

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ DECEMBER 6, 2013 ★ Honesdale, PA ★ No. 39



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© 2013 Legal Journal of Wayne County



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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Publisher:
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3305 Lake Ariel Highway
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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*

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CONSUMER FINANCIAL PROTECTION BUREAU (CFPB) INTEGRATED DISCLOSURE NEWS

The TILA/RESPA Integrated Closing Disclosure Rule has been published by the CFPB. The Final Rule can be found at www.consumerfinance.gov. The rule will go into effect as of August 1, 2015. After that date, the following new mortgage disclosures will be required:

The Loan Estimate: This form will be provided to consumers within three (3) business days after they submit a loan application. It replaces the early Truth-In-Lending statement and the Good Faith Estimate, and provides a summary of the key loan terms and estimated loan and closing costs. Consumers can use this new form to compare the costs and features of different loans.

The Closing Disclosure: Consumers will receive this form three (3) business days before closing on a loan. It replaces the final Truth-In-Lending statement and the HUD-1 Settlement Statement, and provides a detailed accounting of the transaction.

PBA SUPPORTS RENEWED PUSH FOR MERIT SELECTION OF APPELLATE JUDGES

PBA President Forest N. Myers joined with Rep. Brian Cutler (R-Lancaster) and Rep. Brian Sims (D-Philadelphia) at the state capitol when they announced legislation to establish a merit-based system for appointing appellate judges.

Since the bill is a proposed state constitutional amendment, it must pass the legislature in two consecutive sessions and then go before voters in a public referendum.

The PBA has been a long-time supporter of enacting merit selection of appellate judges in Pennsylvania. Pennsylvania governors from the past 18 years, from both parties, also have supported merit selection.

Additional information on bills, as well as other legislation and state capitol happenings of interest to the PBA, is available by checking the PBA Legislative Boxscore.

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

NOTICE IS HEREBY GIVEN, that letters of administration have been issued in the Estate of Duane J. Gillette, who died on August 16, 2013, late resident of 806 Church Street, Apt #1, Honesdale, PA 18431, to Rebecca Burke, of 58 Bede Circle, 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 JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, ATTN: Brandy Freiermuth at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE

11/29/2013 • 12/6/2013 • 12/13/2013

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Karl

Gregory Smergut, who died on November 18, 2013, late resident of 77 Brook Road, Honesdale, PA 18431, to Heidi Goyette, Co-Administratrix of the Estate, residing at 77 Brook Road, Honesdale, PA 18431 and Heather Bannan, Co-Administratrix of the Estate, residing at 48 Fernhill Drive, Hawley, PA 18428. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

11/29/2013 • 12/6/2013 • 12/13/2013

EXECUTOR NOTICE

Estate of IRENE MESSINGER
AKA IRENE HELEN WHITE
AKA IRENE H. SMITH
Late of Scott Township
Executor
HERBERT MESSINGER
389 PLEASANT VALLEY RD
STARRUCCA, PA 18462

11/29/2013 • 12/6/2013 • 12/13/2013

ADMINISTRATOR NOTICE

Estate of BRIGITTE I. D'AGATI

AKA BRIGITTE IRMGARD
DIECKMAN

Late of Starucca Borough

Administrator

PAUL D'AGATI

345 STARRUCCA ROAD

STARRUCCA, PA 18462

Attorney

MATTHEW L. MEAGHER,

ESQUIRE

1018 CHURCH STREET

HONESDALE, PA 18431

11/29/2013 • 12/6/2013 • 12/13/2013

ADMINISTRATRIX NOTICE

Estate of BARBARA BERTOT

Late of Beach Lake (died October
19, 2013)

Administratrix

CHRISTINA BERTOT

1209 BEACH LAKE HWY

BEACH LAKE, PA 18405

Attorney

MARJORIE DESANTO

BARLOW

400 SPRUCE STREET

STE. 301

SCRANTON, PA 18503

11/29/2013 • 12/6/2013 • 12/13/2013

ADMINISTRATOR NOTICE

Estate of ELEANOR R. CURYK

AKA ELEANOR CURYK

Late of Honesdale Borough

Administrator

DANIEL N. CAPUANO

7 WOOD ST.

HONESDALE, PA 18431

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

11/22/2013 • 11/29/2013 • 12/6/2013

OTHER NOTICES

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a

Certificate of Organization was
filed with the Department of State.

The name of the Limited Liability

Company is Signo, LLC. This

Limited Liability Company has

been organized under the provision

pursuant to 15 Pa. C.S. 8913.

Solicitor: Matthew L. Meagher,

Esquire, 1018 Church Street,

Honesdale, Pennsylvania 18431.

12/6/2013

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN

that Articles of Incorporation were

filed with the Department of State

of the Commonwealth of

Pennsylvania on October 18, 2013,

and approved pursuant to

Pennsylvania Business Corporation

Law of 1988 for the incorporation

of **ROSSINI ENTERPRISES,**

INC.

JEFFREY S. TREAT, ESQUIRE

Attorney

11/29/2013 • 12/6/2013

**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
DECEMBER 18, 2013**

By virtue of a writ of Execution Ocwen Loan Servicing, 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 18th day of December, 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 Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a common corner of the Patrick Spellman property in the center of Vine Street, being a point that is South 85 degrees West 243 feet from an original corner in the center of the Cherry Ridge road; thence North 3 1/4 degrees West 273 feet to a pipe for a corner, also a corner of lands now or formerly of Julia Coyne; thence South 87 degrees East along the land of Julia Coyne and lands now or formerly of Thomas Robinson 318 feet to a pile of stones for a corner; thence South 35 3/4 degrees East 122 feet to a corner;

thence South 67 1/2 degrees West 78 feet to a corner; thence South 22 1/2 degrees East 104 feet to the center of Vine Street; thence South 70 degrees West 113 feet to a corner and thence South 85 3/4 degrees West 238 feet to the Place of BEGINNING. CONTAINING 1.8 acres more or less.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to John H. Reinfurt, et ux., by deed dated November 27, 1946, recorded in Wayne County Deed Book 165 at page 25.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to Katherine Mclaughlin, et vir., by deed dated November 26, 1946, recorded in Wayne County Deed Book 165 at page 26.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to Jean O'Rourke et ux. et al, by deed dated May 17, 1949, recorded in Wayne County Deed Book 172 at page 59.

EXCEPTING AND RESERVING from the above conveyance, that parcel of land conveyed by Harold Buckley, et ux., to Bernard L. Moll, et ux., by deed dated March 18, 1950, recorded in Wayne County Deed Book 174 at page 159.

TITLE TO SAID PREMISES IS VESTED IN Wayne A. Thompson and Joanna M. Thompson, his wife, by Deed from Rita Pratschler and Jean Mary Davis, Executrices of the Estate of Helen M. Buckley, aka, Helen Buckley, dated 07/17/1995, recorded 07/28/1995 in Book 1054, Page 175.

Tax Parcel: 11-0-0009-0151

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 301 VINE STREET, A/K/A 219 VINE STREET, HONESDALE, PA 18431

Seized and taken in execution as Wayne Thompson 301 Vine St. Honesdale PA 18431
Joanna M. Thompson 301 Vine Street HONESDALE PA 18431

Execution No. 266-Civil-2013
Amount \$117,096.94 Plus additional

September 26, 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.

Joseph E. Debarberie Esq.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution Federal National Mortgage Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of December, 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, lying and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe corner in the western edge of the concrete road knows as U.S. Penna. Route 6, said corner being located at the point of intersection of the southerly line of lands of the grantor with the westerly edge of the aforesaid

concrete road; thence along line of B.L. Holbert south seventy-two (72) degrees thirty (30) minutes west, a distance of approximately one hundred fifty (150) feet to an iron pipe corner; thence by land of the grantor north seventeen (17) degrees thirty (30) minutes west, a distance of fifty-two and forty-seven one-hundredths (52.47) feet to an iron pipe corner; thence along line of land recently conveyed to Wayne Tiel north seventy-two (72) degrees thirty (30) minutes east a distance of approximately one hundred thirty-five (135) feet, to a corner in the westerly edge of the aforesaid concrete road; thence in a southeasterly direction along the westerly edge of the road a distance of fifty-four (54) feet to the place of BEGINNING. CONTAINING seven thousand five hundred and twenty-six (7,526) square feet, more or less.

BEING the same premises which FRANCIS L. TIEL and SARA JANE TIEL, by deed dated June 13, 2005, and recorded on June 16, 2005 in the Office of Recorder of Deeds in and for the County of Wayne and State of Pennsylvania, in Deed Volume 2791, page 73, granted and conveyed unto ROSS PSUTY and NICOLE PSUTY, in fee.

TITLE TO SAID PREMISES IS VESTED IN John J. Barral, by Deed from Ross Psuty and Nicole Psuty, dated 11/20/2006, recorded 12/05/2006 in Book 3189, Page 108.

PARCEL IDENTIFICATION NO:

11-16-38, TAX ID #: 015402

IMPROVEMENTS: Residential dwelling

ADDRESS BEING: 156 Grandview Avenue, Honesdale, PA 18431

Seized and taken in execution as John J. Barral 16 Canning Drive Honesdale PA 18431

Execution No. 541-Civil-2012
Amount \$112,950.07 Plus additional

October 1, 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.

Heather Riloff, Esq.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of December, 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

The land referred to in this policy is situated in the STATE OF PENNSYLVANIA, COUNTY OF WAYNE, PRESTON TOWNSHIP, and described as follows:

BEGINNING at a point in the center line of state route 4033 (also known as Pennsylvania legislative route 53055, Como road), said point of beginning being also a common corner of land now or formerly of Thomas A. Sampson and Alice M. Sampson, his wife, of which the premises hereinafter described is a part; lands now or formerly of Francis J. Salerno (deed book 470, page 189, map book 61, page 110, taxable no. 20-171-8.2); lands now or formerly of Robert W. Brydon, (deed book 457, page 810, map book 46, page 64, taxable no. 20-171-8.1); and lands now or formerly of Viola Kulesza, part of first parcel (deed book 156, page 285, map book 64, page 81, taxable no. 20-171-9.2); thence along lands now or formerly of Francis J. Salerno as aforesaid, south eighty-five (85) degrees,

twenty-two (22) minutes twenty-three (23) seconds east (passing a found iron pin at 20.83 feet and also a found iron pin at 55.00 feet, and also a found iron pipe at 530.145 feet) one hundred fifty-five and five hundred forty-five thousandths (155.545) feet to an iron pin corner, which said iron pin corner is located north eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds west five hundred fifty-seven and four hundred fifty-five thousandths (557.455) feet from the northeasterly corner of the 57.5776 acre tract of which the within described premises are a part; thence through lands of Thomas A. Sampson and Alice M. Sampson, his wife, the following seven (7) courses and distances: (1) south four (4) degrees thirty-seven (37) minutes thirty-seven (37) seconds west five hundred thirty-eight and twenty-three one hundredths (538.23) feet to an iron pin corner; (2) south eighty-seven (87) degrees zero (00) minutes fifty-nine (59) seconds west seventy-nine and six hundred thirty-five thousandths (79.635) feet to an iron pin corner; (3) south seventy-five (75) degrees twelve (12) minutes twenty-seven (27) seconds west sixty-eight and sixty-five thousandths (68.065) feet to an iron pin corner; (4) south sixty-four (64) degrees thirty-five (35) minutes eleven (11) seconds west one hundred ten and fifty-one hundredths (110.51) feet to an iron pin corner; (5) south fifty-nine (59) degrees forty-seven (47) minutes fourteen (14) seconds west one hundred thirty-two and

eight-three one hundredths (132.83) feet to an iron pin corner; (6) south sixty-three (63) degrees two (02) minutes thirty-six (36) seconds west ninety and forty-nine one hundredths (90.49) feet to an iron pin corner and (7) north eighty-five (85) degrees twenty-two (22) minutes twenty-three (23) seconds west (passing an iron pin corner at 813.21 feet), eight hundred thirty-eight and twenty-one hundredths (838.21) feet to a point in the centerline of state route 4033; thence along the centerline of said PA state route 4033, the following three (3) courses and distances: (1) north nine (09) degrees seven (07) minutes seventeen (17) seconds east seven hundred nine and six hundred five thousandths

(709.605) feet; (2) north seven (07) degrees fifteen (15) minutes seventeen (17) seconds east twelve and sixty-three hundredths (12.63) feet; and (3) north seven (07) degrees fifteen (15) minutes seventeen (17) seconds east thirty and zero one hundredths (30.00) feet to the place of beginning. Containing 20.0000 acres, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Josef E. Sampson and Natalie T. Sampson, his wife, as tenants by the entireties, by Deed from Josef E. Sampson and Natalie T. Decker, nka Natalie T. Sampson, his wife, dated 10/08/2002, recorded 10/15/2002 in Book 2082, Page 76.

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Tax Parcel: 20-0-0171-0009.0004-

Improvements thereon:
RESIDENTIAL DWELLING

Premises Being: 368 SOUTH
PRESTON ROAD, LAKEWOOD,
PA 18439

Seized and taken in execution as
Josef E. Sampson 368 South
Preston Road LAKEWOOD PA
18439
Natalie T. Sampson a/k/a Natalie
Tonwen Decker Sampson 368
South Preston Road LAKEWOOD
PA 18439

Execution No. 76-Civil-2013
Amount \$177,207.68 Plus
additional

October 2, 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.**

Joseph E. Debarberie Esq.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution Midfirst 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 18th day of December, 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 lying and being in the Township of Oregon, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Tax No. 17-224-51.12
BEGINNING at a point in the centerline of traveled way of LR Rt. 63032 which point is north 55 degrees 13 minutes east 696.96 feet and north 54 degrees 41 minutes east 59.5 feet along the centerline of LR Rt 63032 measured from the intersection of the centerline of LR Rt 63032 and Township Road 560; thence from this point of beginning north 35 degrees 19 minutes west 453.62 feet passing through iron pins set on the northwesterly side of LR Rt 63032 and the

southeasterly side of Township Road 560; thence along the centerline of Township Road 560 north 28 degrees 42 minutes east 37 feet to a point; thence south 68 degrees 57 minutes east 27.2 feet from the centerline of LR Rt 63032 and continuing to the centerline of LR Rt 63032; and thence south 54 degrees 41 minutes west 285 feet to the point of beginning.

Tax No. 17-224-51

BEGINNING at a point in the centerline of traveled way of LR Rt 63032 which point is north 35 degrees 13 minutes east 696.96 feet and north 54 degrees 41 minutes east 344.50 feet along the centerline of LR Rt 63032 measured from the intersection of the centerline of LR Rt 63032 and Township Road 560; thence from this point of beginning north 58 degrees 58 minutes west 250 feet through a stake along the right of way line of LR Rt 63032 to an iron; thence north 68 degrees 57 minutes west 283.97 feet to a point in the centerline of Township Road 560 as described, the following 3 chord courses and distances (1) north 28 degrees 42 minutes east 143.96 feet (b) north 23 degrees 48 minutes east 185.02 feet and (c) north 33 degrees 06 minutes east 146.75 feet to a point in the centerline; thence south 39 degrees 59 minutes east 681.25 feet passing through iron pin set on the southeasterly side of Township Road 560 and the northwesterly side of the aforesaid LR Rt 63032 to a point in the centerline of LR Rt 63032; thence along said

centerline of LR Rt 63032 south 54 degrees 41 minutes west 233 feet to the point of beginning.

THE ABOVE DESCRIBED parcels have recently been re-surveyed and are more accurately described according to said survey as follows:

PARCEL 1

BEGINNING at a point in the centerline of SR 1001 (Carley Brook Road) said point being the southwestern most corner of the property herein described; thence leaving said road north 35 degrees 24 minutes 30 seconds west 443.14 feet to a point in the centerline of Township Road T560 (Spry Rorad); thence along the centerline of said Spry Road north 30 degrees 08 minutes 37 seconds east 37.00 feet to a point in the centerline of said T560; thence leaving said road and along line of next described parcel south 68 degrees 57 minutes east 283.97 feet; thence south 58 degrees 58 minutes east 250.00 feet to a point in the centerline of the aforesaid SR 1001 (Carley Brook Road); thence along the centerline of the said SR 1001 south 54 degrees 24 minutes 21 seconds west 285.00 feet to the point or place of beginning.

Containing 1.80 acres more or less, as surveyed by James B. Rutherford PLS on 7/26/04, a copy of the map of survey is recorded herewith in Wayne County Plat Book ___ Page ___.

Under and subject to right of way

for public highway purposes of so much of SR 1001 as are contained within the above description.

TAX #17-224-51.12

PARCEL 2

BEGINNING at a point in the centerline of SR 1001 (Carley Brook Road) said point being the southwestern most corner of the property herein described and a common corner with the parcel described above; thence along the line dividing the two parcels, north 58 degrees 58 minutes west 250.00 feet; thence north 68 degrees 57 minutes west 283.97 feet to a point in the centerline of Township Road T560 (Spry Road) thence along the centerline of the aforesaid T560 north 26 degrees 39 minutes 44 seconds east 143.96 feet; thence north 24 degrees 57 minutes 57 seconds east 185.02 feet; thence north 32 degrees 20 minutes 25 seconds east 146.75 feet to a point in the centerline of the aforesaid T560; thence leaving said roadway and along line of lands now or formerly of Kilhullen south 39 degrees 39 minutes 13 seconds east 677.59 feet to a point in the centerline of the aforesaid SR 1001; thence along the centerline of SR 1001 south 62 degrees 35 minutes 44 seconds west 30.40 feet; thence south 54 degrees 25 minutes 04 seconds west 192.60 feet to the point or place of beginning. Containing 4.48 acres more or less, as surveyed by James B. Rutherford PLS on 7/26/04, a copy of the map of survey is recorded herewith in Wayne County Plat Book ___ Page ___.

Under and subject to right of way for public highway purposes of so much of T560 and SR 1001 as are contained within the above description.

TAX PACEL: #17-224-51 and #17-224-51.12

HAVING THEREON ERECTED A DWELLING KNOWN AS 743 CARLEY BROOK ROAD HONESDALE, PA 18431

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining

Seized and taken in execution as Jesenia Coca 743 Carley Brook Rd. HONESDALE PA 18431
Serigo Coca 743 Carley Brook Road HONESDALE PA 18431

Execution No. 407-Civil-2013
Amount \$179,946.90 Plus additional

October 2, 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.

11/22/2013 • 11/29/2013 • 12/6/2013

**SHERIFF'S SALE
DECEMBER 18, 2013**

By virtue of a writ of Execution First National Bank Of Pennsylvania successor by merger to Community Bank & Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of December, 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 PIECE OR PARCEL OF LAND, SITUATE IN SCOTT TOWNSHIP, WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012), THIS POINT BEING A NORTHEAST CORNER OF CHRISTIAN (DB 253 P 103) TAX

MAP 132 PARCEL #3; THENCE ALONG THE CENTER OF THIS ROAD THE FOLLOWING COURSES S. 63° 56' 35" E. - 58.46 FT., S. 60° 28' 00" E. - 105.38 FT. S. 54° 29' 10" E. -79.84 FT., AND S. 49° 46' 50" E. - 119.51 FT. TO A POINT IN THE CENTER OF THIS ROAD. THENCE LEAVING THE ROAD AND THROUGH LANDS OF THE GRANTOR, GATELY, ET AL S. 02° 22' 10" W. -252.36 FT. TO A SET REBAR MARKER AND N. 80° 21' 20" W. -398.42 FT. TO A SET REBAR MARKER ON THE LINE OF THE AFOREMENTIONED CHRISTIAN. THENCE ALONG CHRISTIAN N. 14° 53' 15" E. 400.00 FT. TO THE PLACE OF BEGINNING. CONTAINING 2.8 ACRES AS SHOWN ON THE SURVEY OF M.R. ZIMMER & ASSOCIATES RECORDED IN WAYNE CO. MAP BOOK 84 PAGE 35. ALL BEARINGS ON COMMON MERIDIAN WITH THE ZIMMER SURVEY OF CHRISTINA TAX PARCEL 3.1, DATED 10/28/87.

BEGINNING AT A POINT ON THE EASTERN LINE OF LOT "A" THIS POINT BEING 75.0 FT N. 2° 22' 10" E. OF THE SOUTHEAST CORNER OF THIS 2.8 ACRE LOT; THENCE THROUGH THE LAND OF PAUL AND LINDA GATELY, EDWARD DANIEL AND ELSIE GATELY (DB 408 P 129) S. 40° 49' 35" E. - 248.56 FT., N. 85° 14' 50" E. - 81.04 FT., N. 79° 31' 35" E. -80.26 FT., S. 82° 30' 00" E. -76.45 FT.

N. 79° 34' 50" E. -43.63 FT., N. 54° 14' 35" E. -234.61 FT., AND N. 45° 50' 15" E. -82.55 FT. TO A POINT IN THE CENTER OF PLEASANT VALLEY ROAD (PA. SR #4012). THIS DESCRIPTION FOLLOWS THE METES & BOUNDS ILLUSTRATED ON THE AFOREMENTIONED RECORDED MAP.

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

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

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

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

Execution No. 646-Civil-2012
Amount \$7,683.38 Plus additional

October 2, 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.

Scott A. Dietterick, Esq.

11/22/2013 • 11/29/2013 • 12/6/2013



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CIVIL ACTIONS FILED

*FROM NOVEMBER 9, 2013 TO NOVEMBER 15, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20342	SOSA ANTONIO I	11/15/2013	ASSIGNMENT	30,000.00
2006-20342	DREAM BUILDERS T/D/B/A	11/15/2013	ASSIGNMENT	30,000.00
2006-21072	TISDALE MARGARET KAYE	11/12/2013	SATISFACTION	—
2006-21703	BAUER ANDREW	11/15/2013	SATISFACTION	13,970.00
2007-20982	TISDALE MARGARET KAYE	11/12/2013	SATISFACTION	—
2010-00450	BRODOWSKY EDWARD S	11/14/2013	JUDGMENT WITHDRAWN	—
2010-00450	BRODOWSKY PAMELA	11/14/2013	JUDGMENT WITHDRAWN	—
2011-00022	BERNHAUSER DAVID	11/14/2013	WRIT OF EXECUTION	79,838.16
2011-00022	BERNHAUSER DAVID H A/K/A	11/14/2013	WRIT OF EXECUTION	79,838.16
2011-00022	BERNHAUSER CATHY	11/14/2013	WRIT OF EXECUTION	79,838.16
2011-00022	BERNHAUSER CATHY R A/K/A	11/14/2013	WRIT OF EXECUTION	79,838.16
2011-21103	WAYNE BANK GARNISHEE	11/14/2013	DISSOLVE GARN/ATTCH	—
2012-20381	WELLS FARGO BANK NA GARNISHEE	11/13/2013	GARNISH/SATISFACTION	—
2012-20912	RICCOBON TREVOR	11/12/2013	SATISFACTION	—
2012-20912	MOTKO BRITTANY	11/12/2013	SATISFACTION	—
2012-21253	VANWAGENEN LEGRANDE W JR	11/12/2013	SATISFACTION	—
2012-21253	VANWAGENEN LESLIE J	11/12/2013	SATISFACTION	—
2012-21349	LARACUENTE RAOUL	11/12/2013	SATISFACTION	—
2013-00080	CREMONA JOSEPH P	11/14/2013	WRIT OF EXECUTION	211,297.80
2013-00080	CREMONA MARILYN	11/14/2013	WRIT OF EXECUTION	211,297.80
2013-00204	CARTER DONALD	11/14/2013	WRIT OF EXECUTION	74,511.05
2013-00349	PETERSON BONNIE L	11/14/2013	DEFAULT JUDGMENT	2,809.76
2013-00412	SWINGLE GARY C	11/14/2013	DEFAULT JUDGMENT	1,526.94
2013-00423	DAUCHERT LAURIE	11/14/2013	DEFAULT JUDGMENT	840.18
2013-00434	CONNOR PATRICK ESTATE OF	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR FRANCIS THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	BECKLOFF MARY THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	GILLIPPSEE ELIZA THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR JOHN V THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR WILLIAM THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—

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

2013-00434	CONNOR BERNARD THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	VINEY ROSE THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR EDWARD THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR TERESSA P THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR MILDRED THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR BERNARD JR THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR RAYMOND THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR HAROLD THEIR HEIRS ASSIGNS DEVISEES	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR JOSEPH THEIR HEIRS ASSIGNS DEVISEES	11/12/2013	FINAL JUDGMENT	—
2013-00434	WILMONT MARGARET THEIR HEIRS ASSIGNS DEVISEES	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR DONALD THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR BENEDICT THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR CLARANCE A/K/A THEIR HEIRS ASSIGNS ...	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR CLARENCE THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR WINIFRED THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00434	CONNOR WILLIAM THEIR HEIRS ASSIGNS DEVISEES..	11/12/2013	FINAL JUDGMENT	—
2013-00459	BERRIAN FRANK MORGAN	11/15/2013	DEFAULT JUDGMENT	16,488.70
2013-00533	FISCHER GARY A/K/A	11/14/2013	DEFAULT JUDGMENT	91,335.78
2013-00533	FISCHER GARY WILLIAM	11/14/2013	DEFAULT JUDGMENT	91,335.78
2013-00533	FISCHER BRONWYN A/K/A	11/14/2013	DEFAULT JUDGMENT	91,335.78
2013-00533	FISCHER BRONWYN ANNE	11/14/2013	DEFAULT JUDGMENT	91,335.78
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS I INC	11/13/2013	CONFESSION OF JDGMT	803,240.44
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS INC	11/13/2013	CONFESSION OF JDGMT	803,240.44
2013-00632	PUTZI STEPHEN M	11/13/2013	CONFESSION OF JDGMT	803,240.44
2013-00632	PUTZI SUZANNE A/K/A	11/13/2013	CONFESSION OF JDGMT	803,240.44
2013-00632	PUTZI SUZANNE S	11/13/2013	CONFESSION OF JDGMT	803,240.44
2013-00633	AMERICAN REAL ESTATE INVESTMEN HOLDINGS III INC	11/13/2013	CONFESSION OF JDGMT	51,634.82
2013-00633	PUTZI STEPHEN M	11/13/2013	CONFESSION OF JDGMT	51,634.82
2013-00633	PUTZI SUZANNE S	11/13/2013	CONFESSION OF JDGMT	51,634.82

2013-00634	PUTZI STEPHEN M	11/13/2013	CONFESSION OF JDGMT	436,478.62
2013-00634	PUTZI SUZANNE A/K/A	11/13/2013	CONFESSION OF JDGMT	436,478.62
2013-00634	PUTZI SUZANNE S	11/13/2013	CONFESSION OF JDGMT	436,478.62
2013-20041	REMUS PAUL DAVID	11/12/2013	SATISFACTION	—
2013-20041	REMUS SUSAN L	11/12/2013	SATISFACTION	—
2013-20468	PEOPLES FLORENCE	11/12/2013	SATISFACTION	—
2013-20552	DICICCO LAWRENCE J	11/12/2013	SATISFACTION	—
2013-20552	DI CICCICO LAWRENCE J	11/12/2013	SATISFACTION	—
2013-20552	DICOCOCO NADINE	11/12/2013	SATISFACTION	—
2013-20552	DI CICCICO NADINE	11/12/2013	SATISFACTION	—
2013-20571	PISONY LEONARD J	11/12/2013	SATISFACTION	—
2013-20571	PISONY DIANA T	11/12/2013	SATISFACTION	—
2013-20811	RIVERA LAURA	11/12/2013	SATISFACTION	—
2013-21229	MILLER HOWARD E	11/13/2013	WRIT OF SCIRE FACIAS	—
2013-21229	MILLER CARLA	11/13/2013	WRIT OF SCIRE FACIAS	—
2013-21459	HINDS MONICA	11/12/2013	JP TRANSCRIPT	6,792.18
2013-21460	MIHALIK GREGORY T	11/12/2013	TAX LIEN	1,083.03
2013-21460	MIHALIK SHELLY R	11/12/2013	TAX LIEN	1,083.03
2013-21461	VUCIC DAVID S	11/12/2013	TAX LIEN	9,410.11
2013-21461	VUCIC ELIZABETH A	11/12/2013	TAX LIEN	9,410.11
2013-21462	DANIEL A LIPTAK INC	11/12/2013	TAX LIEN	4,458.60
2013-21463	SMITH GRIEVE INC	11/12/2013	TAX LIEN	13,454.10
2013-21464	FREEDOM FROM CALLS ANSWERING	11/12/2013	TAX LIEN	487.14
2013-21465	CHAPMAN JAMES D	11/12/2013	TAX LIEN	2,116.78
2013-21466	MARCELLO LOUIS F	11/12/2013	TAX LIEN	1,543.92
2013-21467	RIVERA HECTOR Y	11/12/2013	TAX LIEN	978.10
2013-21468	MUSUMECI DAVID J	11/12/2013	TAX LIEN	1,028.90
2013-21469	WIGGINS JOETTA	11/12/2013	TAX LIEN	1,498.93
2013-21470	DROUGAS DIMITRIOS	11/12/2013	TAX LIEN	6,701.83
2013-21470	DROUGAS SARA C	11/12/2013	TAX LIEN	6,701.83
2013-21471	FINKLE HARRY L	11/12/2013	TAX LIEN	860.57
2013-21471	FINKLE JE M	11/12/2013	TAX LIEN	860.57
2013-21472	SHIELDS JUSTIN	11/12/2013	TAX LIEN	1,061.21
2013-21472	SHIELDS CARLI	11/12/2013	TAX LIEN	1,061.21
2013-21473	COMPTON DARRYL J	11/12/2013	TAX LIEN	2,470.43
2013-21473	COMPTON ELONA B	11/12/2013	TAX LIEN	2,470.43
2013-21474	SENG DARRELL E	11/12/2013	JUDGMENT	336.00
2013-21475	LEBRON NILSA	11/12/2013	JUDGMENT	684.00
2013-21476	SMITH WAYNE	11/12/2013	JUDGMENT	2,811.00
2013-21477	KOROTKY CHELSEA ANN	11/12/2013	JUDGMENT	1,473.00
2013-21478	ROSLER JAMES R	11/12/2013	JUDGMENT	3,411.00
2013-21479	BREIDENSTEIN RANDY	11/12/2013	JUDGMENT	2,024.50
2013-21480	SKIPPER JAMES E	11/12/2013	JUDGMENT	2,591.50
2013-21481	DUNNING DAKOTA LEE	11/12/2013	JUDGMENT	1,286.00
2013-21482	HALLIBURTON RICHARD	11/13/2013	MUNICIPAL LIEN	359.90
2013-21483	BOYER JASON	11/13/2013	JP TRANSCRIPT	5,598.77
2013-21484	EASTERN OVERHAWK LLC	11/13/2013	MUNICIPAL LIEN	1,204.39
2013-21485	SANDERSON VANESSA	11/14/2013	JP TRANSCRIPT	2,293.62
2013-21485	SANDERSON VANESSA	11/14/2013	WRIT OF EXECUTION	2,684.62

2013-21486	SWENDSEN KEITH	11/14/2013	JP TRANSCRIPT	1,295.19
2013-21487	PEIRANO BRIAN	11/15/2013	JP TRANSCRIPT	2,808.20
2013-21488	SMITH ANDREW J PARENT OF ANDREW J	11/15/2013	JP TRANSCRIPT	1,566.25
2013-21489	LAWLOR JOHN PARENT OF CHRISTINE	11/15/2013	JP TRANSCRIPT	4,809.05
2013-21489	LAWLOR ROBERTA PARENT OF CHRISTINE	11/15/2013	JP TRANSCRIPT	4,809.05
2013-21490	MAINES THOMAS	11/15/2013	JP TRANSCRIPT	1,827.80
2013-21491	KUHNS CARLETTA	11/15/2013	JP TRANSCRIPT	5,707.60
2013-21492	SCHRAMA MARK	11/15/2013	JP TRANSCRIPT	4,077.80
2013-21492	SCHRAMA KATHLEEN A	11/15/2013	JP TRANSCRIPT	4,077.80
2013-21493	BACHMANN MICHAEL	11/15/2013	JP TRANSCRIPT	1,314.42
2013-21493	BACHMANN MARY	11/15/2013	JP TRANSCRIPT	1,314.42
2013-21494	BEDNAR RONALD W	11/15/2013	JP TRANSCRIPT	1,922.20
2013-21495	ELD DANIEL PARENT OF BRIANA T ELD	11/15/2013	JP TRANSCRIPT	2,289.55
2013-21495	ELD VANESSA PARENT OF BRIANA T ELD	11/15/2013	JP TRANSCRIPT	2,289.55
2013-21496	GOFF JOACHIM K	11/15/2013	JP TRANSCRIPT	6,396.20
2013-21497	BERNIER TANYA	11/15/2013	JP TRANSCRIPT	4,468.08
2013-21498	FRISBIE STEVEN	11/15/2013	JP TRANSCRIPT	1,824.00
2013-21499	KNAPP BERNARD	11/15/2013	JP TRANSCRIPT	1,641.65
2013-21499	KNAPP ELLEN	11/15/2013	JP TRANSCRIPT	1,641.65
2013-21500	HUNT BETTY	11/15/2013	JP TRANSCRIPT	1,204.62
2013-40089	NICHOLSON LINDA OWNER P	11/13/2013	STIP VS LIENS	—
2013-40089	JEREMY EDWARDS CONSTRUCTION CONTRACTOR	11/13/2013	STIP VS LIENS	—
2013-90149	CALLAGHAN ANTHONY ESTATE	11/13/2013	ESTATE CLAIM	115.60

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00630	IGOLNIKOV VERA	PETITIONER	11/12/2013	—
2013-00630	WAYNE COUNTY BOARD FOR ASSESS	RESPONDENT	11/12/2013	—
2013-00640	VAYSBURD ALEX	PETITIONER	11/15/2013	—
2013-00640	VAYSBURD ROZALIVA	PETITIONER	11/15/2013	—
2013-00640	WAYNE COUNTY BOARD FOR THE ASSESSMENT OF TAXES	RESPONDENT	11/15/2013	—
2013-00643	HAWLEY SILK MILL LLC	PETITIONER	11/15/2013	—
2013-00643	WAYNE COUNTY BOARD OF ASSESS	RESPONDENT	11/15/2013	—
2013-00643	WAYNE COUNTY	RESPONDENT	11/15/2013	—
2013-00643	HAWLEY BOROUGH	RESPONDENT	11/15/2013	—
2013-00643	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	11/15/2013	—
2013-00644	HAWLEY SILK MILL LLC	PETITIONER	11/15/2013	—
2013-00644	WAYNE COUNTY BOARD OF ASSESSME	RESPONDENT	11/15/2013	—
2013-00644	WAYNE COUNTY	RESPONDENT	11/15/2013	—
2013-00644	HAWLEY BOROUGH	RESPONDENT	11/15/2013	—
2013-00644	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	11/15/2013	—

2013-00645	HAWLEY SILK MILL LLC	PETITIONER	11/15/2013	—
2013-00645	WAYNE COUNTY BOARD OF ASSESME	RESPONDENT	11/15/2013	—
2013-00645	WAYNE COUNTY	RESPONDENT	11/15/2013	—
2013-00645	HAWLEY BOROUGH	RESPONDENT	11/15/2013	—
2013-00645	WALLENPAUPACK AREA SCHOOL DIST	RESPONDENT	11/15/2013	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00632	DIME BANK THE	PLAINTIFF	11/13/2013	—
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS I INC	DEFENDANT	11/13/2013	—
2013-00632	AMERICAN REAL ESTATE INVESTMEN HOLDINGS INC	DEFENDANT	11/13/2013	—
2013-00632	PUTZI STEPHEN M	DEFENDANT	11/13/2013	—
2013-00632	PUTZI SUZANNE A/K/A	DEFENDANT	11/13/2013	—
2013-00632	PUTZI SUZANNE S	DEFENDANT	11/13/2013	—
2013-00633	DIME BANK THE	PLAINTIFF	11/13/2013	—
2013-00633	AMERICAN REAL ESTATE INVESTMEN HOLDINGS III INC	DEFENDANT	11/13/2013	—
2013-00633	PUTZI STEPHEN M	DEFENDANT	11/13/2013	—
2013-00633	PUTZI SUZANNE S	DEFENDANT	11/13/2013	—
2013-00634	DIME BANK THE	PLAINTIFF	11/13/2013	—
2013-00634	PUTZI STEPHEN M	DEFENDANT	11/13/2013	—
2013-00634	PUTZI SUZANNE A/K/A	DEFENDANT	11/13/2013	—
2013-00634	PUTZI SUZANNE S	DEFENDANT	11/13/2013	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00635	RAZOR CAPITAL LLC	PLAINTIFF	11/13/2013	—
2013-00635	OSTRANDER DANIEL	DEFENDANT	11/13/2013	—
2013-00637	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	11/14/2013	—
2013-00637	NIKODEM MELISSA	DEFENDANT	11/14/2013	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00628	DIRLAM BROTHERS LUMBER CO INC	PLAINTIFF	11/12/2013	—
2013-00628	HANOVER HOMES NORTH CORP	DEFENDANT	11/12/2013	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00639	CONTINENTAL 12 FOOT BOAT TRAIL	PETITIONER	11/15/2013	—
2013-00639	MACKLE BRUCE	PETITIONER	11/15/2013	—
2013-00639	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/15/2013	—

PROFESSIONAL LIABILITY — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00627	MAVERICK STRUCTURES LLC	PLAINTIFF	11/12/2013	—
2013-00627	CAMPBELL GEORGE R	DEFENDANT	11/12/2013	—
2013-00627	GERBER ASSOCIATES INC	DEFENDANT	11/12/2013	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00629	HUBBARD JOHN W	PLAINTIFF	11/12/2013	—
2013-00629	HUBBARD ELIZABETH HELEN	PLAINTIFF	11/12/2013	—
2013-00629	KOHR S TIM	DEFENDANT	11/12/2013	—
2013-00631	BORTREE RONALD J JR	PLAINTIFF	11/13/2013	—
2013-00631	CONEY STACY A	DEFENDANT	11/13/2013	—
2013-00636	DEUTSCHE BANK TRUST COMPANY	PLAINTIFF	11/13/2013	—
2013-00636	WALLACE DOLORES OR OCCUPANTS	DEFENDANT	11/13/2013	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00626	FIRST MIDWEST BANK ASSIGNMENT OF	PLAINTIFF	11/12/2013	—
2013-00626	BAYVIEW LOAN SERVICING BY ASSIGNMENT OF	PLAINTIFF	11/12/2013	—
2013-00626	MORTGAGE ELECTRONIC REGISTRATI AS NOMINEE FOR	PLAINTIFF	11/12/2013	—
2013-00626	DECISION ONE MORTGAGE COMPANY	PLAINTIFF	11/12/2013	—
2013-00626	KOPECKI EUGENE A/K/A	DEFENDANT	11/12/2013	—
2013-00626	KOPECKI EUGENE R SR	DEFENDANT	11/12/2013	—
2013-00626	KOPECKI JANET A/K/A	DEFENDANT	11/12/2013	—
2013-00626	KOPECKI JANET E	DEFENDANT	11/12/2013	—

REAL PROPERTY — PARTITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00642	PHILLIPS JASON L	PLAINTIFF	11/15/2013	—
2013-00642	HANCZYC ALAN	DEFENDANT	11/15/2013	—
2013-00642	NOONE ROBERT	DEFENDANT	11/15/2013	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00638	GEREK GARDUS DOROTHY	PLAINTIFF	11/14/2013	—
2013-00638	GARDUS DAVID	PLAINTIFF	11/14/2013	—
2013-00638	CORRIGAN BARBARA	DEFENDANT	11/14/2013	—

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 25, 2013 TO NOVEMBER 29, 2013
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Maro Robert Jr	Honesdale National Bank	Paupack Township	
Maro Stacy			115,000.00
Grant Lynne	Mortgage Electronic Registration Systems	Lake Township	
Grant Brian			111,240.00
Fitzgerald Paul	Mortgage Electronic Registration Systems	Lake Township	
Fitzgerald Barbara			129,750.00
Butler Joann	P N C Bank	Canaan Township	30,000.00
Kelly John J III AKA	Vanderbilt Mortgage & Finance Inc	Lehigh Township	
Kelly John III AKA			56,982.22
Kelly Dawn M			
Intili John H	Honesdale National Bank	Canaan Township	250,000.00
Laurel Highland Total Communications Inc	First National Bank Of Pa	South Canaan Township South Canaan Twp & Waymart Waymart Borough Waymart Boro & South Canaan	4,000,000.00 4,000,000.00
Glosenger Ronald B	McGinnis Kevin P	Dyberry Township	
Glosenger Shannon R	McGinnis Cynthia		69,000.00
Gorman Jack	D & D Homes Inc	Lake Township	
Gorman Eddi			195,570.00
Maucere Anthony Joseph	Mortgage Electronic Registration Systems	Salem Township	136,000.00
Henderson Dale	Honesdale National Bank	Lake Township	
Henderson Barbara			60,000.00
Spinnicchia Anthony	Wells Fargo Bank	Manchester Township	
Spinnicchia Dalia			120,000.00
Sheatler Jessica A	Mortgage Electronic Registration Systems	Lake Township	91,836.00
Wood Robert F	Honesdale National Bank	Damascus Township	
Wood Nancy			57,000.00
Ahner Tina D	E S S A Bank & Trust	Dreher Township	
Ahner Bruce G			172,500.00
Ruddy Charles M	Pennstar Bank	Dreher Township	15,000.00
Tisano Thomas J	Wayne Bank	Preston Township	
Tisano Theresa			20,000.00
Holmes Everlena McDonald By Af	Honesdale National Bank	Lehigh Township	
Schloesser Warren Af			62,500.00

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

Borowski Robert	Mortgage Electronic Registration Systems	Dreher Township	
Borowska Edyta M			79,000.00
Beyers Kenneth	Mortgage Electronic Registration Systems	Lake Township	90,900.00
Zaur Nathaniel F	Honesdale National Bank	Oregon Township	
Zaur Rebecca A			128,000.00
Wertman Ellen M	Wayne Bank	Cherry Ridge Township	
Wertman Mark J			165,000.00
Bocko Michael Jr	Dime Bank	Buckingham Township	
Bocko Dina Geren			216,000.00
Gerenbocko Dina			
Smith Sheldon J	Honesdale National Bank	Berlin Township	
Smith Roxanne K			165,000.00
Smith Sheldon J	Honesdale National Bank	Oregon Township	
Smith Roxanne K		Oregon & Berlin Townships	165,000.00
		Berlin Township	
		Berlin & Oregon Townships	165,000.00
Miller Douglas J	Mortgage Electronic Registration Systems	Damascus Township	
Engel Peter			34,173.00
Rush Scott D	Mortgage Electronic Registration Systems	Waymart Borough	
Rush Megan E			165,500.00
Backlund Brian	Honesdale National Bank	Manchester Township	
Backlund Anne M			150,000.00
Cesare Francesco	Mortgage Network Inc	South Canaan Township	
Kreider Donna M	M N E T Mortgage Corp		145,024.00
Cesare Francesco	Pa Housing Finance Agency	South Canaan Township	
Kreider Donna M			2,954.00
Schwab Shelley L	Mortgage Electronic Registration Systems	Paupack Township	73,877.00
Szezorak Gary E Jr	Honesdale National Bank	Texas Township 1 & 2	42,700.00
Reid John	Dime Bank	Hawley Borough	
Reid Tammi			69,000.00
I & H Forever Inc	Aali Fual Al Alaali Fual Narway Deepa	Paupack Township	
			175,000.00
Downey James	Hofer Steve	Palmyra Township	
Downey Patricia		Palmyra Twp & Hawley Boro	10,000.00
		Hawley Borough	
		Hawley Boro & Palmyra Twp	10,000.00
Terrana Alison K AKA	Bethpage Federal Credit Union	Salem Township	
Terrana Alison AKA			120,000.00
Marchetti David P Jr	Mortgage Electronic Registration Systems	Paupack Township	
Simonsen Jennifer E			253,700.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Hinaman Marguerite L By Agent Johnson Susan Agent	Johnson Susan	Berlin Township	
Stewart Nora Est AKA Stewart Nora E Est AKA Stewart Nora Ella Est AKA Stewart Frederick J Exr Davis Lorraine Lee Est AKA Davis Lorraine Est AKA Davis Lorraine L Est AKA Stewart Frederick J Adm	Stewart Frederick J	Damascus Township	Lot 1
Maro Robert Jr Roskoski Stacy Maro Stacy	Maro Robert Jr Maro Stacy	Paupack Township	Lot 3
Goossens Ellen Boggs Ellen Goossens Goossensboggs Ellen	Goossensboggs Ellen Boggs Ellen Goossens Boggs Robert	Lake Township	Lot 4335
Pitti David J Pitti Kathleen M	Wentzell Troy D	Texas Township 3	
Feustel John AKA By Sheriff Feustel John Thomas AKA By Sheriff	Federal National Mortgage Association	Honesdale Borough	
Cobb Darrell J By Sheriff Counce Thomas W By Sheriff Counce Zayne E By Sheriff	Federal National Mortgage Association Nationstar Mortgage	Dyberry Township Mount Pleasant Township	Lot 33 Lot 8
Slomian Jeffrey J By Sheriff Slomian Jill Ann By Sheriff	Federal Home Loan Mortgage Corporation	Clinton Township 1	Lot 2
Holzman Dale A AKA By Sheriff Holzman Dale AKA By Sheriff	Citimortgage Inc	Manchester Township	Lot 2
Scarpa Anthony F Scarpa Lorraine T By Af Scarpa Anthony F Af	Scarpa Joseph T Scarpa Lawrence J	Lake Township	Lot 2046
Liotta Carmine J Adm Fecoskay Marie Amanda Est AKA Fecoskay Marie A Est AKA Fecoskay Marie Est AKA	Keer Ernest IV Keer Jacqueline	Mount Pleasant Township	
Gunn George Gunn Virginia	Grant Brian Grant Lynne	Lake Township	Lot 2280
Helm Trust Helm Marie C Tr Helm Kenneth C Tr	Fitzgerald Paul Fitzgerald Barbara	Lake Township	Lot 2848
Amatrudo Marie R	Ortiz Raymond Jr Ortiz Irene Cancel Cancelortiz Irene	Dreher Township	Lot 30
Booths Connie Exr Lubinski Ralph Exr Lubinski Elizabeth D Est	Rush Stanton M Rush Elizabeth A	Waymart Borough	Lot 1
Allardyce Jane C	Allardyce Jane C	Lake Township	Lot 20

McGinnis Kevin P	Glosenger Ronald B	Dyberry Township	
McGinnis Cynthia S	Glosenger Shannon R		Lot B
Andracki Lawrence	Perkins Patricia	Salem Township	
Perkins Patricia	Perkins Patricia	Salem Township	
	Perkins Robert		
Harmuth Daniel	Harmuth Daniel	Paupack Township	
Harmuth Rachele	Harmuth Rachele		Lot 376
	Carlson Jacob		
	Carlson Anne		
Glossenger George G	Speidel Deanne L	Salem Township	Lot 162
Crews Robert B Jr By Af	Thoden John	Lake Township	
Jackson Harry Af	Thoden Roberta		Lot 2823
Bailey Russell AKA By Af			
Bailey Russell G AKA By Af			
Jackson Harry S Jr			
Xceed Financial Federal Credit Union	Henderson Dale	Lake Township	
	Henderson Barbara		Lot 1353
Spafford Dennis	Lakeview Estates International Corp	Lehigh Township	
Spafford Michele			Lot 174
House Emmie T	Spinnicchia Anthony	Manchester Township	
House Richard R Jr	Spinnicchia Dalia		Lot 5
Galezniak Louis R	Heller James D	Preston Township	
Galezniak Sharon	Heller Lisa S		Lots 25 & 26
Kaufman David	Sheatler Jessica A	Lake Township	
Kaufman Wendi			
Borowska Edyta M	Borowski Robert	Dreher Township	
Borowski Edyta M	Borowska Edyta M		
Borowski Robert			
Lednyak Edward	Lednyak Edward	Lake Township	
Lednyak Margarita			Lot 2078
Hunt Roger	Zaur Nathaniel F	Oregon Township	
Hunt Patricia	Zaur Rebecca A		
Yander Paul K	Canaan Township	Canaan Township	
Yander Carol A			
Schott Ellen M	Wertman Mark J	Cherry Ridge Township	
Wertman Ellen M	Wertman Ellen M		Lot 39R
Wertman Mark J			
Mack Herbert	Bocko Michael Jr	Buckingham Township	
Cook Ann	Bocko Dina Geren		
	Gerenbocko Dina		
Mihalis Donna M	Smith Sheldon J	Oregon Township	
Mihalis David J AKA	Smith Roxanne K	Oregon & Berlin Townships	Lot 18
Mihalis David AKA		Berlin Township	
Mihalis James		Berlin & Oregon Townships	Lot 18
Bank Of New York Mellon By Af	Miller Douglas J	Damascus Township	
Wells Fargo Bank Af	Engel Peter		Lot 27
Rush Stanton D	Rush Scott D	Waymart Borough	
Rush Stepheny	Rush Megan E		

Pilecki Edward	Cesare Francesco Kreider Donna M	South Canaan Township	
Solenske Frank J Giaimo Linda	Schwab Shelley L	Paupack Township	
Fedo Margaret	Meola Pasquale Meola Marie	Manchester Township	
Black Tatiana Black Herbert	Bataille Craig	Mount Pleasant Township	Lot 1
Bock Joann Saam Tanya			
Phillips Phyllis A	Szezorak Gary E Jr	Texas Township 1 & 2	
Oelschlager Brenda L Exr Keenan Nancy S Est	Kamien Walt H Kamien Helen L	Paupack Township	Lots 305 & 307
Aali Fual Al Alaali Fual Narway Deepa	I & H Forever Inc	Paupack Township	Lot 91
Hofer Steve	Downey James Downey Patricia	Palmyra Township Palmyra Twp & Hawley Boro Hawley Borough Hawley Boro & Palmyra Twp	
Wetherill Robert L	Terrana Alison K	Salem Township	
Ton Tony	Machado Orlando D	Lake Township	Lot 3086
Derubba Vincent D Derubba Dale A	Derubba Dale A	Salem Township	Lot 288
Deutsche Bank National Trust Company Tr	Leaton H S L L C	Salem Township	Lot 297
Select Portfolio Servicing Inc			
Michaels Richard W Michaels Shirley J	Simonsen Jennifer E Marchetti David P Jr	Paupack Township	Lot B R
Housing & Urban Development South Canaan Telephone Company	Ricom International L L C Laurel Highland Total Communications Inc	Paupack Township South Canaan Township	Lot 5 Lot 2
South Canaan Telephone Company	Laurel Highland Total Communications Inc	South Canaan Township	
South Canaan Telephone Company	Laurel Highland Total Communications Inc	Lake Township	Lot 7
South Canaan Telephone Company	Laurel Highland Total Communications Inc	Waymart Borough	
South Canaan Telephone Company	Laurel Highland Total Communications Inc	South Canaan Township	
South Canaan Telephone Company	Laurel Highland Total Communications Inc	South Canaan Township	
South Canaan Telephone Company	Laurel Highland Total Communications Inc	South Canaan Township	



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Mail form to:
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c/o WCBA/Estate Notice Advertising
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Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.
Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

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<i>One (1) time insertion</i>	

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Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
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Certain Restrictions Apply

The Wayne County Legal Journal
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The deadline for all advertising is 10 AM on
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Contact for Advertising Details:

Phone: 570-251-1512
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	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
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Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

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Emailed Copy	\$50 per year
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Honesdale, PA 18431