKA	Lidstone James Bradford	South Canaan Township	
Bates Amber AKA	Lidstone Rosemarie A		
Weigelt Chad			
Scotidas John J	Scotidas John J	Berlin Township	
Scotidas Marie S	Scotidas Marie S		

McCarthy Patrick	Devaney Felix J	Clinton Township 1	
McCarthy Mary Catherine	Devaney Felix J Jr		Lot B
Galway Frances	Galway Frances	Berlin Township	
	Galway Timothy J		Lot 9
Smiouskas Richard S	Smiouskas Richard S	Lake Township	
	Truzzolino Barbara		Lot 3074
Noecker Robert E Jr	Stem Tim B	Lehigh Township	
Noecker Debra A			
Dickson Thomas	Dickson Judith A	Lake Township	
Dickson Judith A AKA			Lots 14A & 13A
Dickson Judith AKA			
Adelino Carlos AKA	Simpler Janice M	Lehigh Township	
Adelino Carlos M AKA			
Adelino Sandra AKA			
Unkel Sandra AKA			
Adelino Sandra A AKA			
French Mary L By Agent	Frotten Lawrence	Lake Township	
French Philip E Agent	Frotten Andrea		Lot 1194
Vignes Robert C	Roberts Thomas M	Lehigh Township	
Vignes Connie A	Roberts Sandra W		Lot 241
Patterson William R	Feldman Steven B	Dyberry Township	
Patterson Lucie Maggio	Feldman Elisabeth P		
Yeager Douglas A	Goldberg Arthur	Damascus Township	
	Sands Michele		
McDonough Donald J	Clark Kenneth J	Sterling Township	
McDonough Tiffany			Lot 9
Rainbow Sands Irrevocable Trust	Owen Paul	Damascus Township	
Duderevicz Thomas Michael Tr	Owen Wendy		
Duderevicz Susan Sy Tr			
Eagle Island Irrevocable Trust			
Hummel Bradley D	Davaius Elizabeth	Salem Township	Lot 4-1
Zeeman Jerry B	Zelinski James E	Damascus Township	
Rudnick Barbara J	Zelinski Laura A		
Nicholas Jeanne Exr	Holl Chase L	Prompton Borough	
Frey Doris Est AKA	Holl Tegan J		
Frey Doris A Est AKA			
Nicholas Jeanne Exr	Holl Chase L	Prompton Borough	
Frey Doris Est AKA	Holl Tegan J		
Frey Doris A Est AKA			
Martin Steven R	Martin Steven R	Cherry Ridge Township	
Martin Karen A	Martin Karen A		
Goodenough Forrest C			
Goodenough Stacey			
Rolstondean Leona	Burke Bruce Wayne Tr	Damascus Township	
Dean Leona Rolston	Burke Susan A Tr		
	Burke Wayne Burke Declaration Of Trust		
	Susan A Burke Declaration Of Trust		

Emanuel Gloria AKA	Emanuel Boone Harriet C	Lake Township	
Emanuel Gloria F AKA	Boone Harriet C Emanuel		Lot 3514
Emanuelboone Harriet AKA	Emanuel Gloria F		
Boone Harriet Emanuel AKA			
Boone Harriet C Emanuel AKA			
Emanuelboone Harriet C AKA			
Snyder Daniel F	Fox John T	Lake Township	
Snyder Sue Ann	Fox Rose Ann		Lot 24
Merring Leigh Ann Exr	Thomas Allen R Sr	Sterling Township	
Thomas Patricia E Est			Lot 3
Thomas Allen R Sr	Merring Leigh Ann	Sterling Township	
Thomas Sheri			Lot 3
Hennemuth Myron W Est	Henry Alan F	Berlin Township	
Hennemuth Gail Exr AKA	Carlson Karen A		
Chilewski Gail Hennemuth Exr AKA			
Veterans Affairs	Edwards Gerald W	South Canaan Township	
Warring Heath A	Warring Heath A	Cherry Ridge Township	
Mander Ashley L	Warring Ashley L		Lot 43
Warring Ashley L			
Salko Donna	McDonough Donald	South Canaan Township	
	McDonough Tiffany		Lots 1 & 2
Stackhouse Dale R Jr	Stackhouse Dale R Jr	Dreher Township	
Young Jocelyn M			Lot 1
Stackhouse Jocelyn M			
Stevens Laurence	Analab	Sterling Township	
Hagler John	Lake Wanoka Resort	Cherry Ridge Township	

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