

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ MAY 8, 2015 ★ Honesdale, PA ★ No. 9



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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

The Legal Journal of Wayne County contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

April 30, 2015 — The following cases were addressed by the Robert J. Conway, Senior Judge, Wayne County:

ALBERT STANAT, age 56 of Moscow, PA, was sentenced to a State Correctional Institute for a period of not less than 48 months nor more than 96 months for one count of Person Not To Possess, Use, Firearms, Etc., graded as a Felony of the 2nd Degree. He was also ordered to pay all Court costs and submit to the drawing of a DNA sample and pay for the costs. The incident occurred on June 4, 2014 in Salem Township, PA.

BRIAN WONESKY, age 25 of Beach Lake, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Theft By Unlawful Taking or Disposition, graded as a Misdemeanor of the 3rd Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$57.88, and undergo a drug and alcohol evaluation and comply with all treatment recommendations. The incident occurred between August 8-10, 2014, in Palmyra Township, PA.

SEAN P. MCKINNON, age 47 of Gouldsboro, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 6 months for one count of Driving Under Influence of Alcohol, an ungraded Misdemeanor and one count of Driving While Operating Privilege Suspended/Revoked, a Summary Offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,200.00, undergo a drug and alcohol evaluation and comply with treatment recommendations, perform 50 hours of community service, and maintain employment. The incident occurred on October 18, 2014, in Lehigh Township, PA. His BAC was .130% and controlled substances.

MICHAEL DOZIER, age 25 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 7 days nor more than 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor and one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay all Court costs, undergo a drug and alcohol evaluation and comply with all treatment recommendations, perform 50 hours of community service, and obtain employment. The incident occurred on August 27, 2014 in Paupack Township, PA.

MIKE J. PEPE, age 42 of Hawley, PA, was sentenced to probation for a period of not less than 12 months for one count of Retail Theft, graded as a Misdemeanor of the 1st

Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$469.94, refrain from entering Walmart, and obtain employment. The incident occurred on September 5, 2014, in Texas Township, PA.

ROXANNE BUSH, age 29 of Scranton, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Controlled Substance. She was also ordered to pay all Court costs, perform 40 hours of community, and undergo a drug and alcohol evaluation and comply with all treatment recommendations. The incident occurred on December 3, 2014, in Honesdale Borough, PA.

CHRISTINE DOVIN, age 48 of Browndale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Possession of Small Amount -Marijuana. She was also ordered to pay all Court costs and perform 40 hours of community service. The incident occurred on November 24, 2014, in Honesdale Borough, PA.

BARBARA FLYNN, age 46 of Beach Lake, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. She was also ordered to pay all Court costs, complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with treatment recommendations, and have her operators privilege suspended for 60 days. The incident occurred on December 27, 2014 in Berlin Township, PA. Her BAC was .235%.

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

Estate of DOROTHY C. DUDLEY
Executrix
STEPHANIE SAVAGE
121 RTE 590
TAFTON, PA 18464
Executor
RICHARD GARRITY
603 HIGH STREET
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

EXECUTRIX NOTICE

Estate of BETTY M. COBB AKA
BETTY COBB AKA ELIZABETH
COBB AKA ELIZABETH M.
COBB
Late of Lake Township
Executrix
ROSALIND M. WILLIAMS
409 STOCK FARM RD.

LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

EXECUTRIX NOTICE

Estate of BETTY M. DENNIS
AKA BETTY DENNIS
Late of Texas Township
Executrix
SUSAN B. SEBER
269 WHITE MILLS RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

5/8/2015 • 5/15/2015 • 5/22/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been issued in the Estate of Earl Robert Mege, a/k/a Earl R. Mege a/k/a Earl Mege, who died on March 13, 2015, late resident of 62 Ledge Drive, Lakeville, PA 18438, to Matthew R. Mege, Executor of the Estate, residing at 105 Gosling Court, Reading, PA 19606. 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

5/8/2015 • 5/15/2015 • 5/22/2015

**ESTATE OF
MARLYN L. SHAFFER**

NOTICE IS HEREBY GIVEN
that Letters Testamentary have
been granted in the **Estate of
Marlyn L. Shaffer**, Deceased, late
of Salem Township, Wayne County,
Pennsylvania, 18436 who died on
March 19, 2015. All persons
indebted to the Estate are requested
to make payment and those having
claims or demands are to present
same, without delay, to the
Executrix, Joy Shaffer Simons or
John P. Sanderson, Attorney for the
Estate or The Sanderson Law Firm
— One Terrace Drive, Olyphant,
PA 18447.

5/1/2015 • 5/8/2015 • 5/15/2015

EXECUTOR NOTICE

Estate of PAULETTE A.
DEVEREAUX AKA PAULETTE
DEVEREAUX
Late of Bethany Borough
Executrix
RALPH RODRIGUEZ
420 EDNA LANE
BETHANY, PA 18431
Attorney
MATTHEW L. MEAGHER,

ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

5/1/2015 • 5/8/2015 • 5/15/2015

EXECUTOR NOTICE

Estate of GISELE VERDI
Late of Bethany Borough
Executrix
VINCENT J VERDI
213 CONKLIN HILL RD.
DAMASCUS, PA 18415

5/1/2015 • 5/8/2015 • 5/15/2015

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Ethel
Helen O'Connell a/k/a Ethel H.
O'Connell, who died on December
8, 2014, late resident of 500
Terrace Street, Honesdale, PA
18431, to Debra Temperton,
Executrix of the Estate, residing at
389 School House Road,
Honesdale, PA 18431. All persons
indebted to said estate are required
to make payment and those having
claims or demands are to present
the same without delay to the Law
Offices of HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED J.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTOR NOTICE

Estate of PAULINE DAUGEVELO
Late of Clinton Township
Executor
RONALD POSKA
7 POSKA LANE
FOREST CITY, PA 18421
Attorney
RICHARD B. HENRY
1105 COURT STREET
HONESDALE, PA 18431

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTRIX NOTICE

Estate of PEARL L. SHUGARD
AKA PEARL LOUISE
SHUGARD
Late of Waymart Borough
Executrix
VALERIE P. LANG
20182 QUAIL RUN DR.
DUNNELLON, FL 34432
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTOR NOTICE

Estate of DAVID E. KAHN
Late of Honesdale Borough
Executor
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428
Attorney
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428

4/24/2015 • 5/1/2015 • 5/8/2015

EXECUTRIX NOTICE

Estate of NEAL H. SOUCY AKA
NEAL SOUCY
Late of Lake Township
Executrix
MICHELLE LYN MCKEAN
111 WILLIAMS ROAD
HAWLEY, PA 18428
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

4/24/2015 • 5/1/2015 • 5/8/2015

ESTATE NOTICE

Estate of VERNA A. DRAKE,
deceased, late of Paupack
Township, Wayne County,
Pennsylvania. Letters Testamentary
have been granted to ROBERT V.
DRAKE, who requests that all
persons having claims or demands
against the Estate of the Decedent
to present same, and all persons
indebted to the Decedent to make
payments, to counsel for the Estate:
R. Anthony Waldron, Esq.
Ste 215. 8 Silk Mill Dr.
Hawley, PA 18428
(570) 226-6288

4/24/2015 • 5/1/2015 • 5/8/2015

OTHER NOTICES

**NONPROFIT CORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
and approved by the Department of
State, Commonwealth of

Pennsylvania, on April 7, 2015, in accordance with the provisions of the General Associations Act of 1988, for the incorporation of Damascus Elementary Wrestling Club, Inc., the purposes of which are to do any and all acts and things and to exercise any and all powers which it may now or hereafter be lawful for the corporation to do or exercise under and pursuant to the laws of the Commonwealth of Pennsylvania for the purpose of accomplishing any of the purposes of the corporation. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

NICHOLAS A. BARNA, ESQ
831 Court Street
Honesdale, PA 18431

5/8/2015

**CERTIFICATE OF
ORGANIZATION —
DOMESTIC LIMITED
LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania on December 19, 2014, and approved pursuant to 15 Pa. C.S. Section 8913 for the organization of **ES MEADOWS, LLC.**

JEFFREY S. TREAT, ESQUIRE
Attorney

5/8/2015 • 5/15/2015

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

CIVIL ACTION - LAW
No. 141-CIVIL-2014

BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO
BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRYWIDE HOME LOANS
SERVICING, LP
Plaintiff

vs.

PAUL F. GRADO, JR, Individually
and in his capacity as Heir of
ELEANOR GRADO, Deceased
LINDA GRADO
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ELEANOR
GRADO, DECEASED
Defendants

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ELEANOR
GRADO, DECEASED

You are hereby notified that on
March 18, 2014, Plaintiff, BANK
OF AMERICA, N.A., AS

SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WAYNE County Pennsylvania, docketed to No. 141-CIVIL-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1169 LAKE HENRY ROAD, LAKE ARIEL, PA 18436-4518 whereupon your property would be sold by the Sheriff of WAYNE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH

INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services
Wayne County Courthouse
Honesdale, PA 18431
Telephone (877) 515-7465

5/8/2015

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW
No. 134-CIVIL-2013

WELLS FARGO BANK, N.A.
Plaintiff

vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD A. ROTHERHAM, DECEASED
Defendant

NOTICE

To UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD A. ROTHERHAM, DECEASED

You are hereby notified that on March 19, 2013, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WAYNE County Pennsylvania, docketed to No. 134-CIVIL-2013. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 35 WOODLEDGE MEADOWS DRIVE, A/K/A 24 MEADOWS DRIVE, HAWLEY, PA 18428 whereupon your property would be sold by the Sheriff of WAYNE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS

NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
North Penn Legal Services
Wayne County Courthouse
Honesdale, PA 18431
Telephone (877) 515-7465

5/8/2015

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 MAY 20, 2015

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae") issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of May,

2015 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situate and being in the Township of Mount Pleasant, County of Wayne and Commonwealth of Pennsylvania more particularly described as follows:

Beginning at a point in the centerline of Township Route #594 (Dix Road) said point of beginning being the Eastern most corner of the property herein conveyed and being located along the Northern boundary of the Grantors herein; thence along the centerline of the aforesaid Township Road #594 the following six courses and distances: South 36 degrees 06 minutes 17 seconds West 87.75 feet; thence South 39 degrees 30 minutes 44 seconds West 151.70 feet; thence South 42 degrees 40 minutes 08 seconds West 74.71 feet; thence South 40 degrees 56 minutes 08 seconds West 100.38 feet; thence South 36 degrees 48 minutes 18 seconds West 90.01 feet; thence South 32 degrees 45 minutes 49 seconds West 36.49 feet to a point in the centerline of the aforesaid Township Road #594, said point being the Southern most corner of the property herein conveyed and the Easternmost corner of a 6.74 acre parcel designated as Lot 'B' on that certain survey map recorded in Wayne County Map Book 107, Page 71; thence along the line of

lands of the aforesaid Lot 'B' North 51 degrees 44 minutes 16 seconds West 838.06 feet to a rebar set for a corner in line of lands now or formerly of Giles; thence along said Giles land South 84 degrees 05 minutes 18 seconds East 699.11 feet to a rebar set in a stone wall; thence continuing along Giles land and along the centerline of said stone wall South 85 degrees 09 minutes 08 seconds East 302.03 feet to the point or place of beginning.

Containing 5.14 acres as surveyed by James B. Rutherford, P.L.S. on July 11, 2006. A map of said survey approved by the Mount Pleasant Township Planning Commission and Supervisors is recorded in Wayne County Map Book 106, Page 98.

Subject to the right of way for public highway purposes of so much of TR #594 (Dix Road) as is contained in the above described premises.

Subject to the notes and conditions of approval set forth on the aforesaid survey map recorded in Wayne County Map Book 106, Page 98.

PARCEL IDENTIFICATION NO: 16-0-0171-0024.0001, TAX ID #: 116621

IMPROVEMENTS: Residential dwelling

Seized and taken in execution as property of:
DEREK RAGUSO 735 DIX

ROAD PLEASANT MOUNT PA
18453

Execution No. 416-Civil-2014
Amount Due: \$142,381.33 Plus
additional costs

February 24, 2015
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.

4/24/2015 • 5/1/2015 • 5/8/2015

**SHERIFF'S SALE
MAY 20, 2015**

By virtue of a writ of Execution instituted Bayview Loan Servicing, LLC, a Delaware limited liability company issued out of the Court of Common Pleas of Wayne County,

to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of May, 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 designated as Lot 25 on Map of Lots surveyed for Karl Neumann, Damascus Township, Wayne County, Pennsylvania, dated December 7, 1965, as described as follows:

BEGINNING at a point on the edge of a right of way said point being a common corner of Lot 25 and 26; thence along the common division line between Lot 25 and 26 North 76 degrees 26 minutes West a distance of 155.7 feet to a point; thence along line of other land of the grantor North 25 degrees 17 minutes East, a distance of 100 feet; thence still along other lands of grantors South 88 degrees 58 minutes East, a distance of 106.2 feet to a point on the edge of a right of way; thence along the edge of said right of way South 1 degree 07 minutes East, a distance of 125 feet to the point and place of beginning. Being all of Lot 25 and containing 14,270 square feet being the same more or less.

PARCEL II: (Being Lot 26 on map cited above)

BEGINNING at a point on the edge of a right of way said point being a common corner of Lot 26

and 27; thence along the common division line between Lots 26 and 27 North 77 degrees 12 minutes West a distance of 235.65 feet to a point in a stone wall and on line of Lot 9A; thence along line of Lot 9A and other lands of the grantors and through said stone wall North 19 degrees 45 minutes East, a distance of 125.15 feet to a point; thence along other line of land of grantor and Lot 25 South 76 degrees 26 minutes East, a distance of 155.7 feet to a point, said point being a common corner of Lot 25 and Lot 26; thence along the edge of a right of way South 00 degrees 25 minutes East, a distance of 125 feet to the point and place of beginning. Being all of Lot 26 and containing 25,750 square feet being the same more or less.

UNDER AND SUBJECT to a right of way for utility lines to be established along the Easterly edge of the aforescribed lot. Said right of way being of such nature and width as may be required by said utility companies utilizing said right of way and under and subject to their usual and customary requirements.

ALSO UNDER AND SUBJECT to the conditions and restrictions set forth in the Deed recorded in Wayne County Deed Book 254, at Page 1094.

PARCEL III:

BEGINNING at a point on the edge of a right of way, said point being also the Northeast corner of

Lot 25 now or formerly owned by former Grantees herein; thence along the common division line between the lot herein being conveyed and Lot 25 North 88 degrees 58 minutes West a distance of 106.2 feet to a point, said point being a common corner of the lot herein being conveyed and Lot 25; thence North 22 degrees 56 minutes West a distance of 98.15 feet to a point in the center of State Highway Route 106; thence through the center of the State Highway Route 106 North 65 degrees 24 minutes East, a distance of 106.4 feet to the point in the center of said highway; thence along the edge of a right of way South 19 degrees 18 minutes East a distance of 144.75 feet to the point and place of beginning. CONTAINING 12,420 square feet being the same more or less.

EXCEPTING AND RESERVING to the Grantors, their heirs and assigns, a 15 foot right of way located 7 1/12 feet to the east and west measured at right angles from the center of an existing road, or driveway which runs from the State Highway to Lot 10 and on the Westerly side of the lot herein being conveyed. The said right of way being reserved for the purposes of ingress and egress over the same to Lot 10, now or formerly owned by the Grantors.

The aforescribed description is taken from a map of lots surveyed by Karl Neumann, dated December 7, 1965, which is unnumbered but is now here designated as Lot 34.

The Grantee herein in accepting this deed stipulates and agrees that the aforescribed premises shall become a part of Lot 25 and shall therefore be treated as being one lot and subject to all of the covenants, conditions and restrictions as they apply to all lots in the aforescribed development.

BEING THE PROPERTY
KNOWN AS 14 Little Beach Lake
Road, Beach Lake, Pennsylvania
18405

TAX MAP NOS.: 07-0-0002-0018;
07-0-0002-0019.0001; and 07-0-
0002-0019.

Seized and taken in execution as
property of:
Kenneth T. Majka, Jr. 14 Little
Beach Lake Road BEACH LAKE
PA 18405

Execution No. 593-Civil-2014
Amount Due: \$199,482.70 Plus
additional costs

February 24, 2015
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.**

Gary W. Darr, Esq.

4/24/2015 • 5/1/2015 • 5/8/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-19 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of May, 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 Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of a fifty (50) foot wide road or right-

of-way know as Ascot Avenue, being a common corner of lots 13,14, 39 and 40; thence leaving the center of said fifty (50) foot wide road or right-of-way (42) degrees fifty-eight (58) minutes thirty (30) seconds west along common boundary line between lots 39 and 40, two hundred seventy-nine and twenty-nine one hundredths(279.22)feet to a point for a corner being a common corner lots 33,34, 39 and 40; thence North fifty-three (53) degrees fifty-six (56) minutes zero (00) seconds East along the common boundary line of lots 40, 33 and 32, three hundred eight-one and sixty-seven one hundredths (381.67) feet to a point for a corner, being a common corner of lots 40, 41 and 32; thence along the common boundary line between lots 40, and 41 South forty-two(42) degrees fifty-eight (58) minutes thirty (30) seconds East one hundred ninety-two and fifty-five one-hundredths (192.55) feet and South seven (7) degrees thirty-five (35) minutes twenty (20) seconds West one hundred fifty and seventy-eight one-hundredths (150.78) feet to a point for a corner on the boundary line of lot #13 and in the center of a fifty (50) foot wide road or right-of-way known as Ascot Avenue; thence always along the center of said fifty (50) foot wide road or right-of-way and being the common boundary line between lots 13 and 40 around curve #670 a length of one hundred thirty-three and six one-hundredths (130.06) feet and thence South forty-seven (47) degrees one (1)

minutes thirty (30) seconds West one hundred forty-six (146) feet to the point or place of BEGINNING.

CONTAINNING therein 2.0 acres, be the same more or less and being lot #40.

TAX PARCEL # 19-0-0045-0040

BEING KNOWN AS: 40 Ascot Avenue a/k/a 1050 Ascot Avenue, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Frank Carillo 4 Agin Court Square
MIDDLETOWN NY 10940
Emma Grace Carillo 4 Agin Court Square
MIDDLETOWN NY 10940

Execution No. 192-Civil-2014
Amount Due: \$433,600.40 Plus
additional costs

February 25, 2015
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.

Cristina Lynn Connor Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution instituted Green Tree 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 27th day of May, 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 Property Situated in the Township of Paupack In The County Of Wayne And Commonwealth Of Pennsylvania, Being Described As Follows: Being Lot 269, Section 3, as shown on plan of lots, Wallenpaupack Lake Estates. Being more fully described in a fee simple deed dated deed dated 09/29/1995 and recorded 10/04/1995, among the Land Records Of The County and State Set Forth Above In Volume 1072 Page 336.

ALSO DESCRIBED AS:

ALL THAT CERTAIN, piece,

parcel and tract of land, situate, lying and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, more particularly described as follows:

BEING Lot 269, Section 3, 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 14, Page 117, said Map being incorporated by reference herewith as if attached hereto.

TAX PARCEL # 19-0-0031-0129

BEING KNOWN AS: 6 Green Valley Circle, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Diane Russo 61 Crescent Place
THORNWOOD NY 10594
Charles A. Russo Jr. 61 Crescent Place
THORNWOOD NY 10594

Execution No. 212-Civil-2014
Amount Due: \$131,429.59 Plus
additional costs

February 26, 2015
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.

Cristina Lynn Connor Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution instituted Nationstar Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of May, 2015 at 10:00 AM in the Conference Room on th third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situated and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the centerline of SR#006, said point

being the Northwest corner of the property herein conveyed; thence along line of lands of the Grantors herein North 58 degrees 23 minutes 21 seconds Est 237.59 feet to a rebar marker for a corner; thence South 47 degrees 38 minutes 35 seconds East 226.87 feet to a rebar marker, thence South 40 degrees 59 minutes 40 seconds East 244.90 feet to a rebar marker; thence South 53 degrees 00 minutes 53 seconds West 293.72 feet to a point in the centerline of the aforesaid SR#006; thence along said centerline North 39 degrees 26 minutes 11 seconds West 179.08 feet; thence North 35 degrees 55 minutes 28 seconds West 177.07 feet; thence North 35 degrees 55 minutes 28 seconds West 133.59 feet to the point or place of Beginning.

Under and subject to the conditions of subdivision approval and other restrictions set forth on said map.

TITLE TO SAID PREMISES IS VESTED IN Hector Dumblado, by Deed from A. Leroy Gibbons and Gladys M. Gibbons, his wife, dated 05/24/1999, recorded 05/27/1999 in Book 1514, Page 117.

Mortgagor HECTOR DUMBLADO died on 05/16/2012, and upon information and belief, his surviving heirs are BLANCANOA DUMBLADO CEPEDA, ELSA CEPEDA, JOHN CEPEDA, HECTOR CEPEDA, ROSABLANCA CEPEDA, and ADALINDA CEPEDA.

Tax Parcel: 18-0-0275-0090.-

Premises Being: 548 Route 6, a/k/a
398 Texas Palmyra Highway,
Palmyra, PA 18428

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:
Blancaoa Bumblado Cepeda, in
Capacity as Heir of Hector
Dumblado, Deceased 520 Sarah
Street STROUDSBURG PA 18360
Elsa Cepeda, in Capacity as Heir of
Hector Dumblado, Deceased 520
Sarah Street STROUDSBURG PA
18360

John Cepeda, in Capacity as Heir
of Hector Dumblado, Deceased
184 Pennedale Avenue, Apt. 1
CLAYSBURG PA

Hector Cepeda, in Capacity as Heir
of Hector Dumblado, Deceased
184 Pennedale Avenue, Apt. 1,
CLAYSBURG PA 16625

Rosablanca Cepeda, in Capacity as
Heir of Hector Dumblado,
Deceased 520 Sarah Street
STROUDSBURG PA

Adalinda Cepeda, in Capacity as
Heir of Hector Dumblado,
Deceased 180 Pennedale Avenue,
Apt. 1, CLAYSBURG PA 16625
Unknown Heirs, Successors,

Assigns, and All Persons, Firms, or
Associations Claiming Right, Title
or Interest from or Under Hector
Dumblado, Deceased 398 Texas
Palmyra Highway HAWLEY PA
18428

Execution No. 292-Civil-2014
Amount Due: \$139,868.89 Plus
additonal costs

February 26, 2015
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.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution
instituted EverBank issued out of
the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 27th day of
May, 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 located in the Township of Clinton, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

THE FIRST BEGINNING at a post and stones corner in the Western line of a tract of land called (Elk Forest), the Northwest corner of land conveyed to Morris Roach by Thomas Thomas, et ux:

THENCE by the Western line said Elk Forest Tract North $9 \frac{1}{2}$ degrees West 36 rods to a fallen hemlock corner and North $31 \frac{1}{2}$ degrees East 47 $\frac{1}{2}$ rods to a post and stones corner;

THENCE South $89 \frac{1}{2}$ degrees East 201.4 rods to stones the Southwestern corner of formerly Eliza M. Stone's land;

THENCE South $3 \frac{1}{2}$ degrees West $30 \frac{1}{2}$ rods to a post by a hemlock;

THENCE $8 \frac{1}{2}$ rods to a post and stones corner;

THENCE South $87 \frac{1}{2}$ degrees East 20 rods to a post;

THENCE South $7 \frac{3}{4}$ degrees East 28 rods to another Southwestern corner of land late of Lemuel Stone;

THENCE along the same and along the North line of land used for a public highway North 89

degrees East 61.3 rods to the Belmont and Easton Turnpike Road;

THENCE along the said turnpike south 1 degree East $2 \frac{1}{2}$ rods;

THENCE South 10 degrees West 38 rods and South $19 \frac{1}{2}$ degrees West 25.3 rods to stones near the carriage way of said road;

THENCE South 89 degrees West 67.8 rods to a hemlock;

THENCE North 25 degrees West 33.2 rods to stones;

THENCE South 89 degrees West 120.2 rods;

THENCE North 17.2 rods to a post and stones;

THENCE South $89 \frac{1}{2}$ degrees West $94 \frac{1}{2}$ rods to the place of BEGINNING.

The improvements thereon being known as 413 BELMONT TURNPIKE, WAYMART, PA 18472.

BEING TAX MAP NO.: 6-1-0241-0015.-

BEING KNOWN AS : 413 BELMONT TURNPIKE, WAYMART, PA 18472

Title to said premises is vested in Ralph Minnick and Karen Minnick, husband and wife, by deed from Karen Minnick dated June 4, 2009 and recorded June 18,

2009 in Deed Book 3765, Page 18
Instrument Number
200900006866.

Seized and taken in execution as
property of:
Ralph Minnick 862 Polovitch Road
NICHOLSON PA 18446
Karen Minnick 413 Belmont
Turnpike WAYMART PA 18472

Execution No. 231-Civil-2014
Amount Due: \$287,485.96 Plus
additional costs

February 27, 2015
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 I. Foley Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution
instituted Wells Fargo Bank, N. A.
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
27th day of May, 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:

LAND referred to in this
commitment is described as all that
certain property situated in city of
Gouldsboro in the county of
Wayne, and state of Pennsylvania
and being described in a deed
dated 05/23/1989 and recorded
05/26/1989 in book 507 page 360
among the land records of the
county and state set forth above
and referenced as follows;

ALL THAT CERTAIN piece or
parcel of land, situate in the
township of Lehigh, county of
Wayne and commonwealth of
Pennsylvania, bounded and
described as follows, to wit:

FINAL map of Pocono Springs
Estates, Inc., section XII

BEING lot no. 20, Choctaw Trail,
on the plot or plan of lots known as
'Pocono Springs Estates, Inc.', as
laid out for Pocono Springs
Estates, Inc., by R.N. Harrison,
civil engineer, Hackettstown, New
Jersey dated May, 1968, and
recorded in the office for recording

of deeds of Wayne county in map book 14 at page 189.

TOGETHER WITH AND SUBJECT TO all of the rights, privileges, easements, conditions, reservations and restrictions that may be of record and/or visible on the ground, including but not limited to those of Pocono Springs Estates subdivision.

TITLE TO SAID PREMISES IS VESTED IN Laurie Ann Fischbach and Anthony Fontano, Jr., as joint tenants with the right of survivorship and not as tenants in common, by Deed from William Fischbach and Marie T. Fischbach, his wife, dated 05/23/1989, recorded 05/26/1989 in Book 507, Page 360.

By virtue of the death of Laurie Ann Fischbach a/k/a Laurie A. Fontano on or about 06/12/2004, Anthony Fontano Jr. became the sole owner of the premises as surviving joint tenant with the right of survivorship.

Tax Parcel: 14-0-0033-0037

Premises Being: 20 Choctaw Trail, a/k/a 1009 Choctaw Trail, Gouldsboro, PA 18424-9112

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Anthony Fontano Jr. 20 Choctaw Trail a/k/a 1009 Choctaw Trail GOULDSBORO PA 18424

Execution No. 482-Civil-2014
Amount Due: \$96,057.77 Plus additional costs

March 4, 2015
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.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution instituted HSBC Bank USA, NA, as trustee for the registered holders of Nomura Home Equity Loan Inc, Asset-Backed Certificates, Series 2006-HE3 issued out of the Court of Common Pleas of Wayne

County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of May, 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, situate, lying and being in Hawley Borough, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at the southwesterly corner of 15th and 20th Streets; thence westerly along the line of 15th Street about 85 feet to the center of the alley between the houses occupied by the parties hereto and that of the Lawlor sisters; thence at right angles to 15th Street along the center of the alley and a line projected therefrom 120 feet to the line of the Knapp property numbered as 11 on the Pennsylvania Coal Company Map; thence easterly along lot 11 about 15 feet to the lands of Bina Curran; thence along the latter northerly 60 feet to the line of lot numbered 7 and thence along the common line of lots 7 and 9, 70 feet easterly to the line of 20th Street; and thence along said street northerly 60 feet to the place of beginning. Being Parts of lots numbered 7 and 9 on said map.

Also granting and conveying all rights to the alley upon the western portion of the premises, 1/2 being within the boundaries thereof,

which is to be used and enjoyed in common by the grantees and the owner of the other portion thereof.

Excepting and reserving all that 900 square foot parcel conveyed by prior Grantors to Helen A. Von Hake by Deed dated December 24, 1986 and recorded in Wayne County Deed Book 457 page 392.

TITLE TO SAID PREMISES IS VESTED IN Michael E. Baldwin by Deed from Michael E. Baldwin and Donna J. Baldwin now by re marriage known as Donna J. Noel and Ronald Noel her husband by Deed Dated 03/10/2001 Granted 03/14/2001 in Book 1755 Page 0039.

Tax Parcel: 10-0-0004-0089.-

Premises Being: 214 Keystone Street, Hawley, PA 18428-1320

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael E. Baldwin 214 Keystone Street Hawley PA 18428-1320

Execution No. 588-Civil-2014
Amount Due: \$137,431.72 Plus additional costs

March 4, 2015
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.

Paul Cressman Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
MAY 27, 2015**

By virtue of a writ of Execution instituted Santander Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of May, 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 those certain pieces or parcels of land lying, being and situate in the Township of Lebanon, County of Wayne and Commonwealth of Pennsylvania, described as follows:

BEING all of Lot #49 consisting of 6.10 acres, more or less, of the revised Subdivision known as 'The Woods at Duck Harbor' in accordance with a map recorded in Wayne County Map Book 104 at page 78 in the public Records of Wayne County, Pennsylvania.

UNDER AND SUBJECT to revised Covenants, Conditions and Restrictions as specifically set forth in the Amended Declaration of Protective Covenants, Condition and Restrictions for the Woods at Duck Harbor dated August 14, 1992 and Recorded August 14, 1992 in Wayne County Deed Book 711 at page 285 et seq.

TITLE TO SAID PREMISES IS VESTED IN Nicole E. Miale, by Deed from Joseph A. Harcum and Nancy R. Harcum, his wife, by Alfred J. Howell, Attorney In Fact, t/a Duck Harbor Company, dated 01/10/2006, recorded 01/26/2006 in Book 2965, Page 274.

Tax Parcel: 13-0-0184-0049

Premises Being: Lot 49 Woods At Duck Harbor, Equinunk, PA 18417

Seized and taken in execution as property of:
Nicole E. Miale 20 Lake
Kitchawan Drive SOUTH SALEM
NY 10590

Execution No. 660-Civil-2014
Amount Due: \$52,225.66 Plus
additional costs

March 4, 2015
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Adam H. Davis Esq.

5/1/2015 • 5/8/2015 • 5/15/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Ramp 2003-RS9 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June,

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 situated, in Dreher Township, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at an iron bar, being the southwest corner of this parcel, being the southeast corner of this parcel, being the southeast corner of New Lot No. 18, and being in the Line of lands of Cora A. Lang, thence along lands of Cora A. Lang, S 82 degrees 07 minutes 39 seconds E 214.98 feet to an iron bar being the southwest corner of New Lot No. 19, thence by New Lot No. 19 N 7 degrees 28 minutes 39 seconds E 446.05 feet to a point in the centerline of Charphil Drive (a 40 feet wide Private Drive), being the southwest corner of Lot No. 2, being the northwest corner of New Lot No. 19, and being the southeast corner of Lot 3, thence along the centerline of Charphil Drive and along a curve to the left, the radius of which is 1145.92 feet a distance of 70.57 feet (the chord of which is S 82 degrees 53 minutes 46 seconds W 70.56) to a point, thence still along the centerline of Charphil Drive and along a curve to the right, the radius of which is 1145.92 feet, a distance of 150.12 (the chord of which is S 85 degrees 23 minutes 37 seconds W 150.01 feet) to a

point, being the northwest corner of New Lot No. 18, thence along New Lot 18 S 7 degrees 28 minutes 39 seconds W 395.41 feet to the point and place of beginning. Containing 2.01 Acres more or less. This parcel is New Lot No. 18A in a subdivision named NU-FOUND-HI-LANDS PHASE 1 surveyed by Colan Enterprises, Inc., and recorded in Wayne County Recorders office in map book 62 page 44. Date April 1987.

TITLE TO SAID PREMISES IS VESTED IN Nicola Allegretta, a single man, by Deed from Ellen M. Ross, nka Ellen M. Haag, by and through her Limited Power of Attorney, Robert E. Haag and Robert E. Haag, dated 09/05/2003, recorded 10/09/2003 in Book 2356, Page 217.

Tax Parcel: 08-0-0026-0022.-

Premises Being: 18A Charphil Drive, a/k/a 53 Charphil Drive, South Sterling, PA 18460

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Nicola Allegretta 18A Charphil Drive, a/k/a 53 Charphil Drive SOUTH STERLING PA 18460

Execution No. 147-Civil-2013
Amount Due: \$205,925.66 Plus additional costs

March 6, 2015
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Adam H. Davis Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 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 located in Scott Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Route 778, said point being a common corner of lots 8 and 9 and on line of lot 5; thence along the common division line between lot 8 and 9 south 84 degrees 51 minutes 20 seconds west a distance of 424.52 feet to a point, said point being a common corner of lots 8, 18, 17 and 9; thence along the common division line between a portion of lot 17 and all of lot 9 north 0 degrees 00 minutes 10 seconds west a distance of 300 feet to a point, said point being a common corner of lots 9 and 10; thence along the common division line between lots 9 and 10 north 85 degrees 24 minutes 30 seconds east a distance of 469.12 feet to a point in the center of Township Route 778 and on line of lot 4; thence through the center of said Township Route 778 and along line of a portion of lots 4 and 5 the following two courses and distances; south 8 degrees 9 minutes 30 seconds west a distance of 167.84 feet; thence south 8 degrees 58 minutes 20 seconds west a distance of 135 feet to the point and place of BEGINNING. BEING all of lot 9 and containing 3.1 acres, be the same more or less.

BEING TAX NO.: 23-0-0004-0019

BEING KNOWN AS: 198 FOX FARM HILL ROAD, SUSQUEHANNA,

PENNSYLVANIA 18847

IMPROVEMENTS THEREON:
Residential Dwelling

Title to said premises is vested in William Yeomans by deed from Alexander J. Butrym and Jeanne A. Butrym dated September 17, 2005 and recorded September 19, 2005 in Instrument Number 200500010463. The said William Yeomans died on January 31, 2011 thereby vesting title in Unknown Surviving Heirs of William D. Yeomans, Deceased Mortgagor and Real Owner and Cynthia A. Mack A/K/A Cynthia Mack, Known Surviving Heir of William D. Yeomans, Deceased Mortgagor and Real Owner by operation of law.

Seized and taken in execution as property of:

Unknown Surviving Heirs of William D. Yeomans, Deceased Mortgagor and Real Owner and Cynthia A. Mack a/k/a Cynthia Mack, Known Surviving Heir of William D. Yeomans, Deceased Mortgagor and Real Owner 198 Fox Farm Hill Road SUSQUEHANNA PA 18847

Execution No. 318-Civil-2014
Amount Due: \$165,871.06 Plus additional costs

March 10, 2015
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.

Heidi R. Spivak, Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted U.S. Bank, N.A., Successor Trustee LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities Trust I 2005-HE10, Asset Backed-Certificates, Series 2005-HE10 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 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 or piece

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

BEING lot No.: 14, Block 1, on a map of Section No. 2 of Woodledge as recorded in the Office of the Recorder of Deeds Wayne County in Plat Book No. 16, at Page 50;

Excepting, Reserving, Under and Subject to an together with all exceptions, reservations, covenants, restitutions, and rights of way of record.

The premises above described are known and designated on the assessment records of Wayne County as Taxable No. 18-04-22.

BEING the same premises which Kathleen E. Rizzi, Executrix of the Estate of David Harris a/k/a David C. Harris a/k/a David Claire Harris by deed dated April 12, 2006 and recorded April 13, 2006 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania as Instrument No.: 20060000397, Book 3014, Page 125 granted and conveyed unto Michael J. Rizzi, Jr., and Terri-Leigh Rizzi, husband and wife, in fee.

TAX MAP NO.: 18-0-0004-0022.-

ADDRESS BEING: 14 Meadows Drive, Hawley, PA 18428

Seized and taken in execution as property of:
Michael J. Rizzi 14 Meadows

Drive Hawley PA 18428
Terri Leigh Rizzi 14 Meadows
Drive HAWLEY PA 18428

Execution No. 518-Civil-2014
Amount Due: \$239,469.46 Plus
additional costs

March 6, 2015
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.**

Stephen M. Hladik Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

**SHERIFF'S SALE
JUNE 3, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-Opt2, Asset-Backed

Certificates, Series 2005-Opt2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of June, 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 THOSE CERTAIN piece or parcels of land located in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania lying, being more particularly described as follows:

PARCEL ONE:

BEGINNING at an iron pin, the northeast corner of the herein described tract and the northwest corner of Tract 3 of 1.035 acres, said iron pin also located in the center line of the Old Gravity R.R. bed; thence leaving said centerline of the Old Gravity R.R. bed and proceeding along the west line of Tract 3 of 1.035 acres, S 33 deg. 32 min. 54 sec. W 362.54 feet to a set iron pin on the north side of a stonewall (at 15.00 feet passing over the center of a set iron pin); thence along line of land common to Cherry Ridge Acres and along the north side of said stonewall, S 86 deg. 31 min. 32 sec. W 137.50 feet to an iron pin, thence along the east line of Tract 1 of 1.369 acres N 25 deg. 51 min. 45 sec. E 426.25 feet to the centerline of the aforementioned Old Gravity R.R. bed (at 411.25 feet passing over the

center of an iron pin); thence along the centerline of the Old Gravity R.R. bed S 64 deg. 08 min. 15 sec. E 64.35 feet to a point and S 64 deg. 21 min. 27 sec. E 104.00 feet to the place of BEGINNING. BEING all of Tract 2 of 1.280 acres.

The apparent road bed of the Old Gravity Rail Road is the access to Tracts 1, 2 and 3, said road bed also being described and location thereof being shown on Plat of Minor Subdivision of part of lands of Lawrence Sherwood as drawing number 679-A-88, dated October, 12, 1988. The apparent road bed of the Gravity Rail Road extends through lands of Harold Mang to Pa. Rte. 191 for a distance of approximately 885 feet.

PARCEL TWO:

BEGINNING at a found iron pin located in the centerline of the Old Gravity R.R. bed, said iron pin also being a corner common to lands of Cherry Ridge Acres; said iron pin also being the northeast corner of the herein described tract; thence leaving the centerline of said Old Gravity R.R. bed and proceeding along line of land common to said Cherry Ridge Acres the following two courses and distances, S 42 deg. 48 min. 45 sec. W 267.81 feet to a found iron pin in the center of a stonewall axis (at 60.00 feet and at 147.90 feet passing over the center of iron pins) and S 86 deg. 31 min. 32 sec. W 154.36 feet to an iron pin on the north side of said stonewall; thence along the

east line of Tract 2 of 1.280 acres, N 33 deg. 32 min. 54 sec. E 362.54 feet to the centerline of said Old Gravity R.R. bed (at 347.54 feet passing over the center of an iron pin); thence along the centerline of said Old Gravity R.R. bed S 64 deg. 21 min. 27 sec. E 48.40 feet to a point and S 50 deg. 39 min. 15 sec. E 118.61 feet to the place of BEGINNING. BEING all of Tract 3 of 1.035 acres.

The apparent road bed of the Old Gravity Rail Road is the access to Tracts 1, 2 and 3, said road bed also being described and location thereof being shown on Plat of Minor Subdivision of part of lands of Lawrence Sherwood is drawing number 679-A-88, dated October 12, 1988. The apparent road bed of the Gravity Rail Road extends through lands of Harold Mang to Pa. Rte. 191 for a distance of approximately 885 feet.

TITLE TO SAID PREMISES IS VESTED IN Robin D. Delorenzo, by Deed from Christopher Erhardt, through his attorney in fact, Janine Edward, Esquire (Power of Attorney recorded in Book 2787, Page 267) Dated 06/03/2005, Recorded 06/13/2005, in Book 2787, Page 271.

Seized and taken in execution as property of:
ROBIN DELORENZO 2664
LAKE ARIEL HIGHWAY ROUTE
191 HONSDALE PA 18431

Execution No. 557-Civil-2014
Amount Due: \$127,083.27 Plus

additional costs

March 6, 2015
 Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the

schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Adam H. Davis Esq.

5/8/2015 • 5/15/2015 • 5/22/2015

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 Francick v. Joseph Francick, Jr. et al, Plaintiff vs. NewPlex Exploration, LLC and Southwestern Energy Production Company, Defendants



Court of Common Pleas
 2nd Judicial District:
 The Hon. Raymond L. Hanzell
 President 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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CIVIL ACTIONS FILED

*FROM APRIL 11, 2015 TO APRIL 17, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21799	GUSTOCK JOSHUA	4/14/2015	SATISFACTION	—
2011-21148	REILLY ASHLEY	4/14/2015	SATISFACTION	—
2011-21866	BROCATO CLARE L	4/13/2015	SATISFACTION	—
2012-20917	BROCATO CLARE L	4/13/2015	SATISFACTION	—
2012-21015	BURKHEAD MARGARET M	4/14/2015	SATISFACTION	—
2013-00104	ELLEFSEN MARYANN	4/16/2015	SATISFACTION	—
2013-20430	HONESDALE NATIONAL BANK GARNISHEE	4/17/2015	DICONTINUE ATIACHMNT	—
2013-20915	BROCATO CLARE L	4/13/2015	SATISFACTION	—
2013-21140	ROMAN OSCAR C	4/13/2015	SATISFACTION	—
2013-21446	ERDMAN LEE W	4/13/2015	SATISFACTION	—
2013-21446	ERDMAN DIANE HENESY	4/13/2015	SATISFACTION	—
2013-21446	HENESY DIANE ERDMAN	4/13/2015	SATISFACTION	—
2014-00117	LUCAS JEFFREY A	4/14/2015	WRIT OF EXECUTION	153,473.98
2014-00468	ROSES STEVEN P	4/17/2015	DEFAULT JUDGMENT	8,436.84
2014-00475	BARTHEL JEAN M A/K/A	4/13/2015	DEFAULT JUDG IN REM	75,706.95
2014-00475	BARTHEL JEAN MARIE A/K/A	4/13/2015	DEFAULT JUDG IN REM	75,706.95
2014-00475	RICKARD JEAN M	4/13/2015	DEFAULT JUDG IN REM	75,706.95
2014-00475	BARTHEL WADE G	4/13 /2015	DEFAULT JUDG IN REM	75,706.95
2014-00569	CHERNASKY THOMAS J JR	4/17/2015	DEFAULT JUDGMENT	8,036.97
2014-00592	SARGEANT DEBRA L	4/17/2015	VACATE JUDGMENT	—
2014-00592	SARGEANT GARY J	4/17/2015	VACATE JUDGMENT	—
2014-00681	BARILLO RONALD DEFENDANT/APPELLEE	4/16/2015	DEFAULT JUDGMENT	1,200.54
2014-20234	STODDARD PAMELA J	4/13/2015	SATISFACTION	—
2014-20236	DOBKOWSKI THEODORE	4/14/2015	SATISFACTION	—
2014-20271	PENNSTAR BANK GARNISHEE	4/17/2015	DISCONTINUE ATTCHMNT	—
2014-20370	DOBKOWSKI THEODORE	4/14/2015	SATISFACTION	—
2014-21013	VERDUGO FRANK A	4/13/2015	SATISFACTION	—
2014-21013	JAVIER MELANIE	4/13/2015	SATISFACTION	—
2015-00007	COLON JOSE	4/13/2015	WRIT OF EXECUTION	148,802.74
2015-00016	DECKER CHRISTOPHER L	4/13/2015	WR OF EX/CONF JUDG	176,912.96
2015-00016	DECKER ANITA	4/13/2015	WR OF EX/CONF JUDG	176,912.96

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

2015-00062	KELLER HARRY	4/16/2015	JUDGMENT/POSSESSION	—
2015-00062	KELLER JENNIFER LYNNE M	4/16/2015	JUDGMENT/POSSESSION	—
2015-00062	OCCUPANTS	4/16/2015	JUDGMENT/POSSESSION	—
2015-00062	RUSHING JONATHAN	4/16/2015	JUDGMENT/POSSESSION	—
2015-00062	KELLER HARRY	4/16/2015	WRIT OF POSSESSION	—
2015-00062	KELLER JENNIFER LYNNE M	4/16/2015	WRIT OF POSSESSION	—
2015-00062	OCCUPANTS	4/16/2015	WRIT OF POSSESSION	—
2015-00062	RUSHING JONATHAN	4/16/2015	WRIT OF POSSESSION	—
2015-00206	RICE COAL COMPANY	4/13/2015	QUIET TITLE	—
2015-00210	ZANCOSKY MARIE C	4/14/2015	QUIET TITLE	—
	EXECUTRIX OF EST/NORMA OLDAY			
2015-20042	LAPASTA DOUGLAS	4/17/2015	SATISFACTION	—
2015-20042	LAPASTA SUSAN	4/17/2015	SATISFACTION	—
2015-20042	WAYNE BANK	4/17/2015	DISCONTINUE ATTCHMNT	—
	GARNISHEE			
2015-20042	HONESDALE NATIONAL BANK	4/17/2015	DISCONTINUE ATTCHMNT	—
	GARNISHEE			
2015-20042	WELLS FARGO BANK	4/17/2015	DISCONTINUE ATTCHMNT	—
	GARNISHEE			
2015-20119	WHITE KAITLIEN	4/14/2015	INTENT ATTACH WAGES	—
2015-20229	BALDASSARI DAWN ALBERT	4/16/2015	SATISFACTION	—
2015-20229	ALBERT DAWN BALDASSARI	4/16/2015	SATISFACTION	—
2015-20231	BERGERSEN DEANNA	4/16/2015	SATISFACTION	—
2015-20275	STEFANOV ANN	4/13/2015	WRIT OF REVIVAL	15,482.34
2015-20276	RUSSO MICHAEL	4/13/2015	FEDERAL TAX LIEN	12,001.12
2015-20277	BLACK CYNTHIA CZARDA	4/13/2015	FEDERAL TAX LIEN	17,802.15
2015-20277	CZARDA CYNTHIA BLACK	4/13/2015	FEDERAL TAX LIEN	17,802.15
2015-20277	BLACK MICHAEL	4/13/2015	FEDERAL TAX LIEN	17,802.15
2015-20278	HADDEN RANDY	4/13/2015	JP TRANSCRIPT	2,493.76
2015-20278	STARBUCK ANN	4/13/2015	JP TRANSCRIPT	2,493.76
2015-20278	HADDEN RANDY	4/13/2015	WRIT OF EXECUTION	2,885.25
2015-20278	STARBUCK ANN	4/13/2015	WRIT OF EXECUTION	2,885.25
2015-20279	BUEHRING SANDRA	4/14/2015	JP TRANSCRIPT	690.00
2015-20280	MITCHELL MATTHEW WAYNE	4/14/2015	JUDGMENT	2,070.68
2015-20281	SCHROEDER BERTRAND ALBERT	4/14/2015	JUDGMENT	34,055.72
2015-20282	DELUCIA ANTHONY T	4/14/2015	JP TRANSCRIPT	1,013.85
2015-20282	DELUCIA ANTHONY M	4/14/2015	JP TRANSCRIPT	1,013.85
2015-20283	KUPLACK MATTHEW J	4/15/2015	TAX LIEN	4,655.28
2015-20283	KUPLACK EVDENIA	4/15/2015	TAX LIEN	4,655.28
2015-20284	MOLINARO PAUL	4/15/2015	TAX LIEN	2,865.51
2015-20284	MOLINARO CAROLYN	4/15/2015	TAX LIEN	2,865.51
2015-20285	DUGAN RICHARD	4/15/2015	TAX LIEN	904.95
2015-20285	DUGAN MICHELLE	4/15/2015	TAX LIEN	904.95
2015-20286	NEW BEGINNING MINISTRY AT KINGS ACR	4/15/2015	TAX LIEN	909.32
2015-20287	MARCELLO LOUIS F	4/15/2015	TAX LIEN	1,548.94
2015-20288	MECCA VINCENT JR	4/15/2015	TAX LIEN	7,180.43
2015-20289	GIORDANO JOSEPH MICHAEL	4/16/2015	JUDGMENT	2,380.68
2015-20290	PINE MICHAEL	4/17/2015	JUDGMENT	1,852.50
2015-20291	JOHNSON IAN LEE	4/17/2015	JUDGMENT	1,370.50

2015-20292	MILLER GEORGE R		4/17/2015	JUDGMENT	632.00
2015-40020	BOYNTON LYNWOOD OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40020	BOYNTON LAUREL OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40020	ESTEMERWALT LOG HOMES CONTRACTOR		4/14/2015	STIP VS LIENS	—
2015-40021	BOYNTON LYNWOOD OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40021	BOYNTON LAUREL OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40021	DVC CONSTRUCTION INC CONTRACTOR		4/14/2015	STIP VS LIENS	—
2015-40022	BOYNTON LYNWOOD OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40022	BOYNTON LAUREL OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40022	RR WILMOT INC CONTRACTOR		4/14/2015	STIP VS LIENS	—
2015-40023	BOYNTON LYNWOOD OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40023	BOYNTON LAUREL OWNER	P	4/14/2015	STIP VS LIENS	—
2015-40023	JACK ZIEGLER WELL DRILLING CONTRACTOR		4/14/2015	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00207	DISCOVER BANK	PLAINTIFF	4/14/2015	—
2015-00207	BLACK STACY A	DEFENDANT	4/14/2015	—
2015-00208	CACH LLC	PLAINTIFF	4/14/2015	—
2015-00208	BURLEIN ELISE	DEFENDANT	4/14/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00209	SW STUCCO LLC	PLAINTIFF	4/14/2015	—
2015-00209	RIDGE CONSTRUCTION CORP	DEFENDANT	4/14/2015	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00212	2003 KAWASAKI KDX 200	PETITIONER	4/15/2015	—
2015-00212	POST KEVIN PETITIONER	PETITIONER	4/15/2015	—
2015-00212	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/15/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00205	PHH MORTGAGE CORPORATION	PLAINTIFF	4/13/2015	—
2015-00205	HOYOS GERMAN E	DEFENDANT	4/13/2015	—
2015-00213	NATIONSTAR MORTGAGE LLC	PLAINTIFF	4/15/2015	—
2015-00213	SCOTT CHARLENE	DEFENDANT	4/15/2015	—
2015-00214	QUICKEN LOANS INC	PLAINTIFF	4/15/2015	—
2015-00214	BUCK ROLAND F	DEFENDANT	4/15/2015	—

2015-00215	BANK OF AMERICA SUCCESSOR BY MERGER/BAC LOANS	PLAINTIFF	4/16/2015	—
2015-00215	BECK KEVIN R II	DEFENDANT	4/16/2015	—
2015-00216	BANK OF NEW YORK MELLON	PLAINTIFF	4/17/2015	—
2015-00216	PEPPARD JOANNE R	DEFENDANT	4/17/2015	—
2015-00216	PEPPARD BLAYLOCK A	DEFENDANT	4/17/2015	—
2015-00216	UNITED STATES OF AMERICA THE	DEFENDANT	4/17/2015	—
2015-00217	US BANK NATIONAL ASSOCIATION	PLAINTIFF	4/17/2015	—
2015-00217	DANIELS THURMAN EXEC. EST/ANTHONY R CASSANITI	DEFENDANT	4/17/2015	—
2015-00217	CASSANITI ANTHONY R ESTATE	DEFENDANT	4/17/2015	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00206	WESTPHAL LON L	PLAINTIFF	4/13/2015	—
2015-00206	WESTPHAL KIM E	PLAINTIFF	4/13/2015	—
2015-00206	RICE COAL COMPANY	DEFENDANT	4/13/2015	—
2015-00210	KHOURY GLENN	PLAINTIFF	4/14/2015	—
2015-00210	ZANCOSKY MARIE C EXECUTRIX OF EST/NORMA OLDAY	DEFENDANT	4/14/2015	—
2015-00210	OLDAY NORMA C ESTATE	DEFENDANT	4/14/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00211	HERBERT EUGENE	PLAINTIFF	4/15/2015	—
2015-00211	NRA GROUP D/B/A	DEFENDANT	4/15/2015	—
2015-00211	NATIONAL RECOVERY AGENCY	DEFENDANT	4/15/2015	—

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 27, 2015 TO MAY 1, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Laird William R	P & G Mehoopany Employees Federal Credit	Mount Pleasant Township	
Laird Suzanne			34,000.00
Woodmansee Brad	Wayne Bank	Preston Township	1,350,000.00
Boles Margie F	N B T Bank	Salem Township	20,000.00
Torrick Ronald D	Wayne Bank	Canaan Township	25,000.00
Johnson Donald A Sr	Honesdale National Bank	Texas Township	
Johnson Lisa M			20,000.00
Cook Roberta	P N C Bank	Dreher Township	25,000.00
Dobrzyn Stephen T	Fidelity Deposit & Discount Bank	Salem Township	
Dobrzyn Cathy M			25,000.00
Balanovich Wayne	N B T Bank	Lake Township	
Balanovich Renee Jackson			165,200.00
Donohue Sean E	Wells Fargo Bank	Lehigh Township	
Donohue Rose M			80,000.00
Neer Claud M	Honesdale National Bank	Damascus Township	
Neer Audrey A			275,000.00
Romani John Michael	Mortgage Electronic Registration Systems	Paupack Township	
Romani Susan Helen			168,000.00
Sampson Gloria K	Gonor Funding Inc	Preston Township	67,600.00
Wild Horse Properties	Wayne Bank	Dyberry Township	105,000.00
Jaggars Karen M	Wayne Bank	Cherry Ridge Township	
Corrigan Karen M		Cherry Ridge & Texas Twps	102,000.00
		Texas Township	
		Texas & Cherry Ridge Twps	102,000.00
Corrigan Daniel F	Dime Bank	Berlin Township	
Corrigan Jessica L			157,000.00
Davies Ingrid E	Mortgage Electronic Registration Systems	Dyberry Township	
Davies Richard			200,300.00
Wildenstein James L	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Wildenstein Juliana T			76,000.00
Howell Alfred G	Wayne Bank	Honesdale Borough	
Howell Patricia M			200,000.00
Martin Dane	Mortgage Electronic Registration Systems	Buckingham Township	189,000.00

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

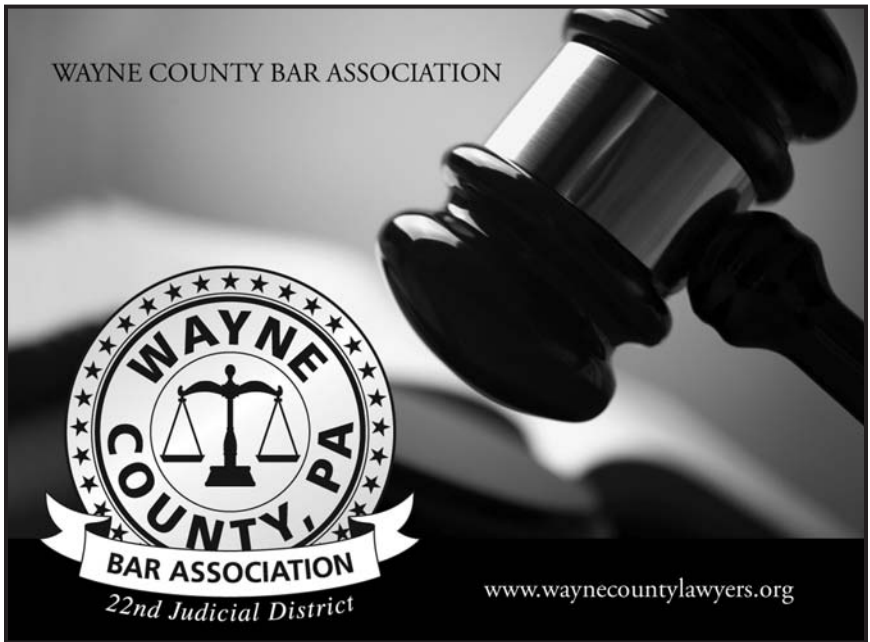
Jaggars David A	Pa State Employees Credit Union	Lake Township	
Jaggars Eileen K			189,600.00
Zappia Anthony	Santander Bank	Lake Township	
Zappia Anneliese M			61,000.00
Rogers Frank J AKA Rogers Francis J AKA Rogers Lois	P S E C U	Mount Pleasant Township	25,000.00
Stolz William J	Mortgage Electronic Registration Systems	Mount Pleasant Township	102,600.00
Vanblarcom Robert C	Mortgage Electronic Registration Systems	Berlin Township	
Vanblarcom Faith			280,800.00
Singer Ethan A	Honesdale National Bank	Paupack Township	
Singer Doris E			200,000.00
Singer Deborah R	Honesdale National Bank	Paupack Township	200,000.00
Chesna Christine M	Honesdale National Bank	Dyberry Township	
Chesna Michael A			40,000.00
Osborne Richard Lee III Osborne Karen Ann	Citizens Savings Bank	Paupack Township	157,600.00
Eifert Dolores	Wells Fargo Bank	Lake Township	
Pender Lori Ann Miskel Miskel Joseph A Jr			36,300.00
Lapsa Michael Dimattina Lindsey By Af Lapsa Michael Af Dimattina Rebecca Af	J P Morgan Chase Bank	Salem Township	357,200.00
Moyer Elaine J	Mortgage Electronic Registration Systems	Lehigh Township	87,812.00
Jay Sean P Jay Tracy	Honesdale National Bank	Damascus Township	36,000.00
Nudell Virginia M Nudell Arthur M	T D Bank	Lebanon Township	68,000.00
Reino Reynold Reino Susan M Jankoski	T D Bank	Paupack Township	200,000.00
Mauro Christopher J	Mortgage Electronic Registration Systems	Scott Township	
Chavez Marisol Zayas Zayaschavez Marisol			90,734.00
Bodie Craig Bodie Cherylann	Dime Bank	Texas Township	34,000.00
Bucconear Alfred K Bucconear Barbara A	Dime Bank	Canaan Township	81,500.00
Lewis Cheryl A Lewis Raymond E	Wayne Bank	South Canaan Township	180,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Matzel Allen E	Matzel Allen E	Salem Township	
Matzel Susan J	Matzel Susan J		Lot 2551
Matzel Deborah			
Matzel Karen			
Matzel Edward			
OHare Thomas J	OHare Adrienne	Damascus Township	
OHare Anna I	OHare Tara A		
Fannie Mae AKA	Ichensky Stanislav	Lehigh Township	
Federal National Mortgage Association AKA	Itchenskaia Viktoria		Lot 81
Servicelink			
Garrah John Exr	Lloyd Kelly	Honesdale Borough	
Riefler Earl R Est AKA			
Riefler Earl Robert Est AKA			
Shaheen Timothy J	Shaheen Tree Farm L L C	Dreher Township	
Shaheen Patricia			
Shaheen Patricia A	Shaheen Tree Farm L L C	Dreher Township	
Shaheen Patricia A	Shaheen Tree Farm L L C	Dreher Township	
Shaheen Patricia A	Shaheen Tree Farm L L C	Dreher Township	
Wodzisz Michael L	Romani John Michael	Paupack Township	
Wodzisz Lisa M	Romani Susan Helen		Lot 10B
Soccodato Paul	Soccodato Paul	Preston Township	
	Soccodato Lorena M		
Bradley Wayne Exr	Wild Horse Properties	Dyberry Township	
Krause Ruth I Est			Lot 21
M & T Bank	Peregrine Property Group	Texas Township 1 & 2	
Tisdale Lori	Tigue Roy	Paupack Township	Lots 63 & 62
Davies Ingrid E	Davies Ingrid E	Dyberry Township	
Davies Richard	Davies Richard		Lot 4
Rodriguez Hector M	Martin Dane	Buckingham Township	
Rodriguez Gladys			
Belavitz Thomas J Jr	Belavitz Thomas J Jr	South Canaan Township	
	Gallagher Michele		Lot 2
Wayne County Industrial Development Auth	Development Company Of America	Sterling Township	
Development Company Of America Inc			
Hanson Frederick C By Agent	Hanson Madalyn M	Damascus Township	
Hanson Madalyn M Agent			
Hanson Frederick C By Agent	Hanson Madalyn	Damascus Township	
Hanson Madalyn M Agent			
Kaja Holdings Two L L C	Valentin Alex Wilkat Nicole	Lake Township	Lot 3064
Brillhart Sandra S	Brillhart Bryan Tr Brillhart Sandra Tr Brillhart Family Trust	Paupack Township	Lot 48

Amill Evelyn By Sheriff	Federal National Mortgage Association	Lake Township	Lot 1235
Kline Karol L By Sheriff	Wells Fargo Bank	Clinton Township 2	
Devine Linda E By Sheriff	Federal National Mortgage Association	Lake Township	Lot 1876
Eisloeffel Dennis By Sheriff	Federal National Mortgage Association	Honesdale Borough	
Nelson Ellen AKA	Stolz William J	Mount Pleasant Township	
Nelson Ellen M AKA			
Burger Adolf	Burger Helga	Mount Pleasant Township	
Burger Rita M	Burger Theo		Lot 2
Burger Helga			
Burger Theo			
Burger Adolf	Burger Helga	Mount Pleasant Township	
Burger Rita M			Lot 4
Burger Helga			
Burger Theo			
Tolliferreo Marcia E	Tolliferreo Marcia E	Paupack Township	Lot 290R
Kowalchik Michael Jr	Kowalchik Gail A	Paupack Township	
Kowalchik Gail A			Lot 97
Delacruz Luis	Prinz Glenn	Salem Township	
Delacruz Melissa	Prinz Diane		Lot 751
	Prinz Justin		
Wargo Robert P	Christopher Edward J	South Canaan Township	
Wargo Victoria			
Conklin Luther Est AKA	Avaschieri Denise	Preston Township	
Conklin Luther A Est AKA			
Law Mary Jo Exr			
Wilcox Agnes A	Wilcox Jessica	Damascus Township	
Alessi Alfred A Jr	Alessi Alfred A Jr Tr	Preston Township	
Alessi Karen Meade	Alessi Karen Meade Tr		Lot A
	Alfred A Alessi Jr Revocable Trust		
Alessi Alfred A Jr	Alessi Alfred A Jr Tr	Mount Pleasant Township	
Alessi Karen Meade	Alessi Karen Meade Tr		
	Alfred A Alessi Jr Revocable Trust		
Alessi Alfred A Jr	Alessi Karen Meade Tr	Mount Pleasant Township	
Alessi Karen K	Alessi Alfred A Jr Tr		
	Karen Meade Alessi Revocable Trust		
Alessi Alfred A Jr	Alessi Alfred A Jr Tr	Mount Pleasant Township	
Alessi Karen Meade	Alessi Karen Meade Tr		
	Alfred A Alessi Jr Revocable Trust		
Daley Robert AKA	Daley Robert E	Manchester Township	
Daley Robert E AKA	Cortez Kristyn L		Lots 1194 & 1195
Leonetti David R	Hawley House	Hawley Borough	
Leonetti Nancy E			
U S Bank Tr By Af	Rosati Alexander	Lehigh Township	
Select Portfolio Servicing Inc Af			Lot 3
Osborne Richard Lee III	Osborne Richard Lee III	Paupack Township	
Osborne Karen Ann	Osborne Karen Ann		Lot 39
Algerio Brianne By Sheriff	Wells Fargo Bank	Lake Township	Lot 544

Ladenheim Jean L AKA Ladenheim Jean D AKA Ladenheim Steven Dunne Stefanie D Dunne Patrick	Lapsa Michael Dimattina Lindsey	Salem Township	Lot 21
Vanderhoff Luke J Vanderhoff Deborah A	Vanderhoff Luke J	Mount Pleasant Township	
Little Simon James Little Cristina Renee	Little Simon James	Paupack Township	Lot 40
Jordan Holdings	Pagano Michael Pagano Linda	Dreher Township	Lot 263
Stackhouse Beckie G By Sheriff T N K Properties	Federal National Mortgage Association Mauro Christopher J Chavez Marisol Zayas Zayaschavez Marisol	Dreher Township Scott Township	Lots 24 & 25 Lot 5





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