

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 5 ★ SEPTEMBER 18, 2015 ★ Honesdale, PA ★ No. 28



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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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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Edward Howell

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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
GEORGE M. PERAGINE
Late of Lake Ariel, Pennsylvania
(Died June 20, 2015)

Letters Testamentary having been granted to Bettina Corma. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to Douglas P. Thomas, Esquire, 415 Wyoming Avenue, Scranton, Pa 18503.

9/18/2015 • 9/25/2015 • 10/2/2015

EXECUTRIX NOTICE

Estate of ANIELL TUFANO, SR.
Late of Lake Township
Executrix
CATHERINE TUFANO
1365 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney

MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

9/18/2015 • 9/25/2015 • 10/2/2015

EXECUTOR'S NOTICE

ESTATE OF BEATRICE
WOOD, a/k/a BEATRICE L.
WOOD, late of Clinton
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present
same to Rosalind M. Novak, 18
Wood Lane, Pleasant Mount, PA
18453. Sally N. Rutherford,
Esq., 921 Court St., Honesdale,
PA 18431, Attorney for the
Estate.

9/11/2015 • 9/18/2015 • 9/25/2015

EXECUTOR NOTICE

Estate of IRENE F. BOOTHNEY
AKA IRENE BOOTHNEY
Late of Paupack Township
Executrix
PATRICIA A. REILLY
43 WARREN FARM RD.
HOPEWELL JUNCTION, NY
12533
Executor
JOHN F. SPALL
2573 ROUTE 6
HAWLEY, PA 18428
Attorney
JOHN F. SPALL

2573 ROUTE 6
HAWLEY, PA 18428

9/11/2015 • 9/18/2015 • 9/25/2015

EXECUTRIX NOTICE

Estate of JULIA M. LEONARD
Late of Mount Pleasant Township,
Wayne County, Pa.

Executrix
MARY F. LEONARD
190 LEONARD DRIVE
MOUNT PLEASANT, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

9/11/2015 • 9/18/2015 • 9/25/2015

EXECUTOR NOTICE

Estate of ANTONIA DOROTHY
PAULINE TASKER AKA
ANTONIA TASKER AKA
ANTONIA D. P. TASKER
Late of Salem Township

Executor
MICHAEL D. WALKER
PO BOX 747
HAMLIN, PA 18427
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

9/11/2015 • 9/18/2015 • 9/25/2015

EXECUTOR NOTICE

Estate of KENNETH W. SEWELL
AKA KENNETH W. SEWELL,
SR. AKA KENNETH
WOODRUFF SEWELL, SR.

Late of Prompton Borough
Executor
KENNETH W. SEWELL, JR.
1519 SPENCER AVENUE
NEW BERN, NC 28560
Attorney
EDWARD A. MONSKY
425 SPRUCE ST., 4TH FL.
SCRANTON, PA 18503

9/4/2015 • 9/11/2015 • 9/18/2015

EXECUTOR NOTICE

Estate of EDWARD H. DIX
Late of Buckingham Township
Executor

DAVID DIX
89 BLACK BEAR PASS
STARRUCCA, PA 18462
Attorney
WARREN SCHLOESSER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

9/4/2015 • 9/11/2015 • 9/18/2015

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that an
Application for Registration of
Fictitious Name was filed in the
Department of State of the
Commonwealth of Pennsylvania on
August 3 2015 for Bennetts
Detailing located at 1126 Hamlin
Highway Lake Ariel PA 18436.
The name and address of each
individual interested in the business
is Randolph J Bennett 1126
Hamlin Highway Lake Ariel PA

18436. This was filed in accordance with 54 Pa.C.S. 311.

9/18/2015

**NOTICE OF FILING OF
CERTIFICATE OF
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Hunter Chase, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

9/18/2015

NOTICE

TAKE NOTICE that the following account has been filed to the Common Pleas Court of Wayne County and will be presented for confirmation on October 8, 2015, at 9:15 a.m., in court room #2 at the Wayne County Courthouse in Honesdale, PA.

First and Final Account of The Honesdale National Bank, Trustee of the David Ned Price Supplemental Needs Fund.

9/18/2015

**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
OCTOBER 7, 2015**

By virtue of a writ of Execution instituted Fairway Consumer Discount 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 7th day of October, 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 or lot of land situate, lying and being in the Township of Palmyra, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot No. 6 on a certain map entitled Milestone Estates as prepared by Carney Rhinevault, dated July 29, 1984, and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 55, at Page 101, on May 16, 1985.

BEING the same premises conveyed to Kevin P. Resino and

Paulette Resino, husband and wife, by Deed of Timothy Walter and Vicki Walter, husband and wife, dated March 9, 2009, and recorded in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3722, at Page 212.

ALSO BEING the same premises described in a corrective deed from Kevin P. Resino, et al., in favor of Kevin Resino and Paulette G. Johnson, husband and wife, dated June 7, 2013, and recorded in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 4570, at Page 1.

The Tax Map Number for the above-described parcel is 18-0-0011-0006.

PREMISES improved with a single family frame dwelling more commonly known as 39 Fern Drive, Hawley, Palmyra Township, WAYNE County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all building and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in

accordance with this schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed.

SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against KEVIN P. RESINO and PAULETTE G. JOHNSON, husband and wife, and will be sold by:

Seized and taken in execution as property of:
Kevin P. Resino 39 Fern Drive
HAWLEY PA 18428
Paulette G. Johnson 39 Fern Drive
HAWLEY PA 18428

Execution No. 146-Civil-2015
Amount Due: \$24,276.36 Plus
additional costs

July 21, 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.

David E. Schwager, Esq.

9/11/2015 • 9/18/2015 • 9/25/2015

**SHERIFF'S SALE
OCTOBER 7, 2015**

By virtue of a writ of Execution instituted Wells Fargo Bank, N.A. s/b/m to Wachovia 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 7th day of October, 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 and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the eastern edge of a private driveway upon a plan of lots of Herman G. Wood being also the southwestern corner of Lot No. 139 upon said plan of lots; thence along the southern line of the said Lot No. 139 South Forty-seven (47) degrees East One Hundred (100) feet to a corner in the western edge of a second

private driveway; thence along the western edge of the said second private driveway South Forty-three degrees West Fifty (50) feet to a corner being also the northwestern corner of Lot No. 141 upon said plan of lots; thence along the northern line of the said Lot No. 141 North Forty-seven (47) degrees West One Hundred (100) feet to a corner in the eastern edge of the first aforementioned private driveway; thence along the eastern edge of the said first aforementioned private driveway North Forty-three (43) degrees east Fifty (50) feet to the place of Beginning. CONTAINING Five Thousand (5,000) square feet, be the same more or less, being Lot Number One Hundred and Forty (140).

TITLE TO SAID PREMISES IS VESTED IN Paul W. Beck and Marlyn M. Beck, his wife, by Deed from Rosina Grisolia, single, dated 06/08/1979, recorded 06/11/1979 in Book 359, Page 274.

Tax Parcel: 22-0-0003-0045

Premises Being: 45 Center Road a/k/a, 8 Center Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Marlyn Beck, a/k/a Marlyn M. Beck 508 Sherwood Lane
HATBORO PA 19040
Paul W. Beck, Jr. a/k/a Paul W. Beck 508 Sherwood Lane
HATBORO PA 19040

Execution No. 202-Civil-2014
Amount Due: \$111,551.15 Plus
additional costs

July 8, 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.

9/11/2015 • 9/18/2015 • 9/25/2015

**SHERIFF'S SALE
OCTOBER 7, 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 7th day of October, 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:

TAX ID NUMBER(S): 12-0-0051-00786 LAND SITUATED IN THE TOWNSHIP OF LAKE IN THE COUNTY OF WAYNE IN THE STATE OF PENNSYLVANIA.

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LANDS SITUATE, LYING AND BEING IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO. 786, AS SHOWN ON A MAP OF PAUPACKAN LAKE ESTATES AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF WAYNE.

COMMONLY KNOWN AS: 30 OAK DRIVE, PAUPACKAN LAKE ESTATES, HAWLEY, PA 18428

Seized and taken in execution as property of:

Jack G. Lunn 30 Oak Drive
Paupaken Lake Estates HAWLEY
PA 18428

Execution No. 241-Civil-2015
Amount Due: \$120,093.60 Plus
additional costs

July 8, 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.**

Elizabeth L. Wassall, Esq.

9/11/2015 • 9/18/2015 • 9/25/2015

**SHERIFF'S SALE
OCTOBER 7, 2015**

By virtue of a writ of Execution instituted U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of October, 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:

Lot 65, Section 2, 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.

Being the same premises which Paul G. Reiprich and Joanne Reiprich a/k/a Josephine Reiprich, by indenture dated 01-28-92 and Recorded 07-21-92 in the office of the recorder of Deeds in and for the County of Wayne in record Book 702 Page 244, granted and conveyed unto Josephine Reiprich.

Notice - This document does not sell, convey, transfer, include or insure the title to the coal and Right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete Legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, Building or structure on or in such land. The inclusion of this notice does not

enlarge restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (this notice is set forth in the manner provided in section 1 of the act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Premises being 208 Commanche Circle, Wallenpaupack Lake Estate, Paupack PA 18436 a/k/a 15 Rolling Hills Drive, Paupack, PA 18436

Parcel no. 19-0-0029-0203.-

BEING the same premises which Peter A. Camaio and Anna Camaio, his wife, by Deed dated April 17, 2003 and recorded April 21, 2003 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book OR2209 Page 32, granted and conveyed unto Gerald E. Maddrey and Roxanne Y. Maddrey, his wife.

Seized and taken in execution as property of:

Gerald E. Maddrey 208
Commanche Circle a/k/a 15
Rolling Hills Drive WLE LAKE
ARIEL PA 18436
Roxanne Y. Maddrey 208
Commanche Circle a/k/a 15
Rolling Hills Drive WLE LAKE
ARIEL PA 18436

Execution No. 267-Civil-2015
Amount Due: \$79,436.62 Plus
additional costs

July 9, 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.**

Andrew Marley, Esq.

9/11/2015 • 9/18/2015 • 9/25/2015

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

By virtue of a writ of Execution instituted Beach Lake Municipal Authority 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 October, 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 or tract of land lying, situate and being in the Village of Beach Lake, Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner set, being the northeast corner of lands of the M.E. Church Trustees (Deed Book 24, Page 526) and being located on the southern line of Parcel Three of lands of Lucille Spry (Deed Book 417, Page 1153); thence along the southern line of lands of the same, South 62 degrees 54 minutes 25 seconds East 174.24 feet to a point or corner, located in the centerline of Pennsylvania Legislative Route No. 962 (Honesdale & Big Eddy Turnpike); thence along the centerline of the same, South 30 degrees 06 minutes 45 seconds West 128.39 feet to a point or corner, located at the intersection of the aforesaid Pennsylvania Legislative Route No. 962 with Pennsylvania Legislative Route 63124 (Plank Road) and Township Route No. 512 (Road leading to Methodist Episcopal Burial Ground); thence along the centerline Township Route No. 512, North 66 degrees 07 minutes 53 seconds West 167.74 feet to a point or corner being a common corner of lands of Kiernan and Pescatore (Deed Book 407, page 951), Alfred H. and Marjorie A. Thumann (Deed Book 414, page 486) and the aforesaid M.E. Church Trustees; thence departing from the said roadway and along

the eastern line of lands of the aforesaid M.E. Church Trustees, North 27 degrees 05 minutes 35 seconds East 137.60 feet to the place of BEGINNING. CONTAINING, within bounds, 22,689 square feet (0.521 acres) of land, inclusive of that area occupied by public roads and utility easements and rights of way and supporting a two story frame dwelling.

The lands herein conveyed are more fully described in a survey by Alfred K. Bucconear, Registered Professional Land Surveyor, Star Route, Seelyville, Honesdale, Pennsylvania, 18431, in April of 1986. Bearings are on a magnetic meridian of 1986. An illustration of this survey is made part of this entry and is recorded in Wayne County Map Book Volume 58+9 at page 40.

BEING Parcel One of the same premises which Charles Morelli, by deed dated February 25, 2005, and recorded in Wayne County Record Book 2717 at Page 273, granted and conveyed unto Kenneth Yahm.

FURTHER BEING Parcel One of the same premises which Kenneth Yahm, by his deed dated the 21st day of March, 2006 and recorded in Wayne County Record Book 3000 at Page 58, granted and conveyed unto Kenneth Yahm and Linda J. Yahm, his wife.

TAX MAP NO.: 1-0-0002-0035.-

ADDRESS BEING KNOWN AS
87 Milanville Road, Beach Lake,
PA 18405

Seized and taken in execution as
property of:
Beach Lake Hotel c/o 210 Wiman
Avenue STATEN ISLAND NY
10308
Kenneth Yahm 210 Wiman Ave.
Staten Island NY 10308
Linda J. Yahm 210 Wiman Avenue
STATEN ISLAND NY 10308
Any and all other persons or
entities in possession of the
described property 87 Milanville
Road BEACH LAKE PA

Execution No. 614-Judgment-2015
Amount Due: \$10,558.11 Plus
additional costs

July 21, 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.**

Jeffrey Treat, Esq.

9/18/2015 • 9/25/2015 • 10/2/2015

CIVIL ACTIONS FILED

*FROM AUGUST 22, 2015 TO AUGUST 28, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-00942	SALERNO GARY	8/28/2015	WRIT OF EXECUTION	219,277.02
2009-20209	ROTUNDO JEFFREY A	8/27/2015	SATISFACTION	5,630.50
2011-30304	PAIGE JEROME N/K/A JEROME MCCULLOUGH	P 8/27/2015		22,400.00
2011-30304	MCCULLOUGH JEROME F/K/A JEROME PAIGE	P 8/27/2015		22,400.00
2013-21428	BERGER STANLEY M	8/26/2015	WRIT OF EXECUTION	6,144.50
2014-00397	GOODWIN WILLIAM R	8/25/2015	WRIT OF EXECUTION	130,562.43
2014-00397	BILL GOODWIN CONSTRUCTION LLC	8/25/2015	WRIT OF EXECUTION	130,562.43
2014-00397	MIDDLE CREEK QUARRY INC	8/25/2015	WRIT OF EXECUTION	130,562.43
2014-00397	BILL GOODWIN ENTERPRISES LLC	8/25/2015	WRIT OF EXECUTION	130,562.43
2014-00397	BILL GOODWIN SITE CONTRACTORS	8/25/2015	WRIT OF EXECUTION	130,562.43
2014-00397	FIRST NATIONAL BANK OF PALMERTON AKA	8/25/2015	WRIT OF EXECUTION	—
2014-00397	FIRST NORTHERN BANK & TRUST GARNISHEE	8/25/2015	WRIT OF EXECUTION	130,562.43
2014-00556	BILL GOODWIN ENTERPRISES INC	8/28/2015	WRIT OF EXECUTION	13,696.90
2015-00053	ESPOSITO SUSAN	8/26/2015	DEFAULT JUDGMENT	1,502.55
2015-00058	WELLS FARGO BANK GARNISHEE	8/25/2015	DISCT. ATTACHMT.EXEC	—
2015-00215	BECK KEVIN R II	8/28/2015	WRIT OF EXECUTION	133,744.27
2015-00284	KERYLOVICZ SOPHIE	8/28/2015	DEFAULT JUDG IN REM	55,262.19
2015-00313	RICKERT DAVID J	8/28/2015	WRIT OF EXECUTION	521,134.63
2015-00362	GRASSIE & SONS INC	8/25/2015	DEFAULT JUDGMENT	—
2015-00383	CORRIGAN DANIEL	8/28/2015	SATISFY & DISCONTINUE	—
2015-00383	CORRIGAN JESSICA	8/28/2015	SATISFY & DISCONTINUE	—
2015-00383	CORRIGAN CREATIVE CUSTOMS D/B/A	8/28/2015	SATISFY & DISCONTINUE	—
2015-00383	NORTHEAST WILDERNESS EXPERIENC	8/28/2015	SATISFY & DISCONTINUE	—
2015-20716	KENNEDY PAUL	8/28/2015	SATISFACTION	—
2015-90101	HOPKINS WILLIAM J JR	8/24/2015	ESTATE CLAIM	23,436.86

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00502	ERHARDT SHERRY	PLAINTIFF	8/26/2015	—
2015-00502	FORD MOTOR COMPANY	DEFENDANT	8/26/2015	—

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

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00495	DISCOVER BANK	PLAINTIFF	8/24/2015	—
2015-00495	HAMMOND BERTHA	DEFENDANT	8/24/2015	—
2015-00496	DISCOVER BANK	PLAINTIFF	8/24/2015	—
2015-00496	WALLS SANDRA K	DEFENDANT	8/24/2015	—
2015-00496	WALLS WESLEY R	DEFENDANT	8/24/2015	—
2015-00497	DISCOVER BANK	PLAINTIFF	8/24/2015	—
2015-00497	BARCAROLA VICTORIA	DEFENDANT	8/24/2015	—
2015-00498	DISCOVER BANK	PLAINTIFF	8/24/2015	—
2015-00498	MCHUGH SHAUN E	DEFENDANT	8/24/2015	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00509	AMERICREDIT FINANCIAL SERVICES D/B/A	PLAINTIFF	8/27/2015	—
2015-00509	GM FINANCIAL	PLAINTIFF	8/27/2015	—
2015-00509	MELENDEZ MARGARET	DEFENDANT	8/27/2015	—
2015-00509	MELENDEZ MARC	DEFENDANT	8/27/2015	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00511	STERLING BRISTOL WIND LLC	PLAINTIFF	8/28/2015	—
2015-00511	FIRST AMERICAN TITLE INSURANCE	DEFENDANT	8/28/2015	—
2015-00511	FIDELITY NATIONAL TITLE INSURA	DEFENDANT	8/28/2015	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00504	2004 CHRYSLER PIF VIN 2C4GM68424R614900	PETITIONER	8/26/2015	—
2015-00504	DONEGAN DENNIS	PETITIONER	8/26/2015	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00507	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	8/27/2015	—
2015-00507	SALTZ VERONICA W	DEFENDANT	8/27/2015	—
2015-00507	OCCUPANTS	DEFENDANT	8/27/2015	—
2015-00510	WILMINGTON SAVINGS FUND SOCIET DOING BUSINESS AS	PLAINTIFF	8/27/2015	—
2015-00510	CHRISTIANA TRUST	PLAINTIFF	8/27/2015	—
2015-00510	TERWILLIGER LAUREN	DEFENDANT	8/27/2015	—
2015-00510	TERWILLIGER JOHN D	DEFENDANT	8/27/2015	—
2015-00510	OCCUPANTS	DEFENDANT	8/27/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00499	OCWEN LOAN SERVICING LLC	PLAINTIFF	8/24/2015	—
2015-00499	DUNN ERIC A/K/A	DEFENDANT	8/24/2015	—
2015-00499	DUNN ERIC L	DEFENDANT	8/24/2015	—
2015-00503	JPMORGAN CHASE BANK NA S/B/M	PLAINTIFF	8/26/2015	—
2015-00503	CHASE HOME FINANCE LLC S/B/M	PLAINTIFF	8/26/2015	—
2015-00503	CHASE MANHATTAN MORTGAGE CORP	PLAINTIFF	8/26/2015	—
2015-00503	PATTEN TRAVIS	DEFENDANT	8/26/2015	—
2015-00505	PEOPLES SECURITY BANK & TRUST SUCCESSOR BY MERGER WITH	PLAINTIFF	8/27/2015	—
2015-00505	PENN SECURITY BANK & TRUST CO	PLAINTIFF	8/27/2015	—
2015-00505	MORGAN MELISSA AUTUMN	DEFENDANT	8/27/2015	—
2015-00505	MORGAN DANIEL THOMAS	DEFENDANT	8/27/2015	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00508	CULOTTA SALVATORE	PLAINTIFF	8/27/2015	—
2015-00508	CULOTTA ELLY	PLAINTIFF	8/27/2015	—
2015-00508	WILMERS HERBERT S	DEFENDANT	8/27/2015	—
2015-00508	WILMERS ANGELA	DEFENDANT	8/27/2015	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00501	WALLENPAUPACK SELF STORAGE LLC	PLAINTIFF	8/25/2015	—
2015-00501	BLACK HERBERT CLAVIN D/B/A	DEFENDANT	8/25/2015	—
2015-00501	LAKEVILLE SELF STORAGE AND MOR	DEFENDANT	8/25/2015	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00506	NOTARNICOLA DEBORAH	PLAINTIFF	8/27/2015	—
2015-00506	NOTARNICOLA PERRY	PLAINTIFF	8/27/2015	—
2015-00506	NOTARNICOLA ANTHONY	DEFENDANT	8/27/2015	—
2015-00506	NOTARNICOLA GLORIA	DEFENDANT	8/27/2015	—
2015-00506	DOE JOHN	DEFENDANT	8/27/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 8, 2015 TO SEPTEMBER 11, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Ferber Frederick C	Net Federal Credit Union	Mount Pleasant Township	
Ferber Catherine C			50,000.00
Moritz Debbie	First National Community Bank	Damascus Township	118,000.00
Welsch Nicole	Mortgage Electronic Registration Systems	South Canaan Township	
Vrabel Corey			184,594.00
Villani Anthony J	Mortgage Electronic Registration Systems	Lake Township	
Villani Doreen E			134,000.00
Brink Randy A	Clawsey Una A	Palmyra Township	
Brink Laura			65,000.00
Barbone James J	Fidelity Deposit & Discount Bank	Lake Township	
Barbone Kathleen M			52,000.00
Rapp David	Dime Bank	Buckingham Township	45,862.00
Fritz Doris E	Honesdale National Bank	Cherry Ridge Township	
Sloan Katherine B			39,000.00
Hamlin Shopping Plaza Inc	Peoples Security Bank & Trust Company	Dreher Township	2,900,000.00
Malone Mark J	Honesdale National Bank	Paupack Township	
Malone Nancy H			192,000.00
Sheard Jonathan G	Honesdale National Bank	Damascus Township	
Sheard Lori F			195,000.00
Martinez Mario	Mortgage Electronic Registration Systems	Lake Township	
Martinez Deirdre			40,000.00
Landon Charles A	Navy Federal Credit Union	Sterling Township	
Landon Donna L			210,000.00
Janushevich Walter	E S S A Bank & Trust	Lake Township	
Janushevich Linda			55,000.00
Hoffmann Timothy J	National Bank Of Delaware County	Manchester Township	
Hoffmann Lisa B			50,000.00
Kozyrev Dmitri	Wells Fargo Bank	Salem Township	81,600.00
Crocco Michael S	Honesdale National Bank	Lebanon Township	
Crocco Maria C			725,000.00
OShaughnessy James	Wayne Bank	Honesdale Borough	
OShaughnessy Donna			88,000.00
Billera Gabrielle	Mortgage Electronic Registration Systems	Lake Township	72,000.00
H B C Rest Inc	Wayne Bank	Hawley Borough	125,000.00

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

Lohman Thomas	Mortgage Electronic Registration Systems	Paupack Township	175,000.00
M J L Corporation	Honesdale National Bank	Paupack Township Paupack & Lake Townships Lake Township Lake & Paupack Townships	800,000.00 800,000.00
Archer Douglas	Honesdale National Bank	Honesdale Borough	93,500.00
Siepiela Peggy A	P S E C U	Palmyra Township	70,000.00
Fisch Kimberly Anne	P S E C U	Honesdale Borough	
Fisch Michael Francis			54,000.00
McHale Vincent B	Wells Fargo Bank	Damascus Township	300,000.00
Isaacs Charles	Mortgage Electronic Registration Systems	Damascus Township	272,000.00
Lewis James W	Wayne Bank	Paupack Township	35,000.00
McCull Emily	Mortgage Electronic Registration Systems	Paupack Township	
Giannone Robert			157,102.00
Samet Robert G	Bethpage Federal Credit Union	Lake Township	
Samet Joan P			100,000.00
Malcolm Gary L	N B T Bank	Sterling Township	
Malcolm Jennifer L			168,728.53
Mahoney Julia M By Af	Mortgage Electronic Registration Systems	Dyberry Township	
Mahoney Heath E Af			152,625.00
Mahoney Heath			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Kleeman Judy L	Kleeman Judy L	Dreher Township	
Halpin Nancy J	Doto Joseph Doto Marie	Paupack Township	Lot 310
Sullivan Kevin B	Sullivan Kevin B	Dreher Township	Lots 231 & 232
Danziger John	Danziger John	Dreher Township	
Danziger Desiree	Danziger Desiree		
Teske Kenneth	Sullivan Kevin	Lehigh Township	
Teske Cheryl			Lots 210 & 211
Kiley Robert P	Kiley Robert P	Paupack Township	
Kiley Eleanor M	Kiley Eleanor M		
Aimone Charlie	Costello Kevin M	Sterling Township	
Aimone Roseann	Costello Nancy		Lot 43
Aimone Charlie	Costello Kevin M	Sterling Township	
Aimone Roseann	Costello Nancy		Lot 41
Christman Robert H	Christman Robert H Christman Nancy E	Clinton Township 1	
Merrifield Kami	Vrabel Corey	South Canaan Township	
Merrifield Jason	Welsch Nicole		
Szaboova Adriana	Szaboova Adriana	Lake Township	Lot 569

Capasso Frank A	Mindek Douglas M Mindek Constance B	Lehigh Township	
Dugan Robert	Warfield Kenny Alan Koch Jennifer L	Manchester Township	
Costa Neal	Sheehan Michael	Dreher Township	Lots 222 & 223
Clavijo Juan	Ortiz David	Lehigh Township	
Clavijo Amanda	Ortiz Margarita		Lot 42
Long Barbara A	Eisenhardt Janice A Tr Ernst Jodi Lynn Tr Long Irrevocable Grantor Trust	Damascus Township	
Mead Sherman F J R Mead Janet E	Vogt John	Lehigh Township	
Gentile Janice Scott Scottgentile Janice Gentile Richard	Villani Anthony J Villani Doreen E	Lake Township	Lot 3281
Beskovoyne Elizabeth	Beskovoyne Gerald Jr	Paupack Township	Lot 283
Bank Of America	Housing & Urban Development	Lake Township	Lot 567
Clawsey Una A	Brink Randy A Brink Laura	Palmyra Township	Lot A
Feldman Harry M Feldman Gladys T	Feldman Daniel Francis Feldman Seowyeann Tan	Canaan Township	Lot 2
Feldman Harry M Feldman Gladys T	Koch William Albert Koch Lorene Ann	Canaan Township	Lot 3
Feldman Harry M Feldman Gladys T	Derrick Elizabeth A AKA Derrick Elizabeth Ann AKA	Canaan Township	Lot A
Derrick Elizabeth A AKA Derrick Elizabeth Ann AKA	Derrick Elizabeth A AKA Derrick Elizabeth Ann AKA	Canaan Township	Parcel 1A
Housing & Urban Development	Barbone James J Barbone Kathleen M	Lake Township	Lot 1055
Tucker Jay Scott Tucker Michael	Tucker Jay Scott Tucker Michael	Preston Township Preston & Mount Pleasant Twp Mount Pleasant Township Mount Pleasant & Preston Twp	
Silverbird	Silverbird	Salem Township	
Silverbird	Silverbird	Salem Township	
Misner Gary Misner Pamela	Fritz Doris E Sloan Katherine B	Cherry Ridge Township	
Testa Bonnie E Est AKA Testa Bonnie Est AKA Clemens Tori Ellen Adm Clemens Tori	Clemens Robert Clemens Tori	Lake Township	Lot 1966
Carpenter Roy Leach III	Lucca Raymond P Lucca Ellen Marie	Paupack Township	Lot 118
Kahn David E Est Spall John F Exr	Gunuskey Keith Gunuskey Mariann	Honesdale Borough	
Star Morning Enterprises	Martinez Mario Martinez Deirdre	Lake Township	Lot 4057
Fiore Ciro Fiore Elizabeth	Rowe Robert E Rowe Sandra C	Salem Township	Lot 156

Tufano John	Landon Charles A	Sterling Township	
Tufano Maureen M	Landon Donna L		Lot 5
Dougher Susan Alice	Dougher Harmony	Lebanon Township	
Dougher William P Jr			
U S Bank Trust National Association Tr	Dinunzio Arthur	Lake Township	
Selene Finance L P			Lot 3452
Fleszar Kazimiera	Kozyrev Dmitri	Salem Township	Lot 792
Brown Peter A	Biller Gabrielle	Lake Township	
Brown Deana			Lot 2117
Hengel Linda R	H B C Rest Inc	Hawley Borough	
Hilton Phillip M	Lohman Thomas	Paupack Township	
Curto Dolores	Bates Richard	Lake Township	
Cala Donna	Bates Ann		Lot 4139
Veith James C	Beahr Christopher	Paupack Township	
Veith Julie B	McNair Christine		Lot 293
Quinones Walter	Laws Anthony C Jr	Paupack Township	
Quinones Jean	Laws Kimberly J		Lot 331
Uhlich Renee	Mchale Vincent B	Damascus Township	Lot 4
Fuller Douglas V	Fuller Douglas V	Scott Township	
Fuller Nancy L	Fuller Nancy L		
Fuller Sadie J			
Fuller Amy L			
Parrish Theresa AKA Exr Brookingparrish Theresa AKA Exr	Meagher Maurice	Honesdale Borough	
Parrish Theresa Brooking AKA Exr	Meagher Tricia		
Rumain John Phillip Est			
Conforti Claudia By Agent Sharkey Stacy Agent	Lampitelli Louis	Damascus Township	Lot A3
Bank Of America	Palmer Richard E Jr Palmer Susan I	Texas Township 1 & 2	
Kreuter Peter	Kreuter Peter Tr	Lehigh Township	
Kreuter Mary Lee	Kreuter Mary Lee Tr Kreuter Living Trust		Lot 173
Caldarera Marion	Giannone Robert	Paupack Township	
Caldarera Louis	McColl Emily		Lot 183
Cavosi Robert F	Samet Robert G Samet Joan P	Lake Township	Lot 3482
Galli Monica	Mahoney Julia M Mahoney Heath E	Dyberry Township	Lot 2



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