

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ JANUARY 2, 2015 ★ Honesdale, PA ★ No. 43



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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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rechnerc@ptd.net

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
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
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*Individual copies available for \$5 each  
Subscription Year: March–February  
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### WAYNE COUNTY OFFICIALS

#### *Judge of the Court of Common Pleas*

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Mark Steelman

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Edward “Ned” Sandercock

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#### *Treasurer*

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Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**LEGAL NOTICES**

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

---

**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.*

---

**EXECUTRIX NOTICE**

Estate of TIMOTHY J.  
O'SULLIVAN, SR.  
Late of South Cannan Township  
Executrix  
NANCY L. BAUDENDISTEL  
58 PARKVIEW DRIVE  
HARPURSVILLE, NY 13787  
Attorney  
MICHAEL D. WALKER, ESQ.  
PO BOX 747  
HAMLIN, PA 18427

1/2/2015 • 1/9/2015 • 1/16/2015

---

**ADMINISTRATRIX NOTICE**

Estate of FRANK J. IMPERATO,  
JR. AKA FRANK J. IMPERATO  
AKA FRANK IMPERATO  
Late of Lake Township  
Administratrix  
JUDITH LAPENNA  
20 CHATIEMAC TRAIL  
NORTH CREEK, NY 12853  
Attorney  
NICHOLAS A. BARNA

831 COURT STREET  
HONESDALE, PA 18431

1/2/2015 • 1/9/2015 • 1/16/2015

---

**ESTATE NOTICE**

Estate of Jeanine M. Schmidt,  
deceased of Damascus Township,  
Wayne County, Pennsylvania.  
Letters Testamentary on the above  
estate having been granted to  
Susan Cataudella and Steven  
Schmidt, Co-Executors, all persons  
indebted to the said estate are  
requested to make payment, and  
those having claims to present the  
same without delay to their  
attorney, Anthony J. Magnotta,  
Esquire, 1307 Purdytown Turnpike,  
Lakeville, PA 18438.

1/2/2015 • 1/9/2015 • 1/16/2015

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**EXECUTOR NOTICE**

Estate of ALYCE WOLOSON  
AKA ALYCE AMELIA  
WOLOSON  
Late of Prompton Borough  
Executor  
ROBERT CAPIZZO  
872 SHELDON AVENUE  
STATEN ISLAND, NY 10309  
Attorney  
THOMAS F. FARLEY, ESQ.  
2523 ROUTE 6, SUITE 1  
HAWLEY, PA 18428

12/26/2014 • 1/2/2015 • 1/9/2015

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Helen L. Allison-Fairchild, who died on September 18, 2014, late resident of 305 The Hideout, Lake Ariel, PA 18436, to Gail Allison Sauers, Executrix of the Estate, residing at 501 Spring Run Lane, Madison Township, PA 18444. 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 LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

**12/26/2014 • 1/2/2015 • 1/9/2015**

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**EXECUTRIX NOTICE**

Estate of ELIZABETH CASTELLANO  
Late of Berlin Township  
Executrix  
LINDSEY GRACE CASTELLANO  
56 CHEROKEE DRIVE  
HONESDALE, PA 18431  
Executrix  
JESSICA INES CASTELLANO  
56 CHEROKEE DRIVE  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**12/19/2014 • 12/26/2014 • 1/2/2015**

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**ADMINISTRATRIX NOTICE**

Estate of ROBERT L. HALE AKA  
ROBERT LLOYD HALE AKA  
ROBERT HALE  
Late of Lake Township  
Administratrix  
JOYCE E. BLANKFEIN  
10 SOUTH WYND DR.  
LAKEVILLE, PA 18438  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**12/19/2014 • 12/26/2014 • 1/2/2015**

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**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.*

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**SHERIFF'S SALE  
JANUARY 14, 2015**

By virtue of a writ of Execution instituted 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 14th day of January, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that piece, parcel lot of land, situate, lying and being in the

Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Route 3033 (Grove Street), being the southwesterly corner of lands of Eugene and Virginia Villaume (DB 187, pg 555) and running; thence North 85 degrees 36 minutes 02 seconds East 239.75 feet along the southerly line of said Villaume to a #4 rebar set; thence South 05 degrees 21 minutes 12 seconds East 239.07 feet thru lands of Weidner to a #4 rebar set; thence North 78 degrees 43 minutes 35 seconds West 67.48 feet to a #4 rebar set and North 65 degrees 33 minutes 22 seconds West 201.84 feet passing a #4 rebar set at 142.83 feet thru lands of Weidner to a point in the center of S.R. 3033; thence North 03 degrees 39 minutes 48 seconds West 3.45 feet and North 05 degrees 21 minutes 12 seconds West 120.00 feet along the center of said S.R. 3033 to the point of BEGINNING.

CONTAINING 1.03 acres.

UNDER AND SUBJECT TO 20 feet easement to the Honesdale Consolidated Water Co. recorded in Deed Book 1158, page 149.

UNDER AND SUBEJCT TO the right to use in common with the prior Grantor (Weidner) the driveway as shown on the above mentioned plan.

UNDER AND SUBJECT TO a gas line/gas pit as shown on Wayne County Map Book 94, page 61.

THE ABOVE PREMISES are designated as parcel number 11-13-11 on the tax maps of the Borough of Honesdale, Wayne County, Pennsylvania.

HAZARDOUS waste is not being disposed of nor has it ever been disposed of on the property conveyed herein by the Grantor or to the actual knowledge of the Grantor.

TITLE TO SAID PREMISES IS VESTED IN Toby L. Soward and Rebecca J. Soward, his wife, by Deed from Louis Grego and Toni Sorice-Lodespoto, dated 10/21/2009, recorded 10/22/2009 in Book 3849, Page 171.

Tax Parcel: 11-0-0013-0011

Premises Being: 489 Grove Street, a/k/a 103 Weidner Street, Honesdale, PA 18431-7412

Seized and taken in execution as property of:  
Rebecca J. Soward 2957 Collier Lane BURLINGTON KY 41005  
Toby L. Soward 2957 Collier Lane BURLINGTON KY 41005

Execution No. 352-Civil-2014  
Amount Due: \$195,396.93 Plus additional costs

October 31, 2014  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Jonathan Lobb, Esq.

**12/19/2014 • 12/26/2014 • 1/2/2015**

**SHERIFF'S SALE  
JANUARY 21, 2015**

By virtue of a writ of Execution instituted M&T Bank s/b/m Franklin First Savings Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of January, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece and parcel

of land situate and being in Texas Township, Wayne County, Pennsylvania, more particularly described as follows:

BEGINNING at a point at the edge of Township Road #405 which point is a common corner between lands of Grantors herein and lands of Texas Township; thence along the boundary and lands of Texas Township and Grantors; South 71 degrees 29 minutes West 297.4 feet to a point for a corner; thence North 37 degrees 44 minutes West 143.25 feet to a corner; thence North 28 degrees 18 minutes West 133.4 feet to a point for a corner; thence along the common boundary line of lands of Grantor and lands now or formerly of David Lambertson, North 70 deg. 23 minutes East 322.5 feet to the edge of Township Road #405; thence along the edge of Township Road #405, South 40 degrees 42 minutes East 134.4 feet, South 21 degrees 21 minutes East 100 feet, and South 5 degrees 37 minutes East 49.75 feet to the point and place of the BEGINNING.

More particularly set forth on map entitled "map of Land surveyed for Isebel Buckley, Texas Township, Wayne County, Pennsylvania, dated July 15, 1976 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 33 page 20.

UNDER AND SUBJECT to all restrictions, reservations, conditions, covenants, and exceptions as set forth in prior

deeds in the chain of title.

TAX PARCEL # 27-0-0001-  
0030.0003

BEING KNOWN AS: 502 Willow  
Avenue, Honesdale, PA 18431

Seized and taken in execution as  
property of:

LINDA A. VAN DE WATER 502  
WILLOW AVE HONESDALE PA  
18431

EDWIN JOHN VAN DE WATER  
502 WILLOW AVE HONESDALE  
PA 18431

LAURIE M. VAN DE WATER  
502 WILLOW AVE HONESDALE  
PA 18431

Execution No. 276-Civil-2014  
Amount Due: \$64,948.89 Plus  
additional costs

November 3, 2014  
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.**

Jennifer Frechie Esq.

**12/26/2014 • 1/2/2015 • 1/9/2015**

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**SHERIFF'S SALE  
JANUARY 21, 2015**

By virtue of a writ of Execution  
instituted Honesdale National 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 21st  
day of January, 2015 at 10:00 AM  
in the Conference Room on the  
third floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

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

BEGINNING at a point for a  
corner in the center of the State  
Highway designated as the North  
and South Turnpike Road leading  
from the Village of Varden, to the  
Village of South Canaan, the said  
point or place of beginning being  
also on the line of lands of Miron  
Peron, et ux.; thence along the line  
of lands of the said Miron Peron, et  
ux., North sixty-six (66) degrees

and ten (10) minutes East five hundred sixteen and ninety-five one-hundredths (516.95) feet to a point for a corner on the line of lands of W. Emerick, et ux.; thence along the line of lands of the said W. Emerick, et ux., South twenty-six (26) degrees and thirty (30) minutes East one hundred forty-eight and seven-tenths (148.7) feet to a point for a corner on the line of lands of the South Canaan Township School District; thence along the line of lands of the said South Canaan Township School District, South sixty-five (65) degrees and thirty (30) minutes West five hundred thirty-nine (539) feet to a point for a corner in the hereinbefore referred to State Highway, the North and South Turnpike Road; thence along the center of the said State Highway North and South Turnpike Road, North eighteen (18) degrees and thirty (30) minutes West one hundred forty-eight and seven-tenths (148.7) feet, to the point or place of BEGINNING, the said parcel of land CONTAINING one and nine-tenths acres, be the same more or less, and is improved with a frame residence and garage building thereon.

Subject to a 30' utility right of way to South Canaan Telephone, dated May 11, 1995, and recorded in Wayne County Record Book 1032 at Page 180.

Tax Parcel: 24-2-30

Address: 2148 Easton Turnpike,  
Lake Ariel, Pennsylvania 18436

Seized and taken in execution as property of:

Alexei D. Klimitchev 2148 Easton  
Tpke SOUTH CANAAN PA  
18459

Execution No. 304-Civil-2013  
Amount Due: \$133,355.77 Plus  
additional costs

November 3, 2014  
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.

**12/26/2014 • 1/2/2015 • 1/9/2015**

**SHERIFF'S SALE  
JANUARY 21, 2015**

By virtue of a writ of Execution instituted NBT Bank, NA, formerly Pennstar 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 21st day of January, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as follows, to wit:

Lot 22, Section 4, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 19, Page 1, said map being incorporated by reference herewith as if attached hereto.

TOGETHER with all rights of way and UNDER AND SUBJECT TO all easements, covenants, reservations, restrictions, exceptions and conditions of record as found in the chain of title.

BEING THE SAME PREMISES conveyed to Joseph Martinkovitch and Tina Martinkovitch by deed of Terrance Holleran and Marie P. Holleran, his wife, dated August

18, 2000 and recorded in Wayne County Book 1682 Page 211.

TAX MAP NO.: 19-0-0034-0011.-

Seized and taken in execution as property of:  
Joseph Martinkovitch 562 Tannery Road LAKE ARIEL PA 18436  
Tina M. Martinkovitch PO Box 533 CROGHAN NY 13327

Execution No. 312-Civil-2014  
Amount Due: \$98,176.73 Plus additional costs

November 3, 2014  
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.**

James T. Shoemaker, Esq.

**12/26/2014 • 1/2/2015 • 1/9/2015**

**SHERIFF'S SALE  
JANUARY 28, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 2007-5 Asset Backed Certificates, Series 2007-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of January, 2015 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that Certain piece or parcel of Land lying, situate and being in the Borough of Honesdale, County of

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

Beginning at a spike in the center of Pennsylvania Legislative Route No.63138 where the same is intersected by the division line between lands of the Grantor herein and lands of Garrett; thence along the center of said Pennsylvania Legislative Route No. 63138 the following eight (8) courses and distances: North eighty-six (86) degrees eighteen (18) minutes West ninety-eight and three-tenths (98.3) Feet; North seventy-eight (78) degrees fifty (50) minutes West one hundred (100) Feet; North seventy- six (76) degrees seventeen (17) minutes West one hundred (100) Feet;

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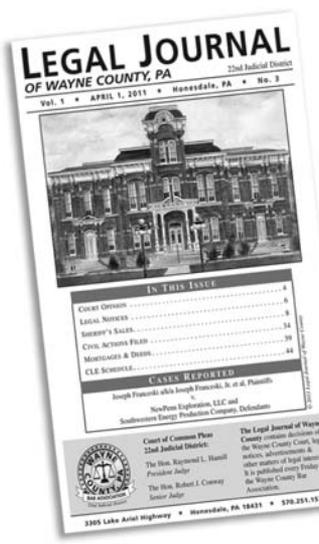
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North fifty (50) degrees fifty-two (52) minutes West one hundred (100) feet; North forty (40) degrees six (06) minutes West one hundred (100) feet; North forty-nine (49) degrees thirty (30) minutes West one hundred (100) feet; North seventy-eight (78) degrees ten (10) minutes West one hundred (100) feet; South eighty-one (81) degrees Twenty-two (22) minutes West one hundred (100) feet to the center line of Pennsylvania Legislative Route No. 63137; thence along the Center line of said Legislative Route No. 63137, the following eight (8) courses and distances: North nine (9) degrees twenty-nine (29) minutes East two hundred seven and five-tenths (207.5) feet; North sixteen (16) degrees fifty-one (51) minutes East one hundred (100) feet; North thirty-nine (39) degrees two (02) minutes East one hundred (100) feet; North fifty-

three (53) degrees thirteen (13) minutes East one hundred (100) feet; North forty-three degrees thirty-five (35) minutes East one hundred (100) feet; North twenty-seven (27) degrees twenty-two (22) minutes East one hundred (100) feet; North twenty-eight (28) degrees thirty nine (39) minutes East one hundred (100) feet; North forty-five (45) degrees fifty (50) minutes East one hundred (100) feet to the division line between lands of the Grantor herein and lands of Daniels; thence along a stone wall and the division line between the Grantor herein and Daniels and Haggerty South fourteen (14) degrees forty-four (44) minutes East one thousand Fifty and seven- tenths (1050.7) feet to the point or place of Beginning.

TAX MAP PARCEL: # 11-0-0017-



**LEGAL JOURNAL**  
OF WAYNE COUNTY, PA 2nd Judicial District  
Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 3

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**CASES REPORTED**

Joseph Puzoski v. Joseph Puzoski, Jr. et al, Plaintiff vs. New Penn Exploration, LLC and Southwestern Energy Production Company, Defendants

**Court of Common Pleas**  
2nd Judicial District:  
The Hon. Raymond L. Hanzell  
Presiding Judge  
The Hon. Robert J. Conroy  
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.

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**WAYNE COUNTY LEGAL JOURNAL**  
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0053

BEING KNOWN AS: 10 Daniels  
Road, Honesdale, PA 18431

IMPROVEMENTS: Residential  
Dwelling

Seized and taken in execution as  
property of:  
Kathleen J. Hatton 130 Shady Lane  
Honesdale PA 18431  
Morgen R. Hatton 10 Daniels Road  
HONESDALE PA 18431

Execution No. 38-Civil-2011  
Amount Due: \$244,701.86 Plus  
additional costs

November 4, 2014  
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.

Sherri J. Braunstein, Esq.

**1/2/2015 • 1/9/2015 • 1/16/2015**

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## CIVIL ACTIONS FILED

*FROM DECEMBER 6, 2014 TO DECEMBER 12, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1997-20037	ENGER AVIATION INC	12/10/2014	SATISFACTION	—
1999-20534	ENGER AVIATION INC	12/10/2014	SATISFACTION	—
2009-21767	YEAGER MARK R	12/09/2014	SATISFACTION	—
2009-21767	YEAGER MAUREEN A	12/09/2014	SATISFACTION	—
2010-01106	PUTZI STEPHEN M	12/12/2014	WRIT OF EXECUTION	9,008.06
2010-01106	WOODFOREST NATIONAL BANK GARNISHEE	12/12/2014	WRIT EXEC/GARNISHEE	—
2010-22044	DOBKOWSKI THEODORE	12/09/2014	SATISFACTION	—
2011-21006	YEAGER MARK R	12/09/2014	SATISFACTION	—
2011-21006	YEAGER MAUREEN A	12/09/2014	SATISFACTION	—
2012-20170	ALECKNA DAVID	12/12/2014	WRIT OF EXECUTION	4,504.00
2012-20896	DOBKOWSKI THEODORE	12/09/2014	SATISFACTION	—
2013-00023	HONESDALE NATIONAL BANK GARNISHEE-DISCONT. 12-8-14	12/08/2014	SATISFACTION	—
2013-00134	ROTHERHAM DONALD A	12/11/2014	VACATE JUDGMENT	—
2013-00362	PETERSON MELISSA M	12/11/2014	RELEASE OF JUDGMENT	—
2013-00363	PETERSON DANIEL G	12/11/2014	RELEASE OF JUDGMENT	—
2013-00367	PETERSON MELISSA M	12/11/2014	RELEASE OF JUDGMENT	—
2013-00368	PETERSON DANIEL G	12/11/2014	RELEASE OF JUDGMENT	—
2013-00377	PETERSON MELISSA M	12/11/2014	RELEASE OF JUDGMENT	—
2013-00378	PETERSON DANIEL G	12/11/2014	RELEASE OF JUDGMENT	—
2013-20828	ROMAN OSCAR	12/09/2014	SATISFACTION	—
2013-20828	OSCAR ROMAN	12/09/2014	SATISFACTION	—
2013-20828	OR TRUCKING	12/09/2014	SATISFACTION	—
2013-21141	UTEGG HARRY	12/09/2014	SATISFACTION	—
2013-21376	PUNZI BARBARA D	12/09/2014	SATISFACTION	—
2013-21376	PUNZI RICHARD C	12/09/2014	SATISFACTION	—
2013-21389	FULLER JERRY	12/09/2014	SATISFACTION	—
2013-21389	FULLER MARY	12/09/2014	SATISFACTION	—
2014-00071	HONESDALE NATIONAL BANK GARNISHEE	12/08/2014	JUDGMENT - GARNISHEE	—
2014-00281	MIHALISLIS K GUS	12/08/2014	WRIT OF EXECUTION	93,894.47
2014-00281	MIHALISLIS CHRYSOULA N	12/08/2014	WRIT OF EXECUTION	93,894.47
2014-00425	STALKER SUSAN	12/08/2014	WRIT OF EXECUTION	120,686.65
2014-20321	HANLEY RAYMOND D	12/09/2014	SATISFACTION	—
2014-20321	HANLEY PATRICIA E	12/09/2014	SATISFACTION	—
2014-20322	DOBKOWSKI THEODORE	12/09/2014	SATISFACTION	—
2014-20376	UTEGG HARRY	12/09/2014	SATISFACTION	—
2014-20698	HALL THOMAS	12/09/2014	SATISFACTION	—
2014-20698	HALL LOUISE E	12/09/2014	SATISFACTION	—
2014-21305	GONSALVES BRIAN	12/08/2014	MUNICIPAL LIEN	517.02
2014-21305	GONSALVES INGRID	12/08/2014	MUNICIPAL LIEN	517.02

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

2014-21306	CLANCY MARTIN	12/08/2014	MUNICIPAL LIEN	1,150.74
2014-21307	VLACHOS JACKIE	12/08/2014	MUNICIPAL LIEN	464.63
2014-21307	VLACHOS THOMAS	12/08/2014	MUNICIPAL LIEN	464.63
2014-21308	MILLER KATHERINE MCCARTHY	12/08/2014	MUNICIPAL LIEN	495.22
2014-21308	MCCARTHY KATHERINE MILLER	12/08/2014	MUNICIPAL LIEN	495.22
2014-21309	RIJOS DOROTHY	12/08/2014	MUNICIPAL LIEN	517.02
2014-21309	RIJOS JOSE	12/08/2014	MUNICIPAL LIEN	517.02
2014-21310	GADEMAN JEANNE	12/08/2014	MUNICIPAL LIEN	1,122.14
2014-21311	YATSONSKY JAMES T	12/08/2014	TAX LIEN	3,502.14
2014-21312	SEPESI ROBERT	12/08/2014	FEDERAL TAX LIEN	42,730.28
2014-21313	BUCHANAN RUBY	12/08/2014	WRIT OF REVIVAL	20,110.92
2014-21314	MUNN CRAIG C	12/09/2014	TAX LIEN	906.47
2014-21314	MUNN MAUREEN E	12/09/2014	TAX LIEN	906.47
2014-21316	MADOLE SCOTT L	12/09/2014	TAX LIEN	1,024.57
2014-21317	JUHASZ FRANK L	12/09/2014	TAX LIEN	1,708.55
2014-21318	JUHASZ FRANK L	12/09/2014	TAX LIEN	1,299.65
2014-21319	HATTON MORGEN R	12/09/2014	TAX LIEN	2,554.13
2014-21319	HATTON KATHLEEN J	12/09/2014	TAX LIEN	2,554.13
2014-21320	ELLIS LESLIE	12/09/2014	TAX LIEN	901.09
2014-21320	ELLIS MARY	12/09/2014	TAX LIEN	901.09
2014-21321	ROBINSON WILLIAM	12/09/2014	TAX LIEN	2,594.71
2014-21322	UTEGG HARRY R	12/09/2014	TAX LIEN	7,289.83
2014-21323	QUINN JAMES J	12/09/2014	TAX LIEN	1,133.06
2014-21324	NE PENNSYLVANIA EDUCATIONAL TELEVISION ASSOC	12/09/2014	TAX LIEN	729.31
2014-21325	RUSTY PALMER INC	12/09/2014	TAX LIEN	6,970.75
2014-21326	FISCHER GARY	12/09/2014	TAX LIEN	951.45
2014-21326	FISCHER BRONWYN	12/09/2014	TAX LIEN	951.45
2014-21327	SIMON STANLEY J JR	12/09/2014	TAX LIEN	20,260.55
2014-21328	BARNES GERARD	12/09/2014	TAX LIEN	1,484.40
2014-21329	DUBOIS CHRISTOPHER IND AND AS PRESIDENT OF	12/09/2014	TAX LIEN	1,627.20
2014-21329	WOODLAND CREEK PROPERTY & DEVELPME	12/09/2014	TAX LIEN	1,627.20
2014-21330	DUBOIS KATHERINE J IND AND AS PRESIDENT OF	12/09/2014	TAX LIEN	1,627.20
2014-21330	WOODLAND CREEK PROPERTY & DEVELOPME	12/09/2014	TAX LIEN	1,627.20
2014-21331	BARCAROLA JOHN	12/09/2014	TAX LIEN	4,240.76
2014-21331	BARCAROLA VICTORIA	12/09/2014	TAX LIEN	4,240.76
2014-21332	JANECKA LUBOMIR	12/09/2014	TAX LIEN	435.57
2014-21332	JANECKA LUDMILA	12/09/2014	TAX LIEN	435.57
2014-21333	STRASSER NICHOLAS J	12/09/2014	TAX LIEN	1,533.62
2014-21334	FLETCHER TAMARA A	12/09/2014	JP TRANSCRIPT	2,248.61

**CONTRACT — BUYER PLAINTIFF**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00680	LLOYD MARY	PLAINTIFF	12/11/2014	—
2014-00680	FORD MOTOR COMPANY	DEFENDANT	12/11/2014	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00681	NEW CENTURY FINANCIAL SERVICES PLAINTIFF/APPELLANT	PLAINTIFF	12/12/2014	—
2014-00681	BARILLO RONALD DEFENDANT/APPELLEE	DEFENDANT	12/12/2014	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00679	LSF8 MASTER PARTICIPATION TRUS	PLAINTIFF	12/08/2014	—
2014-00679	TREGASKIS JERRY A/K/A	DEFENDANT	12/08/2014	—
2014-00679	TREGASKIS JERRY A JR	DEFENDANT	12/08/2014	—
2014-00679	TREGASKIS VIRGINIA	DEFENDANT	12/08/2014	—
2014-00684	US BANK NATIONAL ASSOCIATION	PLAINTIFF	12/12/2014	—
2014-00684	KEPPER MICHAEL JULIUS	DEFENDANT	12/12/2014	—
2014-00684	KEPPER KARL DECEASED A/K/A	DEFENDANT	12/12/2014	—
2014-00684	KEPPER KARL M DECEASED	DEFENDANT	12/12/2014	—

**TORT — INTENTIONAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00682	HAFLER JOSHUA	PLAINTIFF	12/12/2014	—
2014-00682	H T MAUS INC D/B/A	DEFENDANT	12/12/2014	—
2014-00682	WAYNE COUNTY FORD	DEFENDANT	12/12/2014	—
2014-00682	MAUS HOWARD J	DEFENDANT	12/12/2014	—

**TORT — NUISANCE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00683	TAGGART ROBERT	PLAINTIFF	12/12/2014	—
2014-00683	TAGGART LORRIE	PLAINTIFF	12/12/2014	—
2014-00683	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	DEFENDANT	12/12/2014	—
2014-00683	HIDEOUT INC THE	DEFENDANT	12/12/2014	—
2014-00683	HIDEOUT PROPERTIES INC	DEFENDANT	12/12/2014	—

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 visitors to the Commonwealth. For more information about  
 Pocono region tourism, visit [www.800poconos.com](http://www.800poconos.com).

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 22, 2014 TO DECEMBER 26, 2014  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Pekarovskiy Mikhail	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Lisetskiy Vladislav			163,939.00
Cacho Kim A	E S S A Bank & Trust	Salem Township	100,000.00
Melgen Realty Corporation	Stearns Bank National Association	Paupack Township	2,815,000.00
Lokuta Edmund	First Keystone Community Bank	Lehigh Township	
Lokuta Holly B			232,000.00
Ward Michael G	E S S A Bank & Trust	Lehigh Township	
Ward Peggy A			302,300.00
Gerchman John AKA	Huntington National Bank	Clinton Township	
Gerchman John P AKA			25,000.00
Gerchman Leann AKA			
Gerchman Leann M AKA			
Busnel Claude	Mortgage Electronic Registration Systems	Damascus Township	
Busnel Elizabeth A Castellano			210,622.00
Castellanobusnel Elizabeth A			
Ciarrocchi Raymond A	Mortgage Electronic Registration Systems	Lake Township	
Ciarrocchi Debra J			46,400.00
Doherty Jason R	Mortgage Electronic Registration Systems	Oregon Township	
Doherty Patricia D			217,068.00
Kussoff Andrew	Wayne Bank	Dyberry Township	
Kussoff Deborah			30,000.00
Rochin Jonathan	Culley William E	Lake Township	
Rochin Stacey	Culley Eileen A		61,380.90
Colagreco Joseph	Mortgage Electronic Registration Systems	Lake Township	
Colagreco Wendy			120,000.00
ONeill Francis J	Mortgage Electronic Registration Systems	Mount Pleasant Township	
ONeill Danielle			160,000.00
Spanko Walter	Wayne Bank	Preston Township	
Spanko Janet			90,000.00
Driscole Sean	Honesdale National Bank	Mount Pleasant Township	
Driscole Tiffanie			170,000.00
Martin John J	Dime Bank	Honesdale Borough	50,444.20

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

Mlinek Margaret M	Mortgage Electronic Registration Systems	Paupack Township	
Mlinek Robert J Jr			149,737.00
Kix John R	Honesdale National Bank	Berlin Township	
Kix Mary			115,000.00
Hegge Christopher J	P S E C U	Bethany Borough	15,000.00
Fleming James T	Valley National Bank	Lake Township	218,000.00
Rizzo Lisa A	Mortgage Electronic Registration Systems	Lake Township	125,000.00
Spoto Anthony	Navy Federal Credit Union	Salem Township	133,000.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Burger Adolf Ind & Tr	Lisetskiy Vladislav	Mount Pleasant Township	
Burger Rita Mind & Tr	Pekarovskiy Mikhail		Lot 3
Burger Living Trust			
Predescu Elfreide	Predescu Nicolae Jr Predescu Peter Predescu Dan	Paupack Township	
Brock Edward H Est AKA	ONEill Donna M	Lebanon Township	
Brock Edward Est AKA	ONEill Paul R		Lots 42 & 41
ONell Donna M Exr	Nolan Debra A		
Franzone Edward	Cacho Kim A	Salem Township	
Lacava Daniel	Diaz Enrique	Lake Township	
Lacava Deborah			
Martin Trevor Charles	Lokuta Edmund Lokuta Holly B	Lehigh Township	Lot 54
Cowan Merle J Jr	Hiller Mary L	Berlin Township	
Hiller Mary			
OBrien John J	Busnel Claude	Damascus Township	
OBrien Toni C	Busnel Elizabeth Castellano Castellanobusnel Elizabeth		Lot 20
Perlee Margaret Tr	Ciarrocchi Raymond A	Lake Township	
Perlee Bruce Tr	Ciarrocchi Debra J		Lot 49
Margaret H Perlee Revocable Trust			
Wallenpaupack Historical Society	Wallenpaupack Historical Society	Paupack Township	Lot 10 51R
Ross Charles Perrin	Wayne Library Authority	Scott Township	
Ross Marianna			
Bedore Michael J	Bedore Michael J	Palmyra Township	
Bedore Stephanie M Derosa Derosabedore Stephanie M			
Hoffman Christopher R	Cruz Jose	Salem Township	
Hoffman Sheri J	Cruz Kathleen		Lot 3A

Janezic Cecilia M	Doney Donald C	Canaan Township	
Benney Sophie E	Doney Shawn W		
Davitt Mary A	Doney Kevin O		
Carson Rose M			
Gardas James M	Gardas James M	Honesdale Borough	
Gardas John H	Gardas John H		
Gardas Jeffrey R	Gardas Jeffrey R		
Gardas Ronald	Gardas James	Honesdale Borough	
Irwin Robert Jr Est	Doherty Jason	Oregon Township	
Irwin Eric Exr	Doherty Trish		
Kulavich James L	Grimm Robert C	Waymart Borough	
	Grimm Karla O		Lot 1
Faust Michael G Exr	Cahill Donald J	Lake Township	
Fause Mary Jane Est	Orlando Stacy		Lot 2284
Culley William E	Rochin Jonathan	Lake Township	
Culley Eileen A	Rochin Stacey		Lot 1886
Connolly Timothy J	Grohol Alex	Lake Township	
Connolly Elizabeth A	Grohol Rosellyn		Lot 819
Rohrbach Donald J	Colagreco Joseph	Lake Township	
Rohrbach Marilyn A	Colagreco Wendy		Lot 2199
Wong Gloria	Association Of Property Owners Of Hideout	Lake Township	
Wong Donald			Lot 1358
Wong Daniel K			
Association Of Property Owners Of Hideout	Association Of Property Owners Of Hideout	Lake Township	Lot 1358
Holihan Brendan J	Association Of Property Owners Of Hideout	Lake Township	
Holihan Kathleen			Lot 1268
Association Of Property Owners Of Hideout	Association Of Property Owners Of Hideout	Lake Township	Lot 1268
Bavier Richard J	Association Of Property Owners Of Hideout	Salem Township	
Wacha Arlene J			Lot 450
Association Of Property Owners Of Hideout	Association Of Property Owners Of Hideout	Salem Township	Lot 450
Spaulding Vincent	Driscole Sean	Mount Pleasant Township	
	Driscole Tiffanie		Lot 8
Fitzgerald John J	Fitzgerald John J	Damascus Township	
Fitzgerald Mary E	Fitzgerald Mary E		
Courtright Fred I	Mlinek Margaret M	Paupack Township	
Courtright Bernadette M	Mlinek Robert J Jr		
Maldonado Joseph	Teytelman Gene	Paupack Township	
Maldonado Debra	Zeltser Mark		Lot 167
Zeiler Dolores J AKA	Costanzo Tamera L	Lake Township	
Zeiler Dolores J AKA			Lot 2
Zeiler Dolores J AKA	Zeiler Theodore	Lake Township	
Zeiler Dolores J AKA			Lot 3
Watson Patricia G	Watson Todd J	Texas Township 3	
	Cordaro Kelly Watson		

Watson Patricia G	Watson Todd J Cordaro Kelly Watson	Mount Pleasant Township	
Fulton Diane Kathryn Exr Reynolds Kathryn Elsie Est AKA Reynolds Kathryn E Est AKA Reynolds Kathryn Est AKA	Rizzo Lisa A	Lake Township	Lot 2840
Shehadi Jarrod Shehadi Andrea L	Spoto Anthony	Salem Township	Lot 399
Piwowarczyk Bruno	Clayton Chris Clayton Shelby	Salem Township	Lot 333





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

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