

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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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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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
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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
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Ted Mikulak

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Jonathan Fritz

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Brian T. Field

Recorder of Deeds, Register of Wills

Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

CRIMINAL CASES

December 3, 2015 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.

STEPHANIE ANN FAVALE, age 28 of Greeley, PA, was placed on probation for a period of 18 months for one count of Access Device Fraud, a Misdemeanor of the 1st Degree. She was also ordered to pay all Court costs, pay restitution in the amount of \$1,457.41, and perform 50 hours of community service. The incident occurred on November 29, 2014, in Hawley Borough, PA.

WALTER SCOTT GAUGHAN, age 52 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 DUI, an ungraded Misdemeanor and one count of Driving While Operating Privileges Suspended/Revoked, a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,200.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 50 hours of community service, and obtain full time employment. The incident occurred on February 28, 2015, in Honesdale Borough, PA. His BAC was .292%.

WILLIAM EDWARD NEALES JR., age 40 of Lake Ariel, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 30 days followed immediately by 60 months less 30 days in the Intermediate Punishment Program for one count of DUI, a Misdemeanor of the 1st Degree and one count of Driving While Operating Privileges Suspended/Revoked, a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount \$1,700.00, be placed on House Arrest with Electronic and Alcohol Monitoring for a period of 90 days, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, perform 100 hours of community service, and obtain and maintain employment. The incident occurred on March 24, 2015, in Salem Township, PA. His BAC was .02% and Controlled Substance.

RASHIED JAMAL PITT, age 35 of Baltimore, MD, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and obtain employment. The incident occurred on September 14, 2013, in Waymart Borough, PA. His BAC was .171%.

PHILIP T. YOUNG, age 37 of Jefferson Township, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 5 days nor more

than 23 1/2 months for one count of Endangering the Welfare of Children as Parent/Guardian, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, continue with drug and alcohol treatment, and maintain employment. The incident occurred on May 2, 2015, in Salem and Lake Township, PA.

DUSTIN ZERUTH, age 26 of Saylorsburg, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 15 days nor more than 18 months for one count of Theft by Unlawful Taking or Disposition, a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay restitution in the amount of \$1,590.00, undergo a drug and alcohol evaluation, undergo a mental health evaluation, and obtain employment. The incident occurred between September 6, 2015 and September 14, 2015 in Preston Township, PA.

GARY SARGEANT, age 41 of Honesdale, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay all Court costs, pay a fine in the amount of \$500.00, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, obtain a mental health evaluation, and perform 50 hours of community service. The incident occurred on April 25, 2014, in Palmyra Township, PA. His BAC was .129%.

JOHN WILLIAM POLAND, age 33 of Franklin, NJ, was sentenced to a State Correctional Institution for a period of not less than 9 months nor more than 60 months for one count of Retail Theft, a Felony of the 3rd Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$300.00, pay restitution in the amount of \$282.93, and submit to the drawing of a DNA sample, and pay for the costs. The incident occurred on April 7, 2015, in Texas Township, PA.

SEAN MICHAEL BRUSSELL, age 25 of Honesdale, PA, was placed on probation for a period of 12 months for one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor and one count of Control of Property Regulations, a Summary offense. He was also ordered to pay all Court costs, pay a fine in the amount of \$600.00, undergo a drug and alcohol assessment, attend two (2) AA/NA meetings per week while on probation, be placed on Electronic GPS monitoring for a period of 90 days, and perform 50 hours of community service. The incident occurred on April 25, 2015, in Lebanon Township, PA.

FREDERICK LEONARD JR., age 24 of Waymart, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 23 1/2 months for one count of Habitual Offenders, a Misdemeanor of the 2nd Degree, two counts of Accident Involving Damage to Attended Vehicle/Property, a Misdemeanor of the 3rd Degree, 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 \$600.00, pay restitution in the amount of \$500.00, undergo a drug and alcohol assessment, obtain a mental health evaluation, and obtain employment. The incident occurred on March 6, 2015, in Salem Township, PA.

LAWRENCE GARLASCO, age 30 of Hoboken, NJ was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to Boating Under Influence. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privilege suspended for 60 days. The incident occurred on July 4, 2015, in Lake Township, PA. His BAC was .279%.

PHILIP GARFIELD, age 58 of Damascus, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privilege suspended for 60 days. The incident occurred on August 28, 2015, in Honesdale Borough, PA. His BAC was .220%.

THOMAS DESIMONE, age 22 of Beach Lake, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privilege suspended for 30 days. The incident occurred on July 4, 2015, in Berlin Township, PA. His BAC was .150%.

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 HELEN F. SENZ, deceased, late of Paupack Twp., Wayne Co., PA. Letters Testamentary have been granted to the individual(s) named below, who request 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: Sue Ann Ryan, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428.

12/11/2015 • 12/18/2015 • 12/25/2015

ESTATE NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Vincent Arcisiewski, late of Browndale, Wayne County, Pennsylvania, who died on 08/06/2015. All persons indebted to said decedent are required to

make payment, and those having claims or demands, to present the same without delay to Paul E. Smith, Esquire, attorney for the Estate, 1015 N. Main Street, Forest City, Pa 18421.

12/11/2015 • 12/18/2015 • 12/25/2015

EXECUTOR'S NOTICE

ESTATE OF MARGARITA McGIVERN-McLOUGHLIN, a/k/a MARGARITA T. McGIVERN-McLOUGHLIN, a/k/a MARGARITA McLOUGHLIN, late of Lake Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Aliza Carballo-Baez, 109 Avenue E, Bayonne, NJ 07002. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/11/2015 • 12/18/2015 • 12/25/2015

EXECUTOR'S NOTICE

ESTATE OF RUTH ANN JONES, late of Buckingham Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Robert W. Berghorn, 1631 Little Neck Avenue, North Belmore, NY 11710. Sally N. Rutherford, Esq.,

921 Court St., Honesdale, PA
18431, Attorney for the Estate.

12/11/2015 • 12/18/2015 • 12/25/2015

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Gale Gammerdinger, Executrix of the Estate of Florence Gammerdinger a/k/a Florence Lampart Gammerdinger, late of Honesdale, Wayne County, Pennsylvania who died on November 15, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Gale Gammerdinger c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

12/4/2015 • 12/11/2015 • 12/18/2015

ADMINISTRATOR NOTICE

Estate of JACK MORGAN
Late of Wayne County
Administratrix
LISA RIVERA
146 COUNTY RT. 1
WARWICK, NY 10990
Administrator
CHRISTOPHER MORGAN
12 FOREST DR.
PORT JERVIS, NY 12771

12/4/2015 • 12/11/2015 • 12/18/2015

EXECUTOR NOTICE

Estate of DOROTHY ARNOLD
Late of Waymart Borough

Executor
BRUCE ARNOLD
506 CANAAN RD.
WAYMART, PA 18472
Attorney
CHRISTOPHER E. FARRELL,
ESQ.
P.O. BOX 312
WAYMART, PA 18472

11/27/2015 • 12/4/2015 • 12/11/2015

EXECUTOR NOTICE

Estate of RALPH KENDALL
CURTIS AKA RALPH K.
CURTIS
Late of Sterling Township
Executrix
KRISTIN M. CURTIS
410 STERLING RD.
NEWFOUNDLAND, PA 18445
Executor
TIMOTHY ALLEN CURTIS
364 STERLING RD.
NEWFOUNDLAND, PA 18445
Attorney
RONALD M. BUGAJ, ESQ.
308 NINTH ST., PO BOX 390
HONESDALE, PA 18431

11/27/2015 • 12/4/2015 • 12/11/2015

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
FOR THE TWENTY-SECOND
JUDICIAL DISTRICT
WAYNE COUNTY,
PENNSYLVANIA

Lon L. Westphal and Kim E.

Westphal
Plaintiffs

vs.

Rice Coal Company, its successors
and/or assigns and all persons
claiming any right, title or interest
in the land herein
Defendants

CIVIL DIVISION
No. 206 CIVIL 2015

Judgment and Order

AND NOW, to wit, this 1st day of December, 2015, it appearing an Action to Quiet Title having been instituted by the Plaintiffs in the captioned matter by filing a complaint on April 13, 2015, and service having been made on the Defendants by publication of a summary of the complaint in The Wayne Independent, a newspaper of general circulation in the County of Wayne, and the Wayne County Legal Journal pursuant to the PA Rules of Civil Procedure; and no responsive pleading having been filed by the Defendants or any of them, **IT IS THEREFORE ORDERED AND DECREED** that the Defendants and any and all of them will forever be barred from asserting any right, title, lien or interest in or claim against the lands set forth and described in the Plaintiffs' complaint inconsistent with the interest of the Plaintiffs unless said Defendants, or any of them, institute an action in Ejectment against the Plaintiffs within thirty (30) days after the entry of this judgment.

Defendants to be notified of the entry of this Judgment by publication of this Judgment and Order in The Wayne Independent and the Legal Journal of Wayne County that if such action is not taken within said thirty (30) day period by the Defendants, or any of them, the Prothonotary shall, upon Praecipe of the Plaintiffs, enter judgment upon the expiration of said period.

A copy of said Final Judgment shall be filed with the Wayne County Recorder of Deeds of Wayne County.

BY THE COURT:

/s/ Raymond L. Hamill
Raymond L. Hamill, P. J.

12/11/2015

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 DECEMBER 16, 2015

By virtue of a writ of Execution instituted U.S. Bank, N.A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of

December, 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 in the Township of Texas (now Honesdale Borough), County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the center of the old Cherry Ridge Road; thence along the lands of Nicholas Neary, South 73 degrees East 18 rods and 19 links to the center of the Honesdale and Cherry Ridge Turnpike Road; thence along the center of said road, South 22? degrees West 3 rods and 22 links; thence along other lands of Louis Breit, North 73 degrees West 19 rods and 5 links to the center of the said Cherry Ridge public road; thence along the center of said road North 23 degrees East 3 rods and 22 links to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM all that piece or parcel of land conveyed to Marshall E. Bunting and Minnie Bunting in Deed Book 202, Page 492.

TOGETHER with all rights of way and under and subject to all covenants, reservations, restrictions, and conditions of record, as found in the chain of title.

UNDER AND SUBJECT to and together with prior grants and

reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

HAVING THEREON ERECTED A DWELLING KNOWN AS 771 RIDGE STREET HONESDALE, PA 18431.

BEING THE SAME PREMISES WHICH Ann Earley, et al, by deed dated June 5, 2007 and recorded June 7, 2007 in Wayne County Record Book 3309, Page 258, granted and conveyed unto Kevin D. Rogers and Kimberly N. Elders. Kimberly N. Elders is now known as Kimberly N. Rogers by virtue of her marriage to Kevin D. Rogers.

PARCEL #11-11-27.

Seized and taken in execution as property of:
Kevin D. Rogers 771 Ridge Street HONESDALE PA 18431
Kimberly N. Rogers 771 Ridge Street HONESDALE PA 18431

Execution No. 00100-Civil-2015
Amount Due: \$117,652.91 Plus additional costs

October 14, 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.**

Leon P. Haller, Esq.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted Deutsche Bank National rust Co., as Indenture Trustee under the Indenture Relating to IMH Assets Corp., Collateralized Asset-Backed Bonds, Series 2005-8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of December, 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 tract or parcel of land situated in the Township of Lake, Wayne County,

Pennsylvania, known as Lot 3749 Section 32 of the Hideout, a subdivision situated in the townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 57; February 8, 1971 in Plat Book 5, Pages 62 and 63; March 24, 1971 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Pages 71 and 72; March 14, 1972 in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, Pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Page 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119, and September 24, 1973 in Plat Book 5, Pages 120 through 123.

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

PARCEL NO. 12-0-0036-0134

BEING KNOWN AS 3749
Thornwood Terrace, Lake Ariel, PA
18436

BEING the same premises which Joseph Cataudella and Christine Cataudella, husband and wife, by Deed dated August 13, 2005 and recorded August 31, 2005 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 2850 Page 134 granted and conveyed unto Janet Carr, single. Janet Carr departed this life on May 4, 2014.

Seized and taken in execution as property of:

AUDRA TORRE, CO-ADMINISTRATOR OF THE ESTATE OF JANET CARR, 106 POPLAR LANE GREENTOWN PA 18426
DAN ANOLFO, SOLELY AS THE ADMINISTRATOR OF THE ESTATE OF JANE T CARR' 106 POPLAR LANE, GREENTOWN PA 18426

Execution No. 126-Civil-2015
Amount Due: \$111,221.64 Plus additional costs
October 14, 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.

William E. Miller Esq.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted PNC Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of December, 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 762, Section 8, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Pages 26 and 27, May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5,

Pages 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Pages 66 through 68; May 10, 1971 in Plat Book 5, Pages 69 through 72; March 14, 1972, in Plat Book 5, Pages 73 through 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96 through 104.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record as found in the Chain of Title.

BEING THE SAME PREMISES which Frederick W. Horton, Jr. and Virginia S. Horton, his wife, by Deed dated November 22, 1997 and recorded in the Wayne County Recorder of Deeds Office on December 2, 1997 in Deed Book 1308, Page 328, granted and conveyed unto Joseph J. Mazzariello, Jr. and Christine K. Mazzariello, his wife.

Tax Parcel No.: 22-0-0021-0015.-

Address Being: 762 Deerfield Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Joseph J. Mazzariello, Jr. 321 East 7th Street BROOKLYN NY 11218
Christine K. Mazzariello 321 East 7th Street BROOKLYN NY 11218

Execution No. 350-Civil-2014
Amount Due: \$58,162.96 Plus additional costs

October 14, 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.

Bradley J. Osborne Esq.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
DECEMBER 16, 2015**

By virtue of a writ of Execution instituted DEUTSCHE BANK NATIONAL TRUST CO., as Trustee for SECURITIZED ASSET BACK RECIEVEABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2007-NC1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 16th day of December, 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:

PARCEL ONE BEGINNING at a point in the center of the Township Road No. 388 leading from Gravity, Pennsylvania to Clemo, Pennsylvania, the said point being South fifty-one (51) degrees East one hundred seventy and six tenths(170.6) feet along the center of the said road from a corner of lands of Steve Weiss and a corner of lands of the Grantors herein; thence through lands of the prior Grantor, North thirty-five (35) degrees thirty-seven (37) minutes East four hundred seventy-two and four tenths (472.4) feet to a stake in a stone wall for a corner; thence along lands of J. Peet, South thirty-two (32) degrees sixteen (16) minutes East 215 85/100 feet to a stake in a stone wall ; thence through lands of the Grantor South thirty-five (35)degrees thirty-seven (37) minutes West three hundred eighty-seven and twenty-five hundredths (387.25)feet o a point, in the center of the said road; thence along the center of the same, North fifty-two (52)degrees thirty-seven (37) minutes West two hundred (200) feet to the place of BEGINNING. CONTAINING two (2) acres, more or less. The bearings are magnetic as of 1958.; PARCEL TWO BEGINNING at the center of Lake Township Road No. 388 at the Southeastern corner

of lands of the Grantors; thence along the Eastern line of the Grantors, North 35 degrees 37 minutes East 397 1/4 feet to a corner in a stone wall in line of lands of J. Peet; thence along said stone wall and Southern line of lands of the said J. Peet, South 32 degrees 16 minutes East 142.9 feet to a corner in said stone wall; thence further along said Stone wall in line of lands of said J. Peet, South 42 degrees 39 minutes East 148.3 feet to a corner in the Western line of lands now or formerly of Leo Jaruski; thence along the Western line of the said Jaruski, South 47 degrees 15 minutes West 296.9 feet to a point in the center of the said Township Road No. 388; thence along the center of said Township Road North 62 degrees 21 minutes West 119.6 feet to a corner; thence further along the center of said Township Road North 57 degrees 49 minutes West 100 feet to the place of BEGINNING, CONTAINING 1.9 acres, be the same more or less. 12-0-0292-0043 & 0044.

BEIGN KNOWN AS: 129 Old Gravity Road, Lake Ariel, PA 18436

PARCEL NO.: 12-0-0292-0043.- and -0044.-

TITLE TO SAID PREMISES IS VESTED IN Gina Dubey and Gregory Dubey, her husband BY DEED FROM Gina Dubey DATED 09/08/2006 RECORDED 09/20/2006 IN DEED BOOK 2131

PAGE 289.

Seized and taken in execution as property of:
Gina Dubey 129 Old Gravity Rd
LAKE ARIEL PA 18436
Gregory Dubey, Also known as
Gregory S. Dubey, 129 Old Gravity
Rd LAKE ARIEL PA 18436

Execution No. 350-Civil-2015
Amount Due: \$76,615.47 Plus
additional costs

October 14, 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.

11/27/2015 • 12/4/2015 • 12/11/2015

**SHERIFF'S SALE
JANUARY 6, 2016**

By virtue of a writ of Execution instituted Urban Financial of America, 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 6th day of January, 2016 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 IN
THE BOROUGH OF WAYMART,
COUNTY OF WAYNE AND
STATE OF PENNSYLVANIA,
BOUNDED AND DESCRIBED
AS FOLLOWS:**

**BEGINNING AT A CORNER
BEING THE SOUTHWEST
CORNER OF THE FOLLOWING
LAND IN THE HONESDALE
AND CLARKSVILLE TURNPIKE
ROAD AND ALSO THE
CORNER LINE OF LAND OF
ENOS MATTESON ESTATE;
THENCE IN A
NORTHEASTERLY DIRECTION
ALONG LAND OF SAID ENOS
MATTESON ESTATE 59 FEET
TO A CORNER; THENCE WEST
ALONG THE LANDS OF SAID
MATTESON ESTATE 16 FEET
TO A CORNER; THENCE
NORTH ALONG LAND OF SAID
ENOS MATTESON ESTATE AND
LAND OF JOHN SCHAFFER;
323 FEET TO A CORNER ON
LINE OF LAND OF JOHN**

SCHAFFER; THENCE ALONG
LINE OF SAID JOHN
SCHAFFER, EAST 50 FEET TO
A CORNER LINE OF LAND OF
JOSEPH PAYNTER; THENCE
ALONG LAND OF SAID
JOSEPH PAYNTER IN A
SOUTHEASTERLY DIRECTION
360 FEET TO A CORNER IN
THE HONESDALE AND
CLARKSVILLE TURNPIKE
ROAD; THENCE WEST ALONG
SAID ROAD 6.4 RODS TO THE
PLACE OF BEGINNING.
CONTAINING ABOUT 4,778
SQUARE FEET, BE THE SAME
MORE OR LESS.

BEING TAX NO.: 28-0-0006-0008

BEING KNOWN AS: 69
CARBONDALE ROAD,
WAYMART, PENNSYLVANIA
18472.

Title to said premises is vested in
Sophie Kerylovicz by deed from
Josephine OHall, Widow dated
July 12, 1968 and recorded July
12, 1968 in Deed Book 243, Page
680.

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as
property of:
SOPHIE KERYLOVICZ 101
BATZEL ROAD, LAKE ARIEL
PA 18436

Execution No. 284-Civil-2015
Amount Due: \$55,262.19 Plus
additional costs

October 23, 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.**

Terrence J. McCabe, Esq.

12/11/2015 • 12/18/2015 • 12/25/2015

**SHERIFF'S SALE
JANUARY 6, 2016**

By virtue of a writ of Execution
instituted Bank of America N.A.
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the 6th
day of January, 2016 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 tract or parcel of land and premises lying, being and situate in Salem Township, County of Wayne, and State of Pennsylvania being more particularly described as follows:

Together with the right of ingress, egress and regress in, over and along a 25 foot right of way from State Route 0590 to the lot hereby conveyed. The 25 foot right of way being shown on the aforesaid mentioned plan.

Beginning at a point in the centerline of Pennsylvania State Route 0590 (Pennsylvania Legislative Route 575-Pennsylvania Traffic Route 590) the southeasterly corner of lands conveyed by Anton and Margaret Seewald to Wilbur Mooney, et ux., by deed dated June 3, 1987 and recorded in Deed Book Vol. 465 (Map Book 61, Page 35) as shown on a plan titled "Map of lands intended to be conveyed by Anton Seewald and Margaret Seewald, Salem Township, Wayne County, PA" dated 2/8/90, revised 4/23/90, revised 6/8/90 and revised 10/29/92, prepared by Donald J. Matthews, Professional Land Surveyor, Honesdale, PA, thence by lands now or formerly of Wilbur Mooney, et ux., north 10 degrees 07 minutes 51 seconds east 37.67 feet to a set iron pipe; thence through lands now or formerly of Anton and Margaret Seewald along the edge of an existing pond on said lands the following 9 bearings and distances:

- 1) south 69 degrees 27 minutes 37 seconds east 97.40 feet to a point;
- 2) south 73 degrees 58 minutes 30 seconds east 66.05 feet to a point;
- 3) south 87 degrees 12 minutes 46 seconds east 24.99 feet to a point;
- 4) north 54 degrees 58 minutes 02 seconds east 18.73 feet to a point;
- 5) north 16 degrees 23 minutes 55 seconds east 17.55 feet to a point;
- 6) north 01 degrees 37 minutes 00 seconds east 202.35 feet to a point;
- 7) north 11 degrees 38 minutes 40 seconds west 171.49 feet to a point;
- 8) north 07 degrees 02 minutes 46 seconds west 61.26 feet to a point; and
- 9) north 12 degrees 26 minutes 44 seconds east 49.42 feet to a point;

Thence through lands now or formerly of Anton and Margaret Seewald south 77 degrees 33 minutes 16 seconds east 10.00 feet to a point; thence through lands of Anton and Margaret Seewald parallel with and distance 10 feet from the easterly edge of said pond the following 4 bearings and distances:

- 1) south 12 degrees 26 minutes 44 seconds west 47.83 feet to a point;
- 2) south 07 degrees 02 minutes 46

seconds east 58.48 feet to a point;

3) south 11 degrees 38 minutes 40 seconds east 172.79 feet to a point; and

4) south 01 degrees 37 minutes 00 seconds west 223.00 feet to a point;

Thence through lands now or formerly of Anton and Margaret Seewald south 72 degrees 12 minutes 03 seconds east 123.94 feet to a set iron rebar a corner of Lot 1 (lands of Mark Minnick, et ux., Deed Book Vol. 522, Page 308) as shown on the above mentioned plan; thence by lands now or formerly of Mark Minnick, et ux., along the easterly side of Lot 1 south 24 degrees 16 minutes 55 seconds west, (at 31.31 feet passing a set iron rebar) 57.41 feet to a point in the centerline of Pennsylvania Traffic Route 590 (thence in and along the centerline of Pennsylvania Traffic Route 590) the following 7 bearings and distances;

1) north 77 degrees 05 minutes 16 seconds west 42.66 feet to a point;

2) north 75 degrees 31 minutes 23 seconds west 51.19 feet to a point;

3) north 73 degrees 54 minutes 36 seconds west 47.87 feet to a point;

4) north 72 degrees 38 minutes 49 seconds west 51.21 feet to a point;

5) north 70 degrees 59 minutes 50 seconds west 51.55 feet to a point;

6) north 69 degrees 37 minutes 41 seconds west 65.60 feet to a point;

7) north 66 degrees 52 minutes 11 seconds west 16.14 feet to the place of beginning.

Title to said Premises vested in Lynn F. MacCarty and Micheline MacCarty by Deed from Jimmy Rivera and Matilda River, husband and wife dated 01/27/2006 and recorded 02/01/2006 in the Wayne County Recorder of Deeds in Book 2969, Page 88.

Seized and taken in execution as property of:

LYNN F. MACCARTY 1681
HAMLIN HIGHWAY LAKE
ARIEL PA 18436

Execution No. 169-Civil-2015
Amount Due: \$201,435.41 Plus
additional costs

October 15, 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.

Robert W. Williams, Esq.

12/11/2015 • 12/18/2015 • 12/25/2015

**SHERIFF'S SALE
JANUARY 6, 2016**

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 6th day of January, 2016 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 Dreher, County of Wayne and Commonwealth of Pennsylvania, being more fully described as follows:

BEGINNING at a point in the center of Pennsylvania Legislative Route 63004, at a point where the same intersects the centerline of Township Route T-320; thence along said Pennsylvania Legislative Route 63004 North 85 Degrees 03 Minutes 57 Seconds West Two

hundred sixty and 10/100ths (260.10) feet to a point in the center of Pennsylvania Legislative Route 63004; thence through an iron bar and along the common division line of Lot No. 6 herein conveyed and Lot No. 7 South 45 Degrees 54 Minutes 23 Seconds West Eight hundred ninety-three and 44/100ths (893.44) feet to an iron bar, said Point being a common corner of Lots Nos. 2, 6, 7 and Lands of Harry Stevenson; thence along the common division line of the lot herein conveyed and Lot No. 2 South 46 Degrees 31 Minutes 19 Seconds East Three hundred forty-eight and 32/100ths (348.32) feet to an iron bar, said point being a common corner of Lots 3 and 6 and on line of Lot No. 2; thence along the common division line between Lots 3 and 6 North 51 Degrees 00 Minutes 00 Seconds East Three hundred nineteen and 11/100ths (319.11) feet to an iron bar, said point being a common corner of Lot No. 3 and lands of Michael Riotto Estate and on line of Lot No. 6; thence along the common division line of Lot No. 6 and the Michael Riotto Estate and through an iron bar, North 51 Degrees 00 Minutes 00 Seconds East Six hundred sixty-three and 98/100ths (663.98) feet to a point in the center of Township Route T-320; thence along the center of Township Route T-320 North 27 Degrees 45 Minutes 22 Seconds ' West Two hundred forty-eight and 95/100ths (248.95) feet to the point and place of BEGINNING.

Map Book 35, Page 123.

BEING all of Lot No. 6 as shown on "Map Showing Lands of Eleanor B. Babcock, et vir., Dreher Township, Wayne County, Pennsylvania" dated March, 1974 and revised June 23, 1976 by Harry F. Schoenagel, R. S., and containing 8.98 acres, be the same more or less.

EXCEPTING AND RESERVING subject to public highway purposes those portions of the rights-of-way of Township Road T-320 and Pennsylvania Legislative Route 63004 along the easterly side of the above described premises.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to the covenants, reservations, restrictions and conditions as set forth in the deed from Sherman L. Babcock and Eleanor B. Babcock, his wife, to Jack A. Gardner and Marilyn E. Gardner, his wife and recorded in the Office aforesaid in Deed Book Volume 341 at Page 219.

TAX PARCEL # 08-0-0341-0054-0003

BEING KNOWN AS: 56 Peet Road, Newfoundland, PA 18445

Seized and taken in execution as property of:
Patricia Sauve 56 Peet Road
NEWFOUNDLAND PA 18445

Execution No. 329-Civil-2015
Amount Due: \$229,328.30 Plus

additional costs

October 14, 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.

Victoria W. Chen Esq.

12/11/2015 • 12/18/2015 • 12/25/2015

**SHERIFF'S SALE
JANUARY 6, 2016**

By virtue of a writ of Execution instituted JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of January, 2016 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:

The Following Described Real Property Situate In The City Of Lake Ariel, Township Of Salem, County Of Wayne, And Commonwealth Of Pennsylvania, To Wit:

All That Certain Tract Of Land Situate In Salem Township, Wayne County Pennsylvania, Known And Described As Lot No. 642 In Section No. 3, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On October 21, 1971, In Map Book Volume 17, Page 40.

TAX PARCEL # 22-0-0006-0124

BEING KNOWN AS: 38 Hemlock Path, Lake Ariel, PA 18436

Seized and taken in execution as property of:
F. Thomas Dipalma a/k/a Thomas F. Dipalma 38 Hemlock Path
LAKE ARIEL PA 18436

Execution No. 491-Civil-2013

Amount Due: \$279,360.24 Plus additional costs

October 14, 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.

Victoria W. Chen Esq.

12/11/2015 • 12/18/2015 • 12/25/2015

CIVIL ACTIONS FILED

*FROM NOVEMBER 14, 2015 TO NOVEMBER 20, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20696	FISHER PAUL JR	11/16/2015	SATISFACTION	—
2006-20696	FISHER PAULINE	11/16/2015	SATISFACTION	—
2009-00222	WAYNE BANK GARNISHEE	11/18/2015	DISSOLVE ATTACHMENT	—
2010-20073	NADEAU DENIS C	11/19/2015	SATISFACTION	62,810.51
2011-00192	HAYDEN LAURA J	11/18/2015	SATISFACTION	—
2011-21447	DASSATTI MARC E	11/16/2015	SATISFACTION	—
2012-20254	TROUTMAN BARBARA	11/16/2015	SATISFACTION	—
2012-20254	FASANELLA JOHN	11/16/2015	SATISFACTION	—
2012-20810	MAJKA KEN	11/16/2015	SATISFACTION	—
2012-20811	MAJKA KENNETH T SR	11/16/2015	SATISFACTION	—
2012-20811	MAJKA KENNETH T JR	11/16/2015	SATISFACTION	—
2012-20811	MAJKA JARED A	11/16/2015	SATISFACTION	—
2012-20811	MAJKA BRYAN T	11/16/2015	SATISFACTION	—
2012-20833	ARONSON KENNETH	11/19/2015	SATISFACTION	409.82
2012-20919	DASSATTI MARC E	11/16/2015	SATISFACTION	—
2013-20310	EASTMAN JOHN M	11/16/2015	SATISFACTION	—
2013-20310	EASTMAN KAREN A	11/16/2015	SATISFACTION	—
2013-20817	GBURZYNSKI MICHAEL EDWARD	11/16/2015	SATISFACTION	—
2013-21012	ARONSON KENNETH	11/19/2015	SATISFACTION	1,047.30
2013-21380	ELLIS LESLIE	11/16/2015	SATISFACTION	—
2013-21380	ELLIS MARY	11/16/2015	SATISFACTION	—
2013-21405	LAWLOR ANNE MARIE	11/19/2015	SATISFACTION	1,029.68
2014-00103	MILLER MARCY	11/19/2015	WRIT OF EXECUTION	10,987.74
2014-00270	WHITE THOMAS M	11/19/2015	VACATE JUDGMENT	—
2014-00270	WHITE KELLY A	11/19/2015	VACATE JUDGMENT	—
2014-00340	CACCAVONE MICHAEL A	11/19/2015	WRIT OF EXECUTION	178,639.03
2014-00342	POPCZYK MARTA	11/18/2015	DEFAULT JUDGMENT	303,386.48
2014-00342	POPCZYK KRZYSZTOF A/K/A	11/18/2015	DEFAULT JUDGMENT	303,386.48
2014-00342	POPCZYK KRZYSZTOF	11/18/2015	DEFAULT JUDGMENT	303,386.48
2014-00409	KESACK DANIEL F	11/18/2015	WRIT OF EXECUTION	218,530.44
2014-00490	LAYDEN CHRISTINE	11/19/2015	WRIT OF EXECUTION	206,063.58
2014-00599	GRUBER EMMA J	11/19/2015	WRIT OF EXECUTION	168,504.06
2014-20060	WALCZYK CASEY A	11/16/2015	SATISFACTION	—
2014-20316	WATSON EILEEN L	11/16/2015	SATISFACTION	—
2014-20642	LAWLOR ANNE MARIE	11/19/2015	SATISFACTION	555.73
2014-20703	GARDNER NADINE	11/16/2015	SATISFACTION	—
2014-20917	WILLIAMS STEPHEN C	11/16/2015	SATISFACTION	—
2014-20917	WILLIAMS VIRGINIA L	11/16/2015	SATISFACTION	—

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

2014-21129	FREDA ANTHONY	11/16/2015	SATISFACTION	—
2014-21129	FREDA LISA M	11/16/2015	SATISFACTION	—
2014-21243	WARD THOMAS M JR	11/16/2015	SATISFACTION	—
2014-21325	RUSTY PALMER INC	11/16/2015	SATISFACTION	—
2015-00109	LEWON CHRISTIAN	11/19/2015	WRIT OF EXECUTION	14,981.63
2015-00109	WAYNE BANK GARNISHEE	11/19/2015	WRIT EXEC/GARNISHEE	—
2015-00246	RUANE PATRICK	11/19/2015	JUDGMENT/STIPULATION	142,136.77
2015-00255	UNKNOWN HEIRS SUCCESSORS	11/19/2015	DEFAULT JUDG IN REM	133,593.96
2015-00255	BRECCIANO LOIS T DECEASED A/K/A	11/19/2015	DEFAULT JUDG IN REM	133,593.96
2015-00255	BRECCIANO LOIS A DECEASED	11/19/2015	DEFAULT JUDG IN REM	133,593.96
2015-00291	SNYDER MINNIE R KNOWN SURVIVING HEIR OF	11/18/2015	WRIT OF EXECUTION	37,913.88
2015-00291	WATSON DEBRA	11/18/2015	WRIT OF EXECUTION	37,913.88
2015-00291	UNKNOWN SURVIVING HEIRS OF DEBRA WATSON	11/18/2015	WRIT OF EXECUTION	37,913.88
2015-00522	BROWN PAUL G	11/18/2015	DEFAULT JUDGMENT	1,285.99
2015-00536	MARSHALL DARRYL	11/19/2015	DEFAULT JUDGMENT	6,492.06
2015-00538	DENNIS MARK W	11/19/2015	DEFAULT JUDGMENT	5,131.16
2015-00539	RATLIFF JAMES A	11/19/2015	DEFAULT JUDGMENT	19,253.63
2015-00546	FENNEL JOHN P	11/18/2015	WRIT OF EXECUTION	101,728.48
2015-00546	FENNEL TAMMY J	11/18/2015	WRIT OF EXECUTION	101,728.48
2015-00549	MICHKO LAUREN E	11/19/2015	DEFAULT JUDG IN REM	281,241.51
2015-00549	MICHKO CARL A	11/19/2015	DEFAULT JUDG IN REM	281,241.51
2015-00551	SENGUN SABAHATTIN	11/17/2015	DEFAULT JUDG IN REM	116,445.52
2015-00551	SENGUN CANAN	11/17/2015	DEFAULT JUDG IN REM	116,445.52
2015-00643	VANNATTA GREGORY	11/18/2015	CONFESSION OF JDGMT	207,627.65
2015-20428	NEGRI BRUCE U	11/20/2015	SATISFACTION	—
2015-20428	NEGRI DIANE L	11/20/2015	SATISFACTION	—
2015-20445	FOSKO JOSEPH	11/20/2015	SATISFACTION	—
2015-20445	FOSKO ROSALIE	11/20/2015	SATISFACTION	—
2015-20614	BEACH LAKE HOTEL	11/16/2015	SATISFACTION	—
2015-20614	YAHM KENNETH	11/16/2015	SATISFACTION	—
2015-20614	YAHM LINDA J	11/16/2015	SATISFACTION	—
2015-20650	ENGER AVIATION INC	11/16/2015	SATISFACTION	—
2015-20650	CHERRY RIDGE AIRPORT T/A	11/16/2015	SATISFACTION	—
2015-20754	WARD THOMAS M JR	11/16/2015	SATISFACTION	—
2015-20790	DARBY LISA	11/16/2015	SATISFACTION	—
2015-20821	BLOT VERONICA	11/16/2015	SATISFACTION	—
2015-21114	LEWANDOWSKI MARC ANGELO	11/16/2015	JUDGMENT	7,825.86
2015-21115	WALLINGFORD BUILDERS LLC	11/16/2015	TAX LIEN	962.51
2015-21116	EMMET ROBERT P JR	11/16/2015	TAX LIEN	1,151.25
2015-21117	BARNUM WAYNE B	11/16/2015	TAX LIEN	3,031.24
2015-21117	BARNUM SHERRI A	11/16/2015	TAX LIEN	3,031.24
2015-21118	VOLT NPL IX ASSET HOLDINGS TRUST (GRANTEE)	11/16/2015	TAX LIEN	3,910.60
2015-21119	HANERFELD DARLENE M	11/16/2015	JUDG/SEMINOLE CO FL	5,225.57

2015-21120	ZATOR PATRICK M	11/16/2015	MUNICIPAL LIEN	1,173.71
2015-21120	ZATOR SHARON L	11/16/2015	MUNICIPAL LIEN	1,173.71
2015-21121	UNKNOWN HEIRS OF JOHN B PERDUE SR (DECEASED), ¹	11/16/2015	MUNICIPAL LIEN	746.42
2015-21121	PERDUE JOHN B SR DECEASED	11/16/2015	MUNICIPAL LIEN	746.42
2015-21123	HAINES RYAN	11/19/2015	JUDGMENT	2,589.00
2015-21124	TRAVER HEATH R	11/19/2015	FEDERAL TAX LIEN	24,354.22
2015-21124	TRAVER NANCY S	11/19/2015	FEDERAL TAX LIEN	24,354.22
2015-21125	BROWN CHARLES K II	11/19/2015	MUNICIPAL LIEN CLAIM	434.26
2015-21126	NATISHAK JEFFREY	11/19/2015	MUNICIPAL LIEN CLAIM	554.40
2015-21126	NATISHAK JENNIFER	11/19/2015	MUNICIPAL LIEN CLAIM	554.40
2015-21127	BARNETTE CHARLES	11/20/2015	MUNICIPAL LIEN	1,861.06
2015-21127	ELLSWORTH WINONA KERRY	11/20/2015	MUNICIPAL LIEN	1,861.06
2015-21128	COLLINS RAYMOND A	11/20/2015	TAX LIEN	279.59
2015-21129	MAREE WARREN	11/20/2015	TAX LIEN	3,288.19
2015-21129	MAREE TONYA	11/20/2015	TAX LIEN	3,288.19
2015-21130	JORDAN WALTER T	11/20/2015	TAX LIEN	567.75
2015-21130	JORDAN MICHELLE L	11/20/2015	TAX LIEN	567.75
2015-40073	GALINSKY MICHAEL OWNER P	11/16/2015	STIP VS LIENS	—
2015-40073	GALINSKY KELLY OWNER P	11/16/2015	STIP VS LIENS	—
2015-40073	DAVID F PHILLIPS BUILDING AND REMODELING CONTRACTOR	11/16/2015	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00638	CICCO PIERINO	PETITIONER	11/17/2015	—
2015-00638	WAYNE CO BOARD OF ASSESSMENT AND REVISION OF TAXES	RESPONDENT	11/17/2015	—
2015-00647	PERLMAN PROPERTY LLC	PETITIONER	11/19/2015	—
2015-00647	WAYNE COUNTY BOARD OF ASSESSM	RESPONDENT	11/19/2015	—
2015-00648	PERLMAN PROPERTY LLC	PETITIONER	11/19/2015	—
2015-00648	WAYNE COUNTY BOARD OF ASSESS	RESPONDENT	11/19/2015	—
2015-00649	PERLMAN PROPERTY LLC	PETITIONER	11/19/2015	—
2015-00649	WAYNE COUNTY BOARD OF ASSESS	RESPONDENT	11/19/2015	—

COMPLAINT — CONFESSION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00643	DIME BANK	PLAINTIFF	11/18/2015	—
2015-00643	VANNATTA GREGORY	DEFENDANT	11/18/2015	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00637	TD BANK NA SUCCESSOR IN INTEREST TO	PLAINTIFF	11/16/2015	—
2015-00637	TARGET NATIONAL BANK	PLAINTIFF	11/16/2015	—
2015-00637	ANTIDORMO CHRISTINA	DEFENDANT	11/16/2015	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00641	BANK OF NEW YORK MELLON TRUST F/K/A	PLAINTIFF	11/17/2015	—
2015-00641	BANK OF NEW YORK TRUST COMPANY AS SUCCESS TO	PLAINTIFF	11/17/2015	—
2015-00641	JPMORGAN CHASE BANK	PLAINTIFF	11/17/2015	—
2015-00641	ALLEGRETTA NICOLA	DEFENDANT	11/17/2015	—
2015-00641	OCCUPANTS	DEFENDANT	11/17/2015	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00639	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	11/17/2015	—
2015-00639	ARGENT SECURITIES INC	PLAINTIFF	11/17/2015	—
2015-00639	UNITED STATES OF AMERICA DEPARTMENT OF TREASURY IRS	DEFENDANT	11/17/2015	—
2015-00639	GULINO BRIGIT M	DEFENDANT	11/17/2015	—
2015-00639	GULINO MARGARET A/K/A	DEFENDANT	11/17/2015	—
2015-00639	GULINO MARGARET M A/K/A	DEFENDANT	11/17/2015	—
2015-00639	MULVIHILL MARGARET MARY GULINO	DEFENDANT	11/17/2015	—
2015-00640	FRANKLIN AMERICAN MORTGAGE CO	PLAINTIFF	11/17/2015	—
2015-00640	PENASKOVIC DAMIAN	DEFENDANT	11/17/2015	—
2015-00644	DITECH FINANCIAL LLC F/K/A	PLAINTIFF	11/19/2015	—
2015-00644	GREEN TREE SERVICING LLC	PLAINTIFF	11/19/2015	—
2015-00644	ZWAIL JANICE	DEFENDANT	11/19/2015	—
2015-00646	WELLS FARGO BANK NA	PLAINTIFF	11/19/2015	—
2015-00646	CINO JOHN D	DEFENDANT	11/19/2015	—
2015-00646	CINO CLAUDINE	DEFENDANT	11/19/2015	—
2015-00650	WAYNE BANK	PLAINTIFF	11/20/2015	—
2015-00650	FODERA CARLO ESTATE	DEFENDANT	11/20/2015	—
2015-00650	CURATOLA KATHY EXECUTRIX	DEFENDANT	11/20/2015	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00642	DERRICK ELIZABETH	PLAINTIFF	11/17/2015	—
2015-00642	DERRICK RONALD	PLAINTIFF	11/17/2015	—
2015-00642	ANDREW AUDREY B	DEFENDANT	11/17/2015	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2015-00645	MEILINGER MICHAEL	PLAINTIFF	11/19/2015	—
2015-00645	PENN CREDIT CORPORATION	DEFENDANT	11/19/2015	—

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 30, 2015 TO DECEMBER 4, 2015
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Stretavski Jeffrey S	Altemier Roger C	Sterling Township	
Stretavski Heide L	Altemier Ruth		50,000.00
Ciliberto Barbara A	Wells Fargo Bank	Paupack Township	86,400.00
Martinelli Michael	Mortgage Electronic Registration Systems	Lake Township	
Martinelli Judith A			202,500.00
Cresta Dustin	Mortgage Electronic Registration Systems	Paupack Township	82,223.00
Burke John	P N C Bank	Paupack Township	500,000.00
Nudell Joshua	Mortgage Electronic Registration Systems	Honesdale Borough	84,000.00
Conforti Francis J	Mortgage Electronic Registration Systems	Paupack Township	
Conforti Kimberly A			592,000.00
Castellari Ricarco	N B T Bank	South Canaan Township	
Castellari Cynthia			73,000.00
Theobald Jerome David	Dime Bank	Honesdale Borough	
Theobald Jane E			87,920.00
Rucci Peter F	Wayne Bank	Hawley Borough	
Rucci Diana			49,392.21
Menotti Susan E	Dime Bank	Berlin Township	
Menotti John R			60,000.00
Kase Peter	Lazzeri Peter S Jr	Berlin Township	
Kase Renee			165,000.00
Kromko Thomas	Dime Bank	Clinton Township 1	
Kromko Shirley			107,000.00
Hausmann Pearl B	Dime Bank	Berlin Township	40,000.00
Higgins William M	Citizens Savings Bank	Oregon Township	
Higgins Kathleen			40,000.00
Jones Linda M	Valor Federal Credit Union	Dyberry Township	
Jones Art			25,000.00
Johnson Paulette G	Piper Creek Inc	Palmyra Township	38,000.00
Dickhut Branko	Honesdale National Bank	Oregon Township	100,000.00
McCarthy Diana L	Ion Bank	Paupack Township	3,900,000.00
Barrett Brent W	Appalachian Community Federal Credit Union	Damascus Township	
Barrett Masha J			108,000.00
Perricone Robert	Honesdale National Bank	Paupack Township	
Perricone Frances C			36,000.00
Delisi Lawrence	Honesdale National Bank	Salem Township	
Delisi Wendy			55,000.00

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

Geelan Gilbert G	Honesdale National Bank	Damascus Township	
Geelan Nancy E Kelly			30,000.00
Kellygeelan Nancy E			
Swingle Albert W	Honesdale National Bank	Salem Township	
Swingle Laura A Walker			50,000.00
Walkerswingle Laura A			
Hunt Roger D	Honesdale National Bank	Texas Township	
Hunt Patricia W			110,000.00
Ewins Charles R	Mortgage Electronic Registration Systems	Dyberry Township	
Ewins Joan M			143,100.00
Damico William R	Wells Fargo Bank	Paupack Township	
Damico Lisa			150,000.00
Sider Craig Edison	Mortgage Electronic Registration Systems	Salem Township	
Sider Laura Jean			101,600.00
Niles John	Honesdale National Bank	Paupack Township	
Niles Teresa			100,000.00
Virkitis Kristal	Citizens Savings Bank	South Canaan Township	
Vaughan Leonard			114,880.00
Shulde Mary Julia	Honesdale National Bank	Clinton Township 2	45,500.00
Vonoehsen Harry	First National Community Bank	Lehigh Township	
Vonoehsen Danielle			312,750.00
Mickel Kyle J	Honesdale, National Bank	Berlin Township	
Mickel Sarah			100,000.00
Lucrezi Ernest W	P P L Gold Credit Union	Berlin Township	100,000.00
Skelton Dennis A	Community First Fund	Clinton Township	235,000.00
Skelton Dennis A	Lehigh And Northhampton Counties Revolving	Clinton Township	50,000.00
Lane John V	Wells Fargo Bank	Manchester Township	
Lane Margo L			263,660.66
Martin Gary Jr	Honesdale National Bank	Oregon Township	
Martin Crystal			221,000.00
Galinsky Michael	Citizens Savings Bank	Clinton Township	
Galinsky Kelly			236,000.00
Perri Joseph J	Wells Fargo Bank	Clinton Township 1	
Perri Deborah A			27,900.00
Sutter Heather M	E S S A Bank & Trust	Paupack Township	217,600.00
Bouchard Paul Emilie By Af	Navy Federal Credit Union	Paupack Township	
Bouchard Bonnie Jean Af			396,316.00
Bouchard Bonnie Jean			
Carney Robert L	Mortgage Electronic Registration Systems	Damascus Township	
Carney Laurie B			171,943.00
Lora Stephanie	Mortgage Electronic Registration Systems	Paupack Township	130,443.00
Harty Oliver J	Mortgage Electronic Registration Systems	Lake Township	
Harty Christine G			88,700.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Mele Ralph M	Mele Ralph P	Salem Township	
Mele Barbara J	Swabowicz Barbara		
Altemier Roger C	Stretavski Jeffrey S	Sterling Township	
Altemier Ruth	Stretavski Heidi S		Lot 3
Soltis Ronald F	Matamoros Mil Ta	Paupack Township	
Soltis Patricia A	Matamoros Jose		Lot A
Soltis Ronald F	Soltis Ronald F	Paupack Township	
Soltis Patricia A	Soltis Patricia A		Lot 93R
Matamoros Jose	Matamoros Jose	Paupack Township	
Matamoros Mil Ta	Matamoros Mil Ta		Lot 94R
Dineen Winifred A	Ciliberto Barbara A	Paupack Township	
Winifred A Dineen Revocable Trust			Unit 4
Harris Leroy C	Cole Edward C	Scott Township	
Harris Joanne	Cole Rosemarie		
Minson Edward Jr	Martinelli Michael	Lake Township	
Minson Nancy Tassiello	Martinelli Judith A		Lot 2957
Tassiellominson Nancy			
Lazarus Christopher C	Cresta Dustin	Paupack Township	Lot 292
Cantarella Kathryn Rose Exr	Cantarella Michael T	Mount Pleasant Township	
Cantarella Grace Rest			
Merkle Richard	Conforti Francis J	Paupack Township	
Merkle Betsy	Conforti Kimberly A		
Ochoa Olga	Castellari Ricardo	South Canaan Township	
	Castellari Cynthia		Lot 3
Hollister Alvin W	Mele Ralph M	Salem Township	
Hollister Nancy S	Mele Barbara J		Lot 2
Torsella Joseph M	Opdyke Thomas A	Preston Township	
Torsella Carolyn Short			
Lazzeri Peter S Jr	Kase Peter	Berlin Township	
Lazzeri Rhonda	Kase Renee		Lot 4
Coyer Peter	Neugebauer Doris	South Canaan Township	
	Neugebauer Ingrid		Lot 18
Nepa Jeffrey W Exr	Kromko Thomas	Clinton Township 1	
Wallis John Rest	Kromko Shirley		
Wallis Nancy			
Bauer Elsie J	Rubio Nicolas	Lebanon Township	
Beeman Pearl E AKA	Hausmann Pearl B	Berlin Township	
Hausmann Pearl E AKA			
Hausmann Pearl B			
Spengel William J Jr	Sneberger Candace L	Salem Township	
Spengel Sandra J	Hendricks Archie R IV		Lot 51
Penn William S By Sheriff	Ventures Trust Two Zero One Three One N H	Texas Township 1 & 2	
Scheck Gary W	Logan Henry J H	Paupack Township	
Scheck Pamela	Logan Betty Ann		Parcel 27
Resino Kevin P	Johnson Paulette G	Palmyra Township	
Johnson Paulette G			Lot 6

Valanda Edward C Jr Benoit Mary Ann	Valanda Edward C Jr Benoit Mary Ann Valanda Robert	Lake Township	
Firmstone John E	Firmstone Nancy	Texas Township 3	
Bostjancic Mark	Bostjancic Mark	Clinton Township 2	
Bostjancic Lillian	Bostjancic Lillian		Lot A B
Fannie Mae AKA	Mansi Antonio	Lehigh Township	
Federal National Mortgage Association AKA K M L Law Group	Mansi Diane E		Lot 30
Wolf Vicki Exr Fish Sharon Exr Lyons Conrad Jr Est	Rucci Peter Rucci Diana	Hawley Borough	
Deutsche Bank National Trust Company Tr Ocwen Loan Servicing	Brokenshire Stephen D	Honesdale Borough	
Beecher Dorys Exr Remsen William Fest Beecher Dorys Tr Remsen Kathi Tr William F Remsen Revocable Living Trust Varner Diane R ONeill Dolores R	Ewins Charles R Ewins Joan M	Dyberry Township	
U S Bank Tr By Af Wells Fargo Bank Af	Cordoba Felix A	Salem Township	Lot 300
Fondots James A Johnson Kathleen Marie	Sider Craig Edison Sider Laura Jean	Salem Township	Lot 711
Bank Of New York Mellon Tr By Af Ditech Financial L L C Af	Harr Veronica A	Paupack Township	Lot 40
Treon Timothy	Niles John Niles Teresa	Paupack Township	
Thomas Eran Thomas Beth	Vaughan Leonard Virkitis Kristal	South Canaan Township	Lot 37
Bostjancic Mark Bostjancic Lillian	Shulde Mary Julia	Clinton Township 2	
Boyer Peter D Boyer Mary A	Carm Four All C	Lake Township	Lot 2008
Winther Dorothy A	Vonoehsen Harry Vonoehsen Danielle	Lehigh Township	Lot 25
Cumella Charles A Cumella Lisa A	Indian Rocks Property Owners Association	Salem Township	Lot 322
Wiegiers Robert Wiegiers Danuta	Wiegiers Robert Wiegiers Danuta	Damascus Township	
Wiegiers Robert Wiegiers Danuta	Wiegiers Robert Wiegiers Danuta	Damascus Township	Lot B
Wiegiers Robert Wiegiers Danuta	Wiegiers Robert Wiegiers Danuta	Damascus Township	Lot A

Lutz William J Exr	Lutz John	Dreher Township	
Lutz Glenn D Est	Lutz Richard		
	Lutz William J		
	Lutz Kim L		
	Lutz William J Tr		
Szweda John Jr	Perri Joseph J	Clinton Township 1	
Szweda Jodi Lynn	Perri Deborah A		Lots 57 & 58
Donohue Terrance P	Sutter Heather M	Paupack Township	
Donohue Mary Jo			Lots 25 & 26
Conforti Francis J	Bouchard Paul Emile	Paupack Township	
Conforti Kimberly A	Bouchard Bonnie Jean		Lot 97
Arzuaga Armando Jr	Louie William	Lehigh Township	
Arzuaga Annette			Lot 51
Wells Fargo Bank	Housing & Urban Development	Lake Township	Lot 3773
Humphrey Peggy Ann Fross Adm & Ind	Humphrey Matthew Ryan	Clinton Township 1	
Frosshumphrey Peggy Ann Adm & Ind			
Humphrey William Jest			
Humphrey Bethany			
Humphrey Matthew Ryan			
Humphrey Peggy Ann Fross Adm & Ind	Humphrey Ann C	Clinton Township 1	
Frosshumphrey Peggy Ann Adm & Ind			
Humphrey William Jest			
Humphrey Bethany			
Humphrey Matthew R			
Humphrey Ann C			
Masler Edward M	Castle Peter	Manchester Township	
Grossman Cinde J	Grossman Hesten	Cherry Ridge Township	
	Grossman Cinde J		Lot C
Grossman Cinde J	Grossman Cinde J	Cherry Ridge Township	



Wayne County LEGAL JOURNAL

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

2015 LEGAL ADVERTISING RATES

Incorporation Notices	\$45
<i>One (1) time insertion</i>	
Fictitious Name Registration	\$45
<i>One (1) time insertion</i>	
Petition for Change of Name	\$45
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates All Advertisements Are Pre-Pay

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Subject to space availability
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Prices are based upon your advertisement
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Certain Restrictions Apply

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The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:
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Fax: 570-647-0086
Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
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Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

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One Issue	\$5 per issue
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Emailed Copy	\$50 per year
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4"W X 3 1/2"H

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2"W X 3 1/2"H
4"W X 1 3/4"H

Eighth Page:
2"W X 1 3/4"H



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Honesdale, PA 18431