

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

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IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES.....	8
CIVIL ACTIONS FILED	25
MORTGAGES & DEEDS.....	29

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Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Deborah Bates

Coroner

Edward Howell

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Carla Komar
Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

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.

EXECUTOR'S NOTICE

ESTATE OF ELLEN KATHERINE HIPPENSTEEL, a/k/a ELLEN HIPPENSTEEL, a/k/a ELLEN B. HIPPENSTEEL, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Leslie Jonas, 1820 Freier Road, Quakertown, PA 18951. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTOR'S NOTICE

ESTATE OF HARRY G. HENDERSON, late of Buckingham Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to George Parks, 142 W Miller

Road, Ithaca, NY 14850. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

1/29/2016 • 2/5/2016 • 2/12/2016

ESTATE NOTICE

Estate of Ann T. Calderwood, late of Northport, New York. Any person or persons having claim against or indebted to estate present same to: Nicholas A. Barna, Administrator, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

1/29/2016 • 2/5/2016 • 2/12/2016

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Leopold Napoleon Vanker a/k/a Lee Vanker a/k/a Leopold Vanker, who died on December 2, 2015, late resident of 245 Hollisterville Highway, Moscow, PA 18444, to Eugene Vanker, Executor of the Estate, P.O. Box 94, White Mills, PA 18473. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL & HOWELL, ATTN:

ALFRED J. HOWELL, ESQUIRE,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

1/29/2016 • 2/5/2016 • 2/12/2016

ESTATE NOTICE

Estate of Joseph R. Millon, late of
Cherry Ridge Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to estate present same to:
Dennis W. Millon, 44 Church
Street, Prompton, Pennsylvania
18456 and Gary J. Millon, 402 Ski
Run Road, Honesdale,
Pennsylvania 18431; Attorney for
Estate: Stephen Jennings, Esquire,
303 Tenth Street, Honesdale,
Pennsylvania, 18431.

1/29/2016 • 2/5/2016 • 2/12/2016

ADMINISTRATOR NOTICE

Estate of LEONARD G.
BURGESS
Late of Hawley Borough
Date of Death: March 24, 2015
Administrator
JAMES N. CLYMER, ADMIN.
408 W CHESTNUT ST
LANCASTER, PA 17603
Attorney
JAMES N. CLYMER
408 W CHESTNUT ST
LANCASTER, PA 17603

1/29/2016 • 2/5/2016 • 2/12/2016

ADMINISTRATOR NOTICE

Estate of XENIA WEIGEL
Late of 23 Ellen Memorial Drive,
Honesdale, PA 18431 & d.b.n.c.t.a.
Administrator
DAVID YEOSOCK
40 SOUTH MAIN STREET
PLAINS, PA 18705
Attorney
MICHAEL N. KRISA OF
KRISA & KRISA, P.C.
3397 SCRANTON/CARBONDALE
HWY, SUITE 4
BLAKELY, PA 18447

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTOR NOTICE

Estate of DANIEL WHALEN
Late of Damascus Township
Executor
ARTHUR WHALEN
146 LAUREL HILL CIRCLE
HAWLEY, PA 18428
Attorney
JOSEPH KOSIEROWSKI
400 BROAD STREET
MILFORD, PA 18337

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTOR NOTICE

Estate of ALICE M. PYKUS
Late of Lebanon Township
Executor
RONALD ALAN PYKUS
1260 UPPER WOODS RD.
HONESDALE, PA 18431
Attorney
MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET
HONESDALE, PA 18431

1/29/2016 • 2/5/2016 • 2/12/2016

ADMINISTRATRIX NOTICE

Estate of THOMAS N. CARNEY
Late of Honesdale Borough
Administratrix
VICTORIA DURST
809 MINER ROAD
CROWNSVILLE, MD 21032
Attorney
JOSEPH KOSIEROWSKI
400 BROAD STREET
MILFORD, PA 18337

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTRIX NOTICE

Estate of CHRISTINE M.
BALIGA
Late of Paupack Township
Executrix
JOAN KIRBY
158 JACKSON ST.
HASKELL, NJ 07420
Attorney
JOSEPH KOSIEROWSKI
400 BROAD STREET
MILFORD, PA 18337

1/29/2016 • 2/5/2016 • 2/12/2016

EXECUTRIX NOTICE

Estate of DAVID HEBERLING
Late of Dreher Township
Executrix
BETTY MICHELIN
53 VILLAGE DRIVE
STROUDSBURG, PA 18360
Attorney

TIMOTHY B. FISHER II, ESQ.
525 MAIN STREET, PO BOX 396
GOULDSBORO, PA 18424

1/22/2016 • 1/29/2016 • 2/5/2016

EXECUTOR NOTICE

Estate of RAYMOND C. PULIS
Late of Oregon Township, Wayne
County, Pa.
Executor
PAUL KOLINGER
43 BATES ROAD
HONESDALE, PA 18431
Attorney
THOMAS F. KILROE
918 CHURCH STREET
HONESDALE, PA 18431

1/22/2016 • 1/29/2016 • 2/5/2016

EXECUTOR NOTICE

Estate of ANNMARIE REEHILL
Late of Lehigh Township, Wayne
County
Executor
RAYMOND JOSEPH REEHILL
1002 VALLEY RD.
NEWFOUNDLAND, PA 18445

1/22/2016 • 1/29/2016 • 2/5/2016

EXECUTOR NOTICE

Estate of RODNEY D. BROWN,
III
Late of Clinton Township
Executrix
PATRICIA M. POSEY
117 JORDAN ROAD
BRICK, NJ 08724
Executor
SHAWN T. BROWN

153 JEFFERSON STREET
SIMPSON, PA 18407

Attorney
FRANCES GRUBER, ESQ.
214 NINTH STREET
HONESDALE, PA 18431

1/22/2016 • 1/29/2016 • 2/5/2016

EXECUTRIX NOTICE

Estate of JOHN C. MILLER AKA
JOHN MILLER

Late of Sterling Township
Date of Death: December 27, 2015

Executrix
SHERYL A. KEMPINSKI
53 BORTREE RD.
MOSCOW, PA 18444

Attorney
JASON M. O'MALLEY, ESQ.
310 SPRUCE ST. - SUITE 201
SCRANTON, PA 18503

1/22/2016 • 1/29/2016 • 2/5/2016

EXECUTOR NOTICE

Estate of BETTY M. WERNER
Late of Lehigh Township

Executor
GREGORY WERNER
11 WERNER LANE
CLIFTON TWP., PA 18424

Executor
JAYNE WERNER VILLANI
4 WASHINGTON STREET
COLUMBIA, NJ 07832

Attorney
J. JOSEPH GRADY, ESQUIRE
2333 N. WASHINGTON AVENUE
SCRANTON, PA 18509

1/15/2016 • 1/22/2016 • 1/29/2016

ESTATE NOTICE

NOTICE is hereby given that Letters of Testamentary have been given in the Estate of Isabel M. Alessi a/k/a Isabel Alessi, late of the Township of Mount Pleasant, Wayne County, Pennsylvania, who died on December 19, 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 Executor, Louise Alessi Moore, and her attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

Hourigan, Kluger & Quinn, P.C.
600 Third Avenue
Kingston, PA 18704

1/15/2016 • 1/22/2016 • 1/29/2016

OTHER NOTICES

NOTICE OF FILING OF FOREIGN REGISTRATION STATEMENT

Notice is hereby given that a Foreign Registration Statement has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on November 17, 2015. The name of the corporation is Right Way Realty, LLC.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

1/29/2016

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Notice is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on December 9, 2015. The name of the corporation is RBF Properties, Inc. The corporation has been organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

1/29/2016

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Notice is hereby given that Articles of Incorporation has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on December 9, 2015. The name of the corporation is Juresich Holdings, Inc. The corporation has been organized pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

Michael P. Lehutsky, Esq.
613 Main Street
Honesdale, PA 18431
(570) 253-3800

1/29/2016

**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
FEBRUARY 10, 2016**

By virtue of a writ of Execution instituted U.S. Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series2007-KS2, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of February, 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 land referred to in this policy is situated in the State of Pennsylvania, County of Wayne, Township of Lehigh, and described as follows:

All that certain lot, parcel or piece of ground situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 9, section 12, ridge drive, as shown on Map of Pocono Springs estates on file in the recorder of deeds office at Honesdale, Pennsylvania in Plat

Book 14, Page 189

BEING KNOWN AS 45 Ridge Drive, Gouldsboro, PA 18424

PARCEL NO. 14-30-14
CONTROL NO. 051537

BEING the same premises which Federal National Mortgage Association aka Fannie Mae, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, by Deed dated January 28, 2003 and recorded February 5, 2003 in the Office of the Recorder of Deeds in and for Mercer County in Deed Book/Page OR 2161/92, granted and conveyed unto Pedro J. Davila and Miriam Davila, his wife. Pedro J. Davila a/k/a Pedro Davila departed his life on 3/9/2009.

Seized and taken in execution as property of:
MIRIAM DAVILA 45 RIDGE DR., GOULDSBORO PA 18424

Execution No. 393-Civil-2015
Amount Due: \$106,188.84 Plus additional costs

November 17, 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.

Edward J. McKee Esq.

1/15/2016 • 1/22/2016 • 1/29/2016

**SHERIFF'S SALE
FEBRUARY 10, 2016**

By virtue of a writ of Execution instituted Peoples Security Bank & Trust Company f/k/a Peoples Neighborhood 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 10th day of February, 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 situated in Clinton Township, Wayne County, Pennsylvania, bounded and described as follows:

LOT 2 – (Remaining Lands) – BEGINNING at a point in the center of Township Route 464; at

the southeast corner of lands of Doyle (R.B. 1096, Pg. 275); thence along Doyle and along the line of lands of Stoyka (R.B. 1831, Pg. 179), North 05 degrees 29 minutes 38 seconds East 1647.35 feet to an iron pin found, at the southwest corner of lands of Fobes (D.B. 202, Pg. 195); thence along Fobes, South 80 degrees 56 minutes 54 seconds East 1686.30 feet to a 1/2" rebar set, in the line of lands of Joseph Booth (R.B. 3742, Pg. 180); thence along Booth, and along line of lands of Lopatofsky (R.B. 989, Pg. 201), South 05 degrees 48 minutes 09 seconds West 1639.52 feet to a 1/2" rebar found at the northwest corner of lands of Piercy (R.B. 2971, Pg. 163) and the northeast corner of lands of Posdon (R.B. 1022, Pg. 213); thence along Posdon, North 81 degrees 11 minutes 51 seconds West 1277.01 feet to a 1/2" rebar set; thence in accordance with Agreement Stipulation filed to No. 2008 Civil 678 of the Court of Common Pleas of the Commonwealth of Pennsylvania, the following seven (7) courses and distances:

1. North 08 degrees 48 minutes 09 seconds East, 278.67 feet to a 1/2" rebar set;
2. South 85 degrees 23 minutes 56 seconds East 588.66 feet to a 1/2" rebar set;
3. North 03 degrees 52 minutes 47 seconds East 597.86 feet to a 1/2" rebar set;
4. North 84 degrees 30 minutes 22 seconds West, 690.59 feet to a 1/2" rebar set;
5. South 05 degrees 29 minutes

38 seconds West, 608.64 feet to a 1/2" rebar set;

6. South 85 degrees 23 minutes 56 seconds East 68.71 feet to a 1/2" rebar set; and

7. South 08 degrees 48 minutes 09 seconds West 275.00 feet to a point in the center of Township Route 464; thence along T.R. 464, North 81 degrees 11 minutes 51 seconds West, 350.00 feet to the point or place of BEGINNING.

As shown on a survey map titled "Lands of Goerlitz/Booths dated May 10, 2010," and recorded in Wayne County Map Book 114, Page 86.

The above premises are designated as Map #06-1-0242-0007.0001 on Tax Maps of the Township of Clinton, Wayne County, Pennsylvania, conveyed by Danielle Goerlitz, n/b/m Danielle M. Lonzinski and Scott Lonzinski, her husband, to Epsshell, LLC, by deed dated May 24, 2012, and recorded on May 29, 2012, in the Office of the Recorder of Deeds in for Wayne County, Pennsylvania, in Deed Book Volume 4390, Page 167.

SEIZED AND TAKEN in execution at suit of Peoples Security Bank and Trust Company against Epsshell, LLC. Sheriff to collect \$148,370.31, plus interest at the rate of \$18.72 per day from October 12, 2015, to date of sale and costs.

TAX MAP NO.: 06-1-0242-0007.0001-

Seized and taken in execution as property of:
Epshell, LLC 467 Main Street,
Suite 1 NEW MILFORD PA 18834

Execution No. 191-Civil-2015
Amount Due: \$148,370.31 Plus
additional costs

December 11, 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.**

Fred P. Rinaldi Esq.

1/15/2016 • 1/22/2016 • 1/29/2016

**SHERIFF'S SALE
FEBRUARY 17, 2016**

By virtue of a writ of Execution instituted Essa Bank & Trust issued out of the Court of Common Pleas of Wayne County, to me directed,

there will be exposed to Public Sale, on Wednesday the 17th day of February, 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 lot or piece of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the division line between lands of Henry Ludwig and Emmett M. Schweighofer grantors in the chain of title, at a point in the eastern right-of-way line, which is thirty (30) feet easterly from the center line of the concrete state highway road leading from Honesdale to Carbondale, thence North seven (7) degrees and thirty-four (34) minutes east, one hundred eight and four tenth (9108.4) feet along the aforementioned division line to a corner, thence South seventy-nine (79) degrees and twenty-four (24) minutes East one hundred (100) feet to a corner, thence South ten (10) degrees and four (4) minutes West one hundred thirty-nine and five-tenths (139.5) feet to a corner in the eastern right-of-way line of the aforesaid concrete state highway road, and thence North sixty-two degrees and twenty-six (26) minutes West ninety-seven (97) feet along the eastern right-of-way line of the said highway to the place of **BEGINNING**.
CONTAINING one-quarter acre,

be the same more or less.

BEING THE SAME premises which Alice M. Noble by deed dated February 8, 2007, and recorded February 12, 2007, in the Office for the Recording of Deeds of Wayne County, PA in Record Book Vol. 3235, Page 82, granted and conveyed unto John Patrick Fennell and Tammy Jean Fennell, his wife.

PARCEL NO.: 11-0-0004-0013

ADDRESS BEING: 705 West Park Street, Honesdale, PA 18431

Seized and taken in execution as property of:
John P. Fennell 2213 Willow Oak Circle, Apt. 105, VIRGINIA BEACH VA 23451
Tammy J. Fennell 2213 Willow Oak Circle, Apt. 105, VIRGINIA BEACH VA 23451

Execution No. 546-Civil-2015
Amount Due: \$101,728.48 Plus additional costs

December 11, 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.

James V. Fareri, Esq.

1/22/2016 • 1/29/2016 • 2/5/2016

**SHERIFF'S SALE
FEBRUARY 17, 2016**

By virtue of a writ of Execution instituted Peoples Security Bank and Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of February, 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 LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

FINAL MAP OF POCONO

SPRINGS ESTATES, INC.

BEING LOT NO. 40,
CHERRYWOOD DRIVE ON THE
PLOT OR PLAN OF LOTS
KNOWN AS "POCONO
SPRINGS ESTATES, INC." AS
LAID OUT FOR THE PRIOR
GRANTOR, POCONO SPRINGS
ESTATES, INC., BY R. N.
HARRISON, CIVIL ENGINEER,
HACKETTSTOWN, NEW
JERSEY, DATED MAY 1968 AND
RECORDED IN THE OFFICE
FOR RECORDING OF DEEDS
OF WAYNE COUNTY IN MAP
BOOK 13, PAGE 28.

TOGETHER WITH AND
SUBJECT TO THE EASMENTS,
COVENANTS, CONDITIONS
AND RESTRICTIONS AS ARE
OF RECORD AN/OR VISIBLE
ON THE GROUND.

BEING TAX NO.: 26-9-48

BEING KNOWN AS: 30
CHERRYWOOD ROAD,
NEWFOUNDLAND,
PENNSYLVANIA 18445.

Seized and taken in execution as
property of:
Unknown Surviving Heirs of Debra
Watson and Minnie R. Snyder,
Known Surviving Heir of Debra
Watson, 1957
Paxtonville Road MIDDLEBURG
PA 17842

Execution No. 291-Civil-2015
Amount Due: \$37,913.88 Plus
additional costs

December 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.**

Joseph F. Riga Esq.

1/22/2016 • 1/29/2016 • 2/5/2016

**SHERIFF'S SALE
FEBRUARY 17, 2016**

By virtue of a writ of Execution
instituted The Bank of New York
Mellon Trust Co., N.A. fka The
Bank of New York Trust Co., N.A.
as Successor to JPMorgan Chase
Bank, as Trustee for Residential
Asst Mortgage Products, Inc.,
Mortgage Asset-Backed Pass-
Through Certificates, Series issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public

Sale, on Wednesday the 17th day of February, 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 of parcel by land situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of Township road 345 (Wallace Road), being in the common corner of Lot 2 and Lot 3 and running thence North 40 degrees 14 minutes 14 seconds East 160.31 feet along the easterly line of Lot 2 passing a #4 reborsed of 16.79 feet to a #4 rebar; thence North 53 degrees 17 minutes 39 seconds West 76.13 feet along the northerly line of Lot 2 to #4 rebar set; thence North 50 degrees 35 minutes 38 seconds East 101.34 feet along the northerly line of Lot 2 to a #4 rebar set; thence North 38 degrees 48 minutes 37 seconds East 148.69 feet along the easterly line of Lot 2 to a #4 rebar set; thence South 48 degrees 58 minutes 61 seconds East 540.78 feet along other lands of M & O Properties to a #4 rebar set; thence South 59 degrees 52 minutes 45 seconds West 651.49 feet along other lands of M & O Properties passing a #4 rebar set at 635.34 feet to a point in the center of TJ&J; thence North 49 degrees 57 minutes 55 seconds West 45.33 feet and North 50 degrees 13

minutes 57 seconds West 251.63 feet along the center of T-3&5 to a point of beginning and Containing 4.83 acres, BEING Lot 3 to the M & Properties subdivision recorded in Map Book 83, Page 26.

Building set marks of 33 feet front and 25 feet side and required. There are drainage said in the reborsed of 10 feet in the width on all sides.

TITLE TO SAID PREMISES IS VESTED IN Michael A.

Caccavone, by Deed from Michael A. Caccavone and Jennifer A. Caccavone, dated 09/24/2003, recorded 10/14/2003 in Deed Book No. 2359, Page No. 120.

Tax Parcel: 12-0-0303-0042.0003

Premises Being: 203 Wallace Road, Lake Ariel, PA 18436-4903

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael A. Caccavone 203 Wallace Road Lake Ariel PA 18436

Execution No. 340-Civil-2014
Amount Due: \$178,639.03 Plus additional costs

December 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.

Adam H. Davis Esq.

1/22/2016 • 1/29/2016 • 2/5/2016

**SHERIFF'S SALE
FEBRUARY 17, 2016**

By virtue of a writ of Execution instituted LSF9 Master Participation Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of February, 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 lying and being in the Township of Salem, County of Wayne and State of

Pennsylvania, bounded and described as follows:

BEGINNING at the Northeastern corner of the premises now or formerly of Everett Smith, et. Ux., in the center of State Highway Route 90, leading from Newfoundland to Hamlin corners, Pennsylvania, the same being also known as the Old Belmont and Easton Turnpike; thence along lands now or formerly Raymond Lukeski ET. UX., and along a stone wall, North 82 degrees and 30 minutes west 150.25 feet to a stake in the stone wall for a corner; thence along other lands of former grantors (Everett smith, ET. UX.), South 7 degrees and 30 minutes West 144.15 feet to an iron pin for a corner; thence still along other lands of the former grantors (Everett Smith. ET. UX.), South 82 degrees and 30 minutes East 164 feet to a point for a corner in the center of the aforesaid State Highway Route 90; thence along the center of the aforesaid State Highway Route 90, North 2 degrees and 03 minutes East 144.80 feet to the point or place of beginning. The said parcel of land contains 22,648 square feet be the same more or less. The bearings are magnetic as of 1958, the said description being in accordance with a survey made by George E. Ferris, R.S., on June 30, 1958.

BEING THE SAME PREMISES which Victoria A. Smith, single, by Deed dated 10/24/08 and recorded 10/24/08 in the Office of the Recorder of Deeds in and for

Wayne County in Deed Book
Volume 3612, Page 320, granted
and conveyed unto DANIEL
KESACK.

BEING KNOWN AS: 227
EASTON TURNPIKE, LAKE
ARIEL, PA 18436

PARCEL #22-320-150

Seized and taken in execution as
property of:
Daniel Kesack 5706 Thrinax Place,
FORT PIERCE FL 34982

Execution No. 409-Civil-2014
Amount Due: \$218,530.44 Plus
additional costs

December 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.**
Harry B. Reese, Esq.

1/22/2016 • 1/29/2016 • 2/5/2016

**SHERIFF'S SALE
FEBRUARY 17, 2016**

By virtue of a writ of Execution
instituted Wells Fargo Bank,
National Association, as Trustee,
on behalf of the registered holders
of Morgan Stanley ABS Capitol I
Inc. Trust 2007-HE4, Mortgage
Pass-Through Certificates, Series
2007-HE4 issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 17th day of
February, 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 those certain pieces or parcels
of land situate, laying and being in
the Township of Lake, County of
Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows:

Beginning at a point in the center
of SR 196 (said point also being
the southeast corner of the property
herein described; thence along
other lands of Otis Swingle, north
eighty-two degrees eleven minutes
zero seconds west (N 82° 11' 00"
W), a distance of one hundred
thirty-two feet (132.00') to an iron
pipe for a corner; thence along
same south twelve degrees fifty-

two minutes ten seconds west (S 12° 52' 10" W), a distance of one hundred twenty-five and 3/100 feet (125.03') to an iron pipe for a corner in line of land of Joseph Dzwieleski; thence along land of Joseph Dzwieleski north eighty-two degrees three minutes fifty-three seconds west (N 82° 3' 53" W), a distance of one hundred sixty-seven and 91/100 feet (167.91') to an iron pipe for a corner; thence through land of Jesse Swingle north twelve degrees twenty-two minutes fifty-five seconds east (N 12° 22' 55" E), a distance of two hundred three and 92/100 feet (203.92') to an iron pipe for a corner; thence through same south seventy-nine degrees ten minutes fifty-four seconds east (S 79° 10' 54" E), a distance of one hundred twenty-five and 86/100 feet (125.86') to an iron pipe for a corner in line of other land of Otis Swingle; thence along land of Otis Swingle (Lot 6) north twelve degrees thirty-two minutes fifty-one seconds east (N 12° 32' 51" E), a distance of one hundred sixty-four and 90/100 feet (164.90') to an iron pipe for a corner in line of land of John Caprio; thence along land of John Caprio (Lot 4) south seventy-seven degrees twenty-four minutes sixteen seconds East (S 77° 24' 16" E), a distance of one hundred seventy-five feet (175.00') to a point in the center of PA Route SR 196 (passing through a steel rebar on the western right-of-way of PA SR 196 for a corner; thence along the center of PA Route SR 106 south twelve degrees forty-two minutes two seconds west (S12°

42' 02" W), a distance of two hundred twenty-three and 6/100 feet (223.06') to the point of beginning.

Said described tract containing 1.55 acres, more or less.

The above description is in accordance with a survey and map made by Stephen E. Leshner, Registered Surveyor, dated March 30, 2004 and recorded in Wayne County Recorder of Deeds Office in Map Book No. 101, at Page 85.

Title to said Premises vested in Christine Layden, an adult by Deed from Peregrine Property Group, L.L.C. dated 09/29/2006 and recorded 10/02/2006 in the Wayne County Recorder of Deeds in Book 3142, Page 245.

Being known as 1401 Easton Turnpike, Lake Ariel, PA 18436

Tax Parcel Number: 12-0-0291-0095

Seized and taken in execution as property of:
Christine Layden 1401 Easton Turnpike, LAKE ARIEL PA 18436

Execution No. 490-Civil-2014
Amount Due: \$206,063.58 Plus additional costs

December 17, 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.

1/22/2016 • 1/29/2016 • 2/5/2016

**SHERIFF'S SALE
FEBRUARY 17, 2016**

By virtue of a writ of Execution instituted Well Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on the day of at 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 #4322, Section 49, 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 in and for Wayne County, Pennsylvania, Said Lot #4322, Section 49, The Hideout, is recorded in Plat Book Volume 5 at Page 118, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania.

Tax Parcel I.D.: 12-0-0046-0013

Address: 4322 North Fairway Drive, Lake Ariel, PA 18436.

BEING the same premises which Harry Papazian and Diane Papazian, husband and wife, and Michael Margarella and Jeanette Margarella, husband and wife, by Deed dated December 9, 2011 and recorded April 3, 2012 in and for Wayne County, Pennsylvania, in Deed Book Volume 4365, Page 30, granted and conveyed unto Robert A. Gruber and Emma J. Gruber, husband and wife, as tenants by the entirety.

Seized and taken in execution as property of:
Emma J. Gruber 222 Theodore Street SCRANTON PA 18508

Execution No. 599-Civil-2014
Amount Due: \$168,504.06 Plus additional costs

December 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.

Kimberly A. Bonner Esq.

1/22/2016 • 1/29/2016 • 2/5/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

By virtue of a writ of Execution instituted NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of February, 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 situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 1933 in Section 17 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 26 and 27; May 11, 1970 in Plat Book 6, 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 96 through 104, being part of the same premises which vested in Bolse Cascade Properties, Inc., by deeds from various grantors. The said corporation changed its name to Bolse Cascade Recreation Communities (Inc.) and by merger dated April 18, 1971 the said Bolse Cascade Recreation (Inc.) merged into and with Bolse Cascade Home and Land Corporation, the surviving corporation.

Lot 1933 in Section 17 of the Hideout is more particularly shown in Plat Book 5, page 48 of the records of Wayne County, Pennsylvania, as amended and supplemented.

Parcel/Tax I.D. #: 12-0-0024-0123

Commonly known as: 1933
Grandview Drive, Lake Ariel, PA
18436

Seized and taken in execution as
property of:
Robert A. Coer, Sr. 100
Smallcombe Drive, Apt 215
SCRANTON PA 18508
Catherine F. Coer 100 Smallcombe
Drive, Apt 215 SCRANTON PA
18508

Execution No. 243-Civil-2015
Amount Due: \$73,055.59 Plus
additional costs

December 18, 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.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

By virtue of a writ of Execution
instituted NationStar Mortgage
LLC d/b/a Champion Mortgage
Company issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 24th day of
February, 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 lot, piece or
parcel of land, Situate, lying and
being in the Township of Lehigh,
County of Wayne and State of
Pennsylvania, bounded and
described as follows, to wit:
Section II, Southerly Extension.

BEING Lot #76, Pocono Drive on
the plot or plan of lots known as
"Pocono Springs estates, Inc." as
laid out for the grantor herein by
R.N. Harrison, Civil Engineers,
Hackettstown, NJ, dated 11/1/1969
and recorded in the Office of the
Recorder of Deeds of Wayne
County in Map Book 12, Page 110.

BEING known as 76 Pocono
Drive, Gouldsboro, PA 18424.

BEING Tax parcel # 14-04-120.

Seized and taken in execution as property of:
William Schmitt 115 East Main Street, EAST ISLIP NY 11730

Execution No. 308-Civil-2015
Amount Due: \$109,916.09 Plus additional costs

December 17, 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.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

By virtue of a writ of Execution instituted JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC s/b/m/ to Chase Manhattan

Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of February, 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, being and situate in the township of Damascus, county of Wayne and commonwealth of Pennsylvania, bounded and described as follows:

BEING all of lot 59 section D, in the development known as Pine Grove estates, indicated on Wayne county map book 60, at page 22.

EXCEPTING AND RESERVING a ten foot easement on the roadside of the above mentioned road right-of-way and ten foot easement on the lot side of the above mentioned roadway and a five foot easement on the side and rear property lines of each lot, said easement to be used for public utility purposes.

EXCEPTING AND RESERVING a ten foot easement on the lot side of all lots bounding on private land of this development or any lot bounding third parties private property belonging to the commonwealth of Pennsylvania.

AND further excepting the right to trim and cut any or all trees located within the above described

easement and a right to maintain all public utilities in any of the above described easements.

EXCEPTING AND RESERVING a ten foot easement on the roadside of the above mentioned road right of way and ten foot side of the above mentioned roadway and a five foot easement on the side a rear property lines of each lot, said easement to be used for utility purposes.

TITLE TO SAID PREMISES IS VESTED IN Travis Patten and Stephanie K. Patten, h/w, by Deed from Esther G. Nagy, dated 01/14/2000, recorded 01/17/2000 in Book 1608, Page 319. Stephanie K. Patten was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Stephanie K. Patten's death on or about 12/11/2007, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 07-0-0008-0059.-

Premises Being: 42 3rd Street, Beach Lake, PA 18405-4056

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Travis Patten 42 3rd Street, Beach Lake PA 18405

Execution No. 503-Civil-2015
Amount Due: \$131,402.74 Plus additional costs

December 18, 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.

Peter Wapner Esq.

1/29/2016 • 2/5/2016 • 2/12/2016

**SHERIFF'S SALE
FEBRUARY 24, 2016**

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 24th day of February, 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 situated in the Township of Salem, Wayne County, Pennsylvania, Known as Lot 688 in Section 7 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 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, pages 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110, and May 18, 1973, in Plat Book 5, pages 111 through 119 being part of the same premises which vested in Larwin Developments, Inc. by deed from Boise Cascade Home & Land Corporation, recorded October 10, 1972 in the office of the Recorder of Deeds of Wayne County, Pennsylvania, in Deed Book 286 at page 129.

BEING KNOWN AS: 688
Woodridge Drive, Lake Ariel, PA

18436

PROPERTY ID NO.: 22-0-0023-0068.-

TITLE TO SAID PREMISES IS VESTED IN Gheorge Filimon and Rodica Filimon, his wife BY DEED FROM Sherman A. Cammeyer and Ronnie Cammeyer, his wife DATED 10/06/1990 RECORDED 10/11/1990 IN DEED BOOK 528 PAGE 333.

IMPROVEMENTS THEREON:
Residential Dwelling

Seized and taken in execution as property of:
Gheorge Filimon 40 Forest Hill Road FOREST HILLS NY 11375
Rodica Filimon 40 Short Hill Road FOREST HILLS NY 11375

Execution No. 596-Civil-2010
Amount Due: \$229,751.13 Plus additional costs

December 18, 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.

Sherri J. Braunstein, Esq.

1/29/2016 • 2/5/2016 • 2/12/2016

CIVIL ACTIONS FILED

*FROM JANUARY 2, 2016 TO JANUARY 8, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2011-20589	MORGAN WILLIAM T	1/04/2016	DEFAULT JUDGMENT	1,155.80
2011-21896	DEVINE JERRY W	1/05/2016	SATISFACTION	15,339.51
2012-00279	WAYNE BANK GARNISHEE (DIS.ATTCHMT.1/5/16)	1/05/2016	DISSOLVE ATTACHMENT	—
2014-00618	BOSTON SEAFOOD DIRECT EYNON	1/08/2016	JUDGMENT/STIPULATION	4,500.00
2014-20478	ZATOR PATRICK M	1/04/2016	SATISFACTION	—
2014-20478	ZATOR SHARON L	1/04/2016	SATISFACTION	—
2014-21291	BRESSET & SANTORA LLC	1/08/2016	WRIT OF EXECUTION	—
2014-21291	HONESDALE NATIONAL BANK THE GARNISHEE	1/08/2016	WRIT OF EXECUTION	—
2015-00084	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	P 1/05/2016	JUDGMENT NON PROS	—
2015-00084	PENNSYLVANIA HOUSING FINANCE	P 1/05/2016	JUDGMENT NON PROS	—
2015-00084	HANNAH MARY A	1/05/2016	JUDGMENT NON PROS	—
2015-00084	UNKNOWN HEIRS OF MARY A HANNAH	1/05/2016	JUDGMENT NON PROS	—
2015-00276	DIME BANK	P 1/05/2016	JUDGMENT NON PROS	—
2015-00276	WEBER CHRISTOPHER C	1/05/2016	JUDGMENT NON PROS	—
2015-00276	WEBER LISA ANN	1/05/2016	JUDGMENT NON PROS	—
2015-00303	LONG MARION E	1/05/2016	JUDGMENT ON VERDICT	131,377.33
2015-00303	LONG WILLIAM	1/05/2016	JUDGMENT ON VERDICT	131,377.33
2015-21011	MOTION PHYSICAL THERAPY INC	1/08/2016	SATISFACTION	—
2015-25202	RYBAK ELIECE	1/05/2016	SATISFACTION	—
2016-00009	VANNATTA REALTY & BUILDERS INC	1/08/2016	CONFESSION OF JDGMT	19,434.12
2016-00010	VANNATTA GREGORY	1/08/2016	CONFESSION OF JDGMT	19,434.12
2016-00011	VANNATTA REALTY & BUILDERS INC	1/08/2016	CONFESSION OF JDGMT	220,335.62
2016-00012	VANNATTA GREGORY	1/08/2016	CONFESSION OF JDGMT	220,335.62
2016-00013	VANNATTA GREGORY	1/08/2016	CONFESSION OF JDGMT	156,835.28
2016-00014	VANNATTA REALTY & BUILDERS INC	1/08/2016	CONFESSION OF JDGMT	156,835.28
2016-20001	PACKER ASSOCIATES INC	1/04/2016	TAX LIEN	996.37
2016-20002	HOTEL SEAGRAVES & SEAGRAVES DEV CO INC THE	1/04/2016	TAX LIEN	972.33
2016-20003	CARTER JIMMIE L	1/04/2016	TAX LIEN	562.54
2016-20003	JIMMIE CARTER EQUIPMENT RENTAL T/A	1/04/2016	TAX LIEN	562.54
2016-20004	BRESSET & SANTORA LLC	1/04/2016	TAX LIEN	2,551.60
2016-20005	KARHEN LLC	1/04/2016	TAX LIEN	1,157.07
2016-20005	JOES KWI~ MART T/A	1/04/2016	TAX LIEN	1,157.07
2016-20006	MENA DIONICIO	1/04/2016	MUNICIPAL LIEN	539.19
2016-20007	ZOETJES JOANNE W	1/05/2016	FEDERAL TAX LIEN	50,725.85

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

2016-20008	MARSHALL CONSULTING INC A CORPORATION	1/05/2016	FEDERAL TAX LIEN	88,621.08
2016-20008	LAKE REGION COMPUTERS T/A	1/05/2016	FEDERAL TAX LIEN	88,621.08
2016-20009	MARSHALL CONSULTING INC A CORPORATION	1/05/2016	FEDERAL TAX LIEN	36,470.39
2016-20009	LAKE REGION COMPUTERS D/B/A	1/05/2016	FEDERAL TAX LIEN	36,470.39
2016-20010	CINEMA ARTS INC A CORPORATION	1/05/2016	FEDERAL TAX LIEN	132,014.33
2016-20011	DANIELS GRAZIELLA	1/07/2016	JP TRANSCRIPT	3,188.89
2016-20012	WILKINSON ROBERT	1/08/2016	JP TRANSCRIPT	7,347.91
2016-20012	WILKINSON BETTY	1/08/2016	JP TRANSCRIPT	7,347.91
2016-20013	ALLEGRETTA PIETRO	1/08/2016	JP TRANSCRIPT	3,229.50

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-0009	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2016	—
2016-0009	VANNATTA REALTY & BUILDERS INC	DEFENDANT	1/08/2016	—
2016-00010	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2016	—
2016-00010	VANNATTA GREGORY	DEFENDANT	1/08/2016	—
2016-00011	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2016	—
2016-00011	VANNATTA REALTY & BUILDERS INC	DEFENDANT	1/08/2016	—
2016-00012	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2016	—
2016-00012	VANNATTA GREGORY	DEFENDANT	1/08/2016	—
2016-00013	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2016	—
2016-00013	VANNATTA GREGORY	DEFENDANT	1/08/2016	—
2016-00014	HONESDALE NATIONAL BANK	PLAINTIFF	1/08/2016	—
2016-00014	VANNATTA REALTY & BUILDERS INC	DEFENDANT	1/08/2016	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00007	CITIBANK NA	PLAINTIFF	1/08/2016	—
2016-00007	CLAIBORNE FLORENCE E	DEFENDANT	1/08/2016	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00002	JENNINGS ROBERT F	PLAINTIFF	1/05/2016	—
	PLAINTIFF/APPELLEE			
2016-00002	HIGHHOUSE JOHN	DEFENDANT	1/05/2016	—
	DEFENDANT/APPELLANT			
2016-00002	GREENE STEVEN	DEFENDANT	1/05/2016	—
	DEFENDANT/APPELLANT			

2016-00008	BESKO OUTDOOR MEDIA PLAINTIFF/APPELLEE	PLAINTIFF	1/08/2016	—
2016-00008	BURNS COLEEN DEFENDANT/APPELLANT	DEFENDANT	1/08/2016	—
2016-00008	HOTTLES RESTAURANT DEFENDANT/APPELLANT	DEFENDANT	1/08/2016	—
2016-00020	RICHARDS LINDA	PLAINTIFF	1/08/2016	—
2016-00020	ROSSITTO ANNMARIE	DEFENDANT	1/08/2016	—

ORDER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00015	BOARD OF ARBITRATORS CHAIRMEN	PLAINTIFF	1/08/2016	—
2016-00015	CHAIRMEN BOARD OF ARBITRATORS	PLAINTIFF	1/08/2016	—
2016-00015	ARBITRATION BOARD CHAIRMEN	PLAINTIFF	1/08/2016	—
2016-00015	BARNA NICHOLAS A	PLAINTIFF	1/08/2016	—
2016-00015	HENRY RICHARD B	PLAINTIFF	1/08/2016	—
2016-00015	MEAGHER MATTHEW	PLAINTIFF	1/08/2016	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00003	2003 CHEVROLET 510 BLAZER VIN IGNDT13X93K184748	PETITIONER	1/06/2016	—
2016-00003	FRINTZILAS ANTHANASIOS	PETITIONER	1/06/2016	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00018	FRITZ CHARLES	PLAINTIFF	1/08/2016	—
2016-00018	FRITZ ELLEN	PLAINTIFF	1/08/2016	—
2016-00018	GOOD SHEPHERD WAYNE MEMORIAL INPATIENT REHABILITATION CENT	DEFENDANT	1/08/2016	—
2016-00018	GOOD SHEPHERD REHABILITATION	DEFENDANT	1/08/2016	—
2016-00018	WAYNE MEMORIAL HOME HEALTH AND HOSPICE	DEFENDANT	1/08/2016	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2016-00001	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	1/04/2016	—
2016-00001	AMERIQUEST MORTGAGE SECURITIES	PLAINTIFF	1/04/2016	—
2016-00001	BANTON ALTHERINE	DEFENDANT	1/04/2016	—
2016-00001	THOMPSON SHEILA	DEFENDANT	1/04/2016	—
2016-00001	GRAY TRACEY ANN	DEFENDANT	1/04/2016	—
2016-00001	BANTON JEFFREY	DEFENDANT	1/04/2016	—
2016-00001	BANTON DALWIN A	DEFENDANT	1/04/2016	—

2016-00004	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	1/07/2016	—
2016-00004	BARCAROLA JOHN G A/K/A	DEFENDANT	1/07/2016	—
2016-00004	BARCAROLA JOHN	DEFENDANT	1/07/2016	—
2016-00004	BARCAROLA VOCTORIA	DEFENDANT	1/07/2016	—
2016-00005	US BANK NA AS TRUSTEE OF	PLAINTIFF	1/07/2016	—
2016-00005	GMACM MORTGAGE LOAN TRUST	PLAINTIFF	1/07/2016	—
2016-00005	MARTIN PATRICK	DEFENDANT	1/07/2016	—
2016-00005	MARTIN LINDA	DEFENDANT	1/07/2016	—
2016-00006	NATIONSTAR MORTGAGE LLC	PLAINTIFF	1/07/2016	—
2016-00006	SEMPLE JILL M	DEFENDANT	1/07/2016	—
2016-00006	SEMPLE BRIAN D	DEFENDANT	1/07/2016	—
2016-00016	PEOPLES SECURITY BANK & TRUST SUCCESSOR BY MERGER WITH	PLAINTIFF	1/08/2016	—
2016-00016	PENN SECURITY BANK & TRUST CO	PLAINTIFF	1/08/2016	—
2016-00016	KNECHT JOHN D	DEFENDANT	1/08/2016	—
2016-00016	KNECHT GINA M	DEFENDANT	1/08/2016	—



MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 19, 2016 TO JANUARY 22, 2016
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Watson Vanessa L AKA	Jeff Bank	Berlin Township	
White Vanessa L AKA			35,000.00
Caccavale Christopher M	Wayne Bank	Berlin Township	
Caccavale Hollie M			20,000.00
Bryan Lena B	Wells Fargo Bank	Hawley Borough	
Bryan James A			132,554.00
Carmody Stephen M	Honesdale National Bank	Honesdale Borough	
Carmody Elizabeth V			70,000.00
Windle Eric Scott AKA	Citizens Bank Of Pa	Salem Township	
Windle Eric S Sr AKA			95,200.00
Windle Diane P			
Wilson Mitchell A	Mortgage Electronic Registration Systems	Paupack Township	
Wilson Sarah S			280,000.00
Simone Ralph	Mortgage Electronic Registration Systems	Paupack Township	
Simone Carol			349,200.00
Saul Joshua	Nebzydoski John	Mount Pleasant Township	
	Magalski Meghan L		45,000.00
Sylvestri Dylan	Navy Federal Credit Union	Salem Township	
Sylvestri Robin A			325,000.00
Begunov Nikolay V	Mortgage Electronic Registration Systems	Salem Township	
Trizna Elena			206,250.00
Sauers Scott W	Pentagon Federal Credit Union	Lake Township	
Sauers Amy L			177,640.25
Kida Grzegorz AKA	Mortgage Electronic Registration Systems	Paupack Township	
Kida Gregory AKA			335,000.00
Kida Sophia			
Dishong Roger D	Mortgage Electronic Registration Systems	Clinton Township	
Dishong Mary J			124,000.00
Cook David H Jr	Mortgage Electronic Registration Systems	Salem Township	
Cook Lisa M			156,166.00
Scarantino Salvatore T	N B T Bank	Lehigh Township	
Scarantino Karen H AKA			110,000.00
Scarantino Karen L AKA			
Reed Richard	N B T Bank	Lake Township	30,000.00

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

Dobitsch Christopher J	N B T Bank	Sterling Township	
Dobitsch Lisa M			14,000.00
Tallman Ryan T	Dime Bank	Berlin Township	
Tallman Emily A		75,000.00	
Kuchemba Anthony A Jr	Honesdale National Bank	Paupack Township	
Kuchemba Josephine A AKA			75,000.00
Reiprich Joanne AKA			
Hilltop Mansion	Wayne Bank	Berlin Township	275,000.00
Kotarba Stanley J Jr	Scranton Times Downtown Federal Credit	Honesdale Borough	
Kotarba Patricia M			70,000.00
Brando Danny Jr	Mortgage Electronic Registration Systems	Lake Township	
Brando Daniela			103,688.00
Hobbs George M	First National Bank Of Pa	Clinton Township 1	
Hobbs Ruth			94,650.00
Hunsberger Jeffrey I	First National Bank Of Pa	Clinton Township 2	163,400.00
Fret Edmond	N B T Bank	Berlin Township	
Fret Deborah T			170,000.00
Schlatter Randy	Mortgage Electronic Registration Systems	Dreher Township	
Tallada Jennifer			174,075.00
Lombardi John	Gorskey Richard P Gorskey Gayle P	Salem Township	15,000.00
Hedge James P	Wells Fargo Bank	Salem Township	
Hedge Suzanne Lane			85,000.00
Grossman Cinde J	First National Community Bank	Cherry Ridge Township	75,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Roselli Vito W	Lam Lui Foo	Salem Township	
Roselli Carmella M	Lam Lup Mun		Lot 1754
Spewak David C	Spewak David C Kramer Elizabeth J	Clinton Township 1	
Traversa Maria L	Traversa Maria L	Manchester Township	
Heick Aaron			Lot 1
Traversa Leonard D			
Beschner Wayne	Schloss Barry Schloss Vivian	Lake Township	Lot 4046
P A R Building Systems Inc	Caccavale Christopher M Caccavale Hollie M	Berlin Township	
Pardine Marilyn T	Bryan James A Bryan Lena B	Hawley Borough	
Antonucci Charmaine	Kida Grzegorz Kida Sofia Zeglen Zeglenkida Sofia	Paupack Township	
Payne John B III	John B Payne III Trust	Paupack Township	Lot 6A

Kriso Stephen A	Kriso Stephen A	Paupack Township	
Kriso Elisie AKA	Kriso Elsie		Lot 403
Kriso Elsie AKA			
Tiger Peter M	Tiger Peter M Tr	South Canaan Township	
Tiger Barbara A	Tiger Barbara A Tr Barbara A Tiger Irrevocable Living Trust Peter M Tiger Irrevocable Living Trust		
Valanda Edward C	Valanda Edward C	Lehigh Township	
Valanda Christine M			
Rizzi Michael J By Sheriff	U S Bank Tr	Palmyra Township	
Rizzi Terri Leigh By Sheriff			Lot 14
Brodowsky Pamela By Sheriff	Bank Of New York Mellon Tr	Sterling Township	Lot 1
Roeck Robert W	Simone Ralph	Paupack Township	
Roeck Pamela A	Simone Carol		
Nebzydoski John	Saul Joshua	Mount Pleasant Township	
Magalski Meghan L			
Hartnett Frank L	Sylvestri Dylan A Sylvestri Robin A	Salem Township	
Ikeda Nobuharu	Begunov Nikolay V	Salem Township	
Ikeda Mie	Trizna Elena		Lot 2
Jenkins Thomas	Jenkins Thomas	Clinton Township 1	
Jenkins Kurt	Jenkins Kurt		
Garvey Joseph L	Cook David	Salem Township	
Garvey Rodinah Mae Johnson	Cook Lisa M		
Torre Audry Adm	Deutsche Bank National Trust Company Tr	Lake Township	
Carr Janet Est			Lot 3749
Anolfo Dana Adm			
Carr Jane T Est			
Hollister Alvin W Exr	Hollister Brett	Salem Township	
Hollister Winifred M Est			
Grossman Edward R	Wayne Memorial Health Foundation Inc	Honesdale Borough	
Grossman Amy C			
Defilippo Karen	Belcher Robert C	Lake Township	Lot 4256
Bailey John F	Renehan Steven J	Manchester Township	
Bailey Rita A	Renehan Deirdre D		
Gammerdinger Gale Exr	Gammerdinger William	Texas Township 1 & 2	
Gammerdinger Florence Est	Gammerdinger Gale Mill David		
Lacny Olga Exr	Svobodova Simona	Berlin Township	
Svoboda Stanislav V Est	Svobodova Sylvia		
Svobodova Simona	Lacny Olga	Berlin Township	
Svobodova Sylvia			
Moyer Eunice M Exr	Moyer Eunice M	Paupack Township	
Schaffer June S Exr	Schaffer June S		Lots 7 & 8
Fassman Beatrice M Est			
Belcher Michael C	Brando Danny Jr	Lake Township	
Belcher Janice M	Brando Daniela		Lot 1217
U S Bank National Association			
Tr By Af	Hayes Cynthia Lynn	Hawley Borough	
Wells Fargo Bank Af	Worthington Alan Carson III		

Tallman Ryan T	Fret Edmond	Berlin Township	
Tallman Emily A	Fret Deborah T		Lot 1
Deutsche Bank National Trust Company Tr	Murphy Colleen	Clinton Township 2	
Ocwen Loan Servicing L L C			Lot 11
U S Bank National Association Tr By Af	Pontosky Corey	Salem Township	
Ocwen Loan Servicing Af			
Walter Scott C	Sullivan Kevin	Dreher Township	Lot 230
Gorskey Richard P	Lombardi John	Salem Township	
Gorskey Gayle P			Lot 12
Szieber Mary	Szieber Mary	Damascus Township	
Cusack James P	Cusack James P Tr	Salem Township	
	James P Cusack Revocable Living Trust		Lot 139
Root Creek Associates Inc	Rudloff Frederick	Berlin Township	
	Rudloff Robert L		
Meagh Matthew T	Lindenbaum Barry J	Salem Township	
Catapano Marie F	Lindenbaum Catherine Marie		Lot 440
Meagh Marie F			
Susquehanna Conference United Methodist	Rileyville Community Association	Lebanon Township	
Smith Donna May	Smith Paul E Tr	Texas Township 1 & 2	
	Smith Rachel V Tr		Lot 22
	Smith Revocable Trust		
Wayne County Tax Claim Bureau	Nationwide Capital Group L L C	Mount Pleasant Township	
Garcia Nilsa I			
Huertas Lydia E			
Cruz Jose			
Nationwide Capital Group	Santini Michael I	Mount Pleasant Township	
	Santini Lydia E		
Render Therese	Garfield Philip W	Honesdale Borough	
	Render Therese		
Garfield Phil W AKA	Garfield Philip W	Damascus Township	
Garfield Philip W AKA	Render Therese		Lot 8
Garfield Phil AKA	Garfield Philip W	Damascus Township	
Garfield Philip W AKA	Render Therese		Lots 9 & 10
Pignatello Susan	Pignatello Susan	Salem Township	
Wangberg Dorothy			Lot 601

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