

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



February 3, 2017  
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Honesdale, PA



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### Court of Common Pleas 22nd Judicial District:

The Hon. Raymond L. Hamill  
*President Judge*

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

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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

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**[baileyd@ptd.net](mailto:baileyd@ptd.net)**

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

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Mailed Copy	\$100
Emailed Copy	Free

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

### WAYNE COUNTY OFFICIALS

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

Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

#### *Magisterial District Judges*

Bonnie L. Carney  
Ronald J. Edwards  
Linus H. Myers

#### *Court Administrator*

Nicole Hendrix, Esq.

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward “Ned” Sandercock

#### *Chief Public Defender*

Steven Burlein, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Joe Adams

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Deborah Bates

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

# *Raising the Bar*



***Wayne County Bar Association***  
*922 Church Street, 2<sup>nd</sup> Floor*  
*Honesdale, Pa 18431*

*Are you in need of clothing for that job interview?*  
*Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

***Raising the Bar*** is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

**ACCEPTING DONATIONS NOW!**

For Information call the Wayne County Bar Association: (570) 253-0556 or go to  
[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

**COURT CALENDAR**

---

**Monday, February 06, 2017**

**Time** 9:00 AM  
**Subject** Arbitrations  
**Location** Nick/Matt  
Matt/Brown/Nardozzi  
Richards v. AAI, Inc; Affordable Home; Gerard Tambasco 267-2016-CV  
Prose/ Bugaj & Rydzewski  
Portfolio v. Richard 301-2016-CV Polas/ Bugaj  
Jones Electric v. Wallingford Builders 362-2016-CV Magnotta / Pro Se  
  
Barna/Lehutsky/Fischer  
  
Cavalry v. Turner 336-2011  
Bank of America v. Vallone 200-2016-CV Miller/Farrell

---

**Time** 10:00 AM  
**Subject** Depositions  
3rd Floor Court Room  
Rich Henry

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**Time** 1:00 PM  
**Subject** In re: T. Z. 35-2016-JV  
Delinquency & Disposition  
DA/Zimmerman

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**Tuesday, February 07, 2017**

**Time** 9:00 AM  
**Subject** Motions Court

---

**Time** 9:30 AM  
**Subject** Mortgage Foreclosure  
Wells Fargo Bank v. Urban 704-2015 Dessoye/Masciocchi  
The Dime bank v. Tallman 363-2016-CV Shoemaker/Pro Se  
Nationstar Mortgage v. Trego 366-2016-CV Solarz/Nardozzi  
Federal National Mortgage v. Barton 407-2016-CV Rosenstiel/Breidenbach  
Nationstar Mortgage v. Loisele 139-2016 Wolf/Jennings  
Citimortgage v. Fichtner 70-2016-CV Dessoye/Treat

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**Time** 10:00 AM  
**Subject** In Re: D.U. 20-2016-Adoption  
Adoption  
Pro Se

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**Time** 10:00 AM  
**Subject** Non Supports

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**Time** 10:30 AM  
**Subject** In Re: Brinkworth 551-2016 CV  
 Name Change  
 Pro Se

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**Time** 11:00 AM  
**Subject** In Re: Estate of Mazzella 1-2017-OCD  
 Settlement of Small Estate  
 Dawson (Pro Se)

---

**Time** 11:30 AM  
**Subject** Bouselli v. Selman 638-2002-DR  
 Hearing on Willfulness  
 Bugaj/Campbell

---

**Time** 1:00 PM  
**Subject** Dependency Court  
 1:30 L.W 32-2016 & C.K 33-2016 (Perm Review) Master  
 Anderson/Collins/Ellis/Wilson  
 2:00 T.G. 7-2016 (Perm Review) Master Campbell/Anderson/Ellis/Wilson  
 2:30 J.D. 30-2016 (Perm Review) Judge Farley/Ellis/Howell/Wilson/  
 3:00A.C. 27-2016 (Perm Review) Rechner/Collins/Ellis/Brown√ (Judge)  
 3:30 (Perm Review) A.A. Judge 2-2014-DP  
 Anderson/Henry/Rechner/Lehutsky/Ellis

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**Wednesday, February 08, 2017**

**Time** 9:00 AM  
**Subject** Central Court 3rd Floor Courtroom

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**Time** 9:00 AM  
**Subject** Nationstar Mortgage v Trego 366-2016-cv  
 POs  
 Salarz / Nardozzi

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**Time** 10:00 AM  
**Subject** Sterling Shores v. Good 627-2015-CV  
 Motion to Strike Amended Complaint in Confession of Judgement  
 Fischer/Lehutsky √

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**Time** 10:30 AM  
**Subject** Penn Dot Matters  
 In Re: Title For 2002 Ford and 1996 Loadrite Trailer 565-2016-CV  
 In Re: 2008 Chevy Express 584-2016-CV  
 IN Re: 2007 Ford 550 532-2016-CV Howell/Kopacz  
 Jesse Weller v. Penn Dot 616-2016-CV√ Kopacz/  
 2003 Honda Civic 13-2017-CV

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**Time** 11:30 AM  
**Subject** In Re: S.S. 12-2015-ocd  
Rule to Dismiss for Lack of Prosecution  
Campolieto/Brown

**Thursday, February 09, 2017**

**Time** 9:00 AM  
**Subject** Motions Court

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**Time** 9:30 AM - 11:30 AM  
**Subject** Commonwealth Matters  
333-2016 Hart, Timothy Martin  
340-2016 Wells, Chelsea Ellis  
360&361-2016 Irwin, Brandon Ellis  
213-2016 Peck, Aimee Ellis  
327-2016 Bonham, Michele Bugaj  
375 & 376-2016 Novak, Scott Farrell  
285-2016 Compton, Russell Ellis  
348-2016 Hinchman, Ashlee Burlein  
374-2016 Casal, Amy Farrell  
354-2016 McKeeby, Connie Farrell ✓  
Rule Returnable  
583, 582 & 500-2008 Shaffer, Kenneth Burlein

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**Time** 1:30 PM  
**Subject** Commonwealth Matters  
ARD Revocation  
175-2015 Hines, Dennis Burlein  
153-2015 Kimes, Crystal Burlein

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**Friday, February 10, 2017**

**Time** 9:00 AM  
**Subject** PFA  
Swingle v. Cilino 384-2016-DR

---

**Time** 10:00 AM  
**Subject** Flores v Hicks Hilbert Trucking - Depositions  
Third Floor Jury Room  
Attorney William Courtright  
Steven Horn 610-276-4917

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**Time** 11:00 AM  
**Subject** Re: Janet Lepro  
69-15-OCD  
Jennings/McAndrew

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**CUSTODY CALENDAR**

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**Monday, February 06, 2017**

**Time** 9:15 AM  
**Subject** Weller v Winkler 370-11-DR  
Conference/Hearing  
Wilson  
Farrell  
Weed

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**Time** 1:15 PM  
**Subject** Holmes v. Aleckna 511-2016-DR  
Custody Conference (Wilson)  
Nardozzi/Aleckna

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**Time** 2:15 PM  
**Subject** Paul v. Paul 22-2017-DR  
Custody Conference (Wilson)  
Ellis

**Tuesday, February 07, 2017**

**Time** 9:15 AM - 12:15 PM  
**Subject** Howell v. Lamberton/Corrern 520-2015-DR  
Custody Conference/Hearing THIRD FLOOR

**Wednesday, February 08, 2017**

**Time** 9:15 AM  
**Subject** Kellam v. Comboreri 287-2016-DR  
Custody Hearing/Special Relief (Schloesser)  
Devita/Gaughan

**Thursday, February 09, 2017**

**Time** 9:15 AM  
**Subject** Johnson v. Crown  
Custody Conference (Schloesser)  
Nardozzi/



**Friday, February 10, 2017**

**Time** 9:15 AM  
**Subject** Thomas v. Thomas 25-2017-DR  
 Custody Conference (Schloesser)  
 Bugaj/Pro Se

**Time** 10:15 AM  
**Subject** Stevens v. Stevens 70-2012-DR  
 Divorce Conference (Wilson)  
 Silverblatt/Henry

**Time** 11:15 AM  
**Subject** Reed Sr. v. Reed 605-2016-DR  
 Custody Conference (Schloesser)  
 Ellis/Nardozzi

**Time** 1:15 PM  
**Subject** Kaisen v. Kaisen 617-2016-DR  
 Custody Conference (Wilson)  
 Farley/Gaughan



**WAYNE COUNTY LEGAL JOURNAL**  
*Official Publication of the Wayne County Bar Association*

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**CRIMINAL CASES**

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*January 26, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**CHRISTINA MARIE MCKEEBY**, age 25 of Hawley, PA was placed on probation for a period of 12 months, for one count of Retail Theft, a Misdemeanor of the 1st Degree. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$200.00, pay restitution in the amount of \$244.96, refrain from contact with the co-defendant, obtain employment within 30 days of sentence, and perform 50 hours of community service within 3 months. The incident occurred on September 3, 2015, in Texas Township, PA.

**NEIL C. JOHN**, age 30 of Buffalo, NY was sentenced to the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count of Possession of Marijuana, an ungraded Misdemeanor and one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$250.00, undergo a drug and alcohol evaluation, and obtain employment within 30 days of parole. The incident occurred on March 6, 2016, in Lehigh Township, PA.

**MICHAEL PERSUAD ARJUNE**, age 24 of Tobyhanna, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 15 days, followed immediately by 2 years, less 15 days in the Intermediate Punishment Program for one count of Possession of a Controlled Substance with Intent to Deliver-Marijuana, an ungraded Felony. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$2,500.00, be placed on GPS Electronic Monitoring for a period of 105 days, comply with all recommendations of his drug and alcohol assessment, perform 100 hours of community service, maintain employment while on supervision, and submit to the drawing of a DNA sample, and pay \$250.00 for the cost. The incident occurred on January 1, 2016 in Lehigh Township, PA.

**KAYLA HEATER**, age 30 of Honesdale, PA was placed on probation for a period of 24 months for one count of Endangering Welfare of Children, a Misdemeanor of the 1st Degree. She was also ordered to pay the cost of prosecution, pay a fine in the amount of \$200.00, continue with drug and alcohol treatment, continue with mental health services, and comply with all recommendations for Wayne County Children & Youth Services. The incident occurred on March 2, 2016, in Honesdale Borough, PA.

**RICHARD BLACK**, age 24 of Flemington, NJ was sentenced to the Wayne County Correctional Facility for a period of not less than 2 days nor more than 6 months for one count of DUI, an ungraded Misdemeanor. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$500.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol

Highway Safety Program. The incident occurred on May 28, 2016, in Salem Township, PA. His BAC was .126%.

**JACK WALKER**, age 40 of Honesdale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 90 days, followed immediately by 60 months, less 90 days in the Intermediate Punishment Program for one count of Accident Involving Damage to Attended Vehicle/Property, a Misdemeanor of the 3rd Degree, one count of DUI, a Misdemeanor of the 1st Degree, and one count of Driving While Operating Privilege Suspended/Revoked, a Summary offense. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$1,800.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the Scram Program for a period of 6 months, participate in and cooperate with the drug and alcohol addiction treatment, complete the Alcohol Highway Safety Program, and while under supervision shall attend a minimum of 2 AA/NA meetings per week. The incident occurred on May 26, 2016, in Honesdale Borough, PA. His BAC was .176%.

**DANIEL WILSON**, age 31 of Chicopee , MA 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 Privilege Suspended/Revoked, a Summary Offense. He was also ordered to pay the cost of prosecution, pay a fine in the amount of \$1,500.00, participate in and cooperate with the drug and alcohol addiction treatment, and complete the Alcohol Highway Safety Program. The incident occurred on November 27, 2015, in Honesdale Borough, PA. He refused a BAC.

**STEVEN JOHNSON** age 28 of Carbondale 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 operators privilege suspended for a period of 60 days. The incident occurred on August 19, 2016, in Texas Township, PA. His BAC was .268%

**PAUL GREGORSKI II**, age 34 of Lake Ariel, 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. The incident occurred on October 15, 2016, in Salem Township, PA. His BAC was .134%

**WILLIAM GAUL**, age 75 of Madison Township, 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 10 hours of community service and have his operators privilege suspended for a period of 60 days. The incident occurred on September 4, 2016, in Salem Township, PA. His BAC was .08% including controlled substances.

**LEGAL NOTICES**

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

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**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.*

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**EXECUTRIX NOTICE**

Estate of Roy G. Hunter AKA Roy Hunter  
Late of Waymart Borough  
EXECUTRIX  
Mary M. Hunter  
411 South Street  
Waymart , PA 18472  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**2/3/2017 • 2/10/2017 • 2/17/2017**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Rebecca Murray, Executrix of the Estate of Dorothy Hyser, late of Honesdale, Wayne County, Pennsylvania who died on January 15, 2017. 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, Rebecca Murray c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**2/3/2017 • 2/10/2017 • 2/17/2017**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Gladys Gibbons, Executrix of the Estate of Shirley L. Anke, late of Hawley, Wayne County, Pennsylvania who died on May 4, 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, Gladys Gibbons c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**2/3/2017 • 2/10/2017 • 2/17/2017**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Gladys Gibbons, Executrix of the Estate of Anthony Leroy Gibbons, late of Hawley, Wayne County, Pennsylvania who died on 12/16/16. 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,

Gladys Gibbons c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**2/3/2017 • 2/10/2017 • 2/17/2017**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Taylor Marie Lagos Schlegel, Executrix of the Estate of Guillero Lagos, late of Paupack, Wayne County, Pennsylvania who died on 1/4/17. 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, Taylor Marie Lagos c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**2/3/2017 • 2/10/2017 • 2/17/2017**

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**ESTATE NOTICE**

Estate of Susie M. Carney, late of Honesdale, Wayne County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Victoria Durst, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

**2/3/2017 • 2/10/2017 • 2/17/2017**

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**ESTATE NOTICE**

Estate of Stanley Grabek, late of Honesdale Borough, Wayne County, PA. Any person or persons having claim against or indebted to estate present same to Executor: Valentine Grabek  
921 Court St.,  
Honesdale, PA 18431

**1/27/2017 • 2/3/2017 • 2/10/2017**

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**EXECUTOR NOTICE**

Estate of James I. Broughton  
Late of Palmyra Township, Wayne County  
EXECUTOR  
Kenneth S. Broughton  
3382 Spruce Cabin Rd.  
Cresco, PA 18326  
ATTORNEY  
John F. Spall  
2573 Route 6  
Hawley, PA 18428

**1/27/2017 • 2/3/2017 • 2/10/2017**

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**ADMINISTRATRIX NOTICE**

Estate of Robert J Peck  
Late of Berlin Township  
ADMINISTRATRIX  
Carolyn Curreni  
17 2nd St.  
Beach Lake, PA 18405  
ATTORNEY  
John F. Spall  
2573 Route 6  
Hawley, PA 18428

**1/27/2017 • 2/3/2017 • 2/10/2017**

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Charles R. Weniger, Executor of the Estate of Ruth S. Weniger, late of Bethany, Wayne County, Pennsylvania who died on December 30, 2016. 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, Charles R. Weniger c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**1/20/2017 • 1/27/2017 • 2/3/2017**

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**ESTATE NOTICE**

Estate of Vaudine Mary Lyon, deceased of Paupack Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Thomas J. Lyon, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Lakeville, PA 18438

**1/20/2017 • 1/27/2017 • 2/3/2017**

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**ESTATE NOTICE**

In Re: Estate of Irene Chamak Late of Lake Ariel, (died July 7, 2016) Notice is hereby given that Letters Testamentary on the above Estate have been granted on

December 1, 2016 to Carol Sudano and Debra Saffer Taylor. All persons indebted to the said Estate are required to make payments and those having claims to present the same without delay to the Executrix named above or to Robert J. Murphy, Esq., 208 Chestnut Street, Dunmore, Pennsylvania, 18512,

Robert J. Murphy, Esq.  
Attorney for the Estate

**1/20/2017 • 1/27/2017 • 2/3/2017**

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**OTHER NOTICES**

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**CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN that a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 9th day of January, 2017, for the purpose of obtaining a Certificate of Organization for a limited liability company to be organized under the Limited Liability Company Act of the Commonwealth of Pennsylvania of 1994.

The name of the limited liability company is KRAJMER ENTERPRISES LLC.

The purpose for which it is to be or has been organized is: Real estate holdings and any and all lawful acts for which limited

liability companies may be organized under the Pennsylvania Limited Liability Company Act, 15 Pa. C.S.A. Section 8901 et seq, as amended.

Richard B. Henry, Esquire  
1105 Court Street  
Honesdale, PA 18431

2/3/2017

---

**PETITION FOR  
NAME CHANGE**

NOTICE IS HEREBY GIVEN that on January 23, 2017, a petition was filed in the Wayne County Court of Common Pleas, requesting an order to change the name of Kelly Sanocki to Kelly Otto.

The court has fixed Monday, March 6th, at 11:30am in courtroom 2, Wayne County Courthouse, Honesdale PA as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

2/3/2017

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**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

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**SHERIFF'S SALE  
FEBRUARY 15, 2017**

By virtue of a writ of Execution instituted Deutsche Bank National Trust Company, as Trustee for CDC Mortgage Capital Trust 2002-He1, Mortgage Paas-Through Certificates, Series 2002-He1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 2017 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, parcel or piece of ground situate in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 33, Bear Drive, Section Number 2 Southern Area, on a plot or plan of lots known as, 'Pocono Springs Estates, Inc.' as laid out by R.N. Harrison, Civil Engineer, Hackettstown, NJ, dated May 1968 and recorded in the Office of the Recorder of Deeds Office in Honesdale, Pennsylvania, in Plot Book 10 page 54 and Plot Book 13 page 28.

BEING THE SAME premises which Daniel J. Sullivan, by indenture and intended to be recorded at Honesdale, Pennsylvania, in the Office for the Recording of Deeds, in and for the County of Wayne, granting and conveying unto Rudolph L. Bolling, in fee.

TITLE TO SAID PREMISES IS VESTED IN by Deed from Daniel J. Sullivan to Rudolph L. Bolling dated September 5, 2001, Recorded September 12, 2001 in Bk Number 1847 and Page 254.

Tax Parcel: 26-0-0002-0239

Premises Being: 33 Bear Drive, Newfoundland, PA 18445-2006

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Rudolph L. Bolling 33 Bear Drive, Pocono Springs, Newfoundland PA 18445

Execution No. 194-Civil-2016  
Amount Due: \$66,329.09 Plus additional costs

November 15, 2016  
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.

Vishal J. Dobarra Esq.

1/20/2017 • 1/27/2017 • 2/3/2017

**SHERIFF'S SALE  
FEBRUARY 15, 2017**

By virtue of a writ of Execution instituted U.S. Bank, N.A., as Trustee of the Security National Mortgage Loan Trust 2006-2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 2017 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 located in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:



PARCEL I: BEGINNING at a point or corner, located in the centerline of Pennsylvania Legislative Route No. 63029, over the center of a stream, on the center of a concrete bridge spanning said stream, said point or corner being located, South 50 degrees, 09 minutes, 49 seconds West, 44.18 feet from the intersection or centerline of the aforesaid Pennsylvania Legislative Route No. 63029 with Township Route No. 566; thence, along the centerline of the aforesaid Pennsylvania Legislative Route No. 63029, the following: South 53 degrees 31 minutes 44 seconds West 47.58 feet, South 55 degrees, 52 minutes, 21 seconds West 44.82 feet, South 59 degrees, 15 minutes, 22 seconds West 40.69 feet, South 61 degrees, 39 minutes, 21 seconds West 62.61 feet and South 64 degrees 01 minutes, 11 seconds West 31.80 feet to a point or corner; thence, departing from said roadway and through the Fifth Parcel: of lands of William E. and Ellen B. Dennis the following: North 33 degrees, 12 minutes, 13 seconds West 219.50 feet to an iron pin corner set, North 23 degrees, 43 minutes 55 seconds West 71.76 feet to a point or corner and North 65 degrees, 59 minutes 58 seconds East 108.92 feet to a point or corner, located in the center of the aforementioned stream; thence along the center of the same, the following: South 52 degrees, 17 minutes, 10 seconds East 17.03 feet, South 56 degrees, 11 minutes, 14 seconds East 242.45 feet and South 43 degrees, 18 minutes, 46

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The Wayne County Community Foundation has twenty five years of experience helping create a lasting tribute to a deceased loved one. We define "legacy" as options aligned with you and your loved one's values. These values may include the ongoing support of a church, favorite non profit organization, educational scholarship or any variety of "causes." Our funds support cultural endeavors, the environment, and humanitarian concerns. Donors can be assured that their gifts will endure to benefit future generations.

We look forward to helping you start a fund that will preserve your family member's "legacy" for many, many years. Call us at 570-499-4299.

seconds East 41.82 feet to the point of BEGINNING.

CONTAINING, within bounds, 1.157 acres of land, inclusive of that area occupied by water and road and utilities right of way.

PARCEL II: BEGINNING at a point or corner, located in the centerline of Pennsylvania Legislative Route No. 63029, over the center of a stream, on the center of a concrete bridge spanning said stream, said point or corner being common corner of PARCEL 1: herein previously described; thence, departing from said roadway, along line of lands of PARCEL I: herein previously described, along the center of the

aforsaid stream, the following:  
North 43 degrees, 18 minutes, 46 seconds West 41.82 feet, North 56 degrees, 11 minutes, 14 seconds West 242.45 feet and North 52 degrees, 17 minutes, 10 seconds west 17.03 feet to a point or corner; thence departing from said stream and continuing along line of lands of PARCEL I: herein previously described, South 65 degrees, 59 minutes, 58 seconds West 108.92 feet to a point or corner; thence, through the Fifth Parcel: of lands of William E. and Ellen B. Dennis, the following:  
North 23 degrees 43 minutes, 55 seconds West 83.46 feet to an iron pin corner set, North 33 degrees, 23 minutes, 20 seconds West 125.30 feet to an iron pin corner set North 27 degrees, 13 minutes, 09 seconds East 264.47 feet, crossing the aforesaid stream, to the centerline of Township Route No. 566; thence along the centerline of the same, the following: South 31 degrees, 51 minutes, 17 seconds East 147.87 feet, South 31 degrees, 05 minutes, 55 seconds East 194.17 feet, South 33 degrees, 08 minutes, 41 seconds East 31.83 feet, South 37 degrees, 24 minutes, 03 seconds East 32.30 feet, South 39 degrees East 134.86 feet to a point or corner, located at the intersection of centerlines of said Township Route No. 566 with the aforesaid Pennsylvania Legislative Route No. 63029; thence along the centerline of said Pennsylvania Legislative Route 63029, South 50 degrees, 09 minutes, 49 seconds West 44.18 feet to the place of BEGINNING.

CONTAINING, within bounds, 1.998 acres of land, inclusive of that area occupied by water and road and utilities right of way.

EXCEPTING AND RESERVING to Kenneth Smith and Joan Smith, his wife, their rights to use and pay for water from the lands of Dennis as per the Agreement recorded in Wayne County Deed Book 397 at page 284 and recorded on October 18, 1982.

Fee Simple Title Vested in Lori A. DeCristofaro by deed from Kirby L. Kline, dated August 18, 2003, recorded July 22, 2004, in the Wayne County Recorder of Deeds Office in Deed Book Volume 2548, Page 92 and Instrument Number 200400008229.

Seized and taken in execution as property of:  
Kirby L. Kline 2001 N. 2nd Street  
HARRISBURG PA 17102  
Lori A. DeCristofaro 52 Lenox  
Court, Apt. 52 PISCATAWAY NJ  
08854  
The Unknown Heirs, Executors,  
Administrators and Devises of the  
Estate of Jean F. Kline, Deceased  
181 Calkins Road HONESDALE  
PA 18431

Execution No. 305-Civil-2016  
Amount Due: \$52,399.22 Plus  
additional costs

November 21, 2016  
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.

Jessica N. Manis Esq.

1/20/2017 • 1/27/2017 • 2/3/2017

**SHERIFF'S SALE  
FEBRUARY 22, 2017**

By virtue of a writ of Execution instituted Deutsche Bank Nat'l. Trust Co., as Trustee for Ameritrust Mtg. Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of February, 2017 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND STATE OF PANNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 139, SECTION 3, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971 BY VEP & CO, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HERWITH AS IF ATTACHED HERETO.

BEING KNOWN AS: 12 Sundew Road, Lake Ariel, PA 18436

PROPERTY ID NO.: 19-0-0030-0238

TITLE TO SAID PREMISES IS VESTED IN Dalwin A. Banton and Altherine Banton, His Wife, as tenants by the entireties BY DEED FROM Advanced Marketing Systems, Inc., a Pennsylvania Corporation DATED 01/05/1990 RECORDED 01/12/1990 IN DEED BOOK 0518 PAGE 0655.

Seized and taken in execution as property of:  
Altherine Banton, Indv. And as a Known Heir of Dalwin A. Banton  
12 Sundew Road LAKE ARIEL

PA 18436

Unknown Heirs, Successors,  
Assigns and All persons, Firms or  
Associatons claiming right, title or  
interest from or  
under Dalwin A. Banton 12  
Sundew Road LAKE ARIEL PA  
18436  
Shelia Thompson, Known Heir of  
Dalwin A. Brown 12 Sundew Road  
LAKE ARIEL PA 18436

Execution No. 138-Civil-2016  
Amount Due: \$135,669.62 Plus  
additional costs

November 29, 2016  
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.**

Morris Scott Esq.

**1/27/2017 • 2/3/2017 • 2/10/2017**

**SHERIFF'S SALE  
FEBRUARY 22, 2017**

By virtue of a writ of Execution  
instituted JPMorgan Chase Bank,  
N.A. issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 22nd day of  
February, 2017 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 Salem,  
County of Wayne and  
Commonwealth of Pennsylvania,  
Bounded And Described As  
Follows;

BEGINNING At A Point In The  
Center of State Road Route 348,  
Said Point Being The Southwestern  
Corner of The Parcel Herein  
Described; Thence North 14  
Degrees 54 Minutes East 54.25  
Feet To An Iron Pipe In The  
Eastern Boundary of A Private  
Road; Thence Along Said Private  
Road North 47 Degrees 03 Minutes  
East 163.3 Feet To An Iron Pipe  
For A Corner, Being The Common  
Corner of Lots 2 And 3; Thence  
Along The Common Boundary of  
Lots 2 And 3 South 50 Degrees 49  
Minutes East 252.45 Feet To An  
Iron Pipe; Thence Along The  
Common Boundary of Lots 3 And  
4, South 46 Degrees 55 Minutes  
West 190.6 Feet Through An Iron  
Pipe Located On The Northern

Boundary of State Road Route 348 To A Point For A Corner In The Center of State Road Route 348; Thence Along The Center Of State Road Route 348 South 54 Degrees 20 Minutes East 115.0 Feet To A Point; Thence Continuing Along The Center of The Said State Road Route 348 South 58 Degrees 34 Minutes East 113.1 Feet To The Point And Place of Beginning. Containing 1.12 Acres Be the Same More or Less.

BEING Lot No. 3 On A Map of Cathy Valley, Lands of Robert P Vonderhey, Salem Township, Wayne County, Pennsylvania, By George E. Ferris, R.S., And Recorded In Wayne County Map Book 31, At Page 117;

TAX PARCEL #22-0-0045-0012

BEING KNOWN AS: 6 Cathy Valley Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Sharon A. Roedel 6 Cathy Valley Lane LAKE ARIEL PA 18436  
Bernard J. Roedel, Jr. 6 Cathy Valley Lane LAKE ARIEL PA 18436

Execution No. 199-Civil-2016  
Amount Due: \$132,763.10 Plus additional costs

November 23, 2016  
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.

Rebecca A. Solarz, Esq.

1/27/2017 • 2/3/2017 • 2/10/2017

**SHERIFF'S SALE  
FEBRUARY 22, 2017**

By virtue of a writ of Execution instituted Village Capital & Investment, 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 22nd day of February, 2017 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 situated in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the edge of Wood Street, this point also being the southeastern corner of Curyk (DB 500 Page 214).

Thence along the end of said Wood Street, S 19 degrees, 44 minutes, 48 seconds W. 75.00 feet to a corner on the edge of this street, this point also being on the eastern line of said Brundage and along the northern line of Tax Parcel 54, N 70 degrees, 15 minutes, 12 seconds w - 100.00 feet to a point on the eastern line of Brundage (DB 512, Page 409); Tax Parcel 54.2.

Thence continuing thru the lands of said Brundage, and then along the eastern line of Clark (DB 352, Page 1003), N 19 degrees, 44 minutes, 48 seconds E - 75.00 feet to the place of beginning.

Containing 7500 square feet as surveyed by M.R. Zimmer & Associates, Honesdale, Pennsylvania.

For an approved map showing the above described premises see Wayne County Map Book 70 at Page 93.

Title to said Premises vested in Allan Schmidt and Joyce M. Cooper by Deed from Allan Schmidt dated June 21, 2012 and recorded on June 29, 2012 in the Wayne County Recorder of Deeds in Book 4405, Page 21 as Instrument No. 201200004720.

Being known as: 11 Wood Street, Honesdale, PA 18431

Tax Parcel Number: 11-0-0004-0054.001

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Joyce M. Cooper 11 Wood Street  
HONESDALE PA 18431

Execution No. 270-Civil-2016  
Amount Due: \$136,303.07 Plus  
additional costs

November 29, 2016  
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.

1/27/2017 • 2/3/2017 • 2/10/2017

**SHERIFF'S SALE  
FEBRUARY 22, 2017**

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 22nd day of February, 2017 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 Salem, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the state Road Route LR63066, the said point being a corner of lands of Laverne Shaffer (formerly tysiak); thence , along the center of the said road North 40 degrees East about 253.8 feet to a point in the center of the said road; thence, through lands of the Grantor South 47 degrees East 439.35 feet to a pipe corner; thence, South 30 degrees 41 minutes West about 291.5 feet to a pipe in line of lands of Leverne Shaffer; thence, along lands of the same and along a stone wall and wire fence North 43 degrees 20 minutes West 489.3 feet to the place of BEGINNING.

CONTAINING 2.6 acres more or less as per survey on map of George E. Ferris, R.S. dated

September 9, 1967, with bearing magnetic as of that date.

BEING KNOWN AS: 670 Bidwell Hill Road, Lake Ariel, PA 18436

PROPERTY ID NO.: 22-0-0312-0067.-

IMPROVEMENTS: Residential Dwelling

TITLE TO SAID PREMISES IS VESTED IN Roger Black and Frieda W. Black, his wife, as tenants by the entirety BY DEED FROM Roger Black and Freda W. Black, his wife DATED 08/13/2009 RECORDED 10/29/2009 IN DEED BOOK 3862 PAGE 293.

Seized and taken in execution as property of:

Roger Black, Indv. And as a Known Heir of Frieda W. Black a/k/a Freda Black 92 Forever Green Road LAKEVILLE PA 18438

Nicole Black, Known Heir of Frieda W. Black a/k/a Freda Black 124 Batzel Road LAKE ARIEL PA 18436

Richard Black, Known Heir of Frieda W. Black a/k/a Freda Black 92 Foreve Green Road LAKEVILLE PA 18438

Scott Black, Known Heir of Frieda W. Black a/k/a Freda Black 92 Forever Green Road LAKEVILLE PA 18438

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Frieda W.

Black a/k/a Fredda Black 670  
Bidwell Hill Road LAKE ARIEL  
PA 18436

Execution No. 674-Civil-2015  
Amount Due: \$162,074.44 Plus  
additional costs

November 23, 2016  
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.**

Morris Scott Esq.

**1/27/2017 • 2/3/2017 • 2/10/2017**

**SHERIFF'S SALE  
MARCH 1, 2017**

By virtue of a writ of Execution instituted Midfirst 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 1st day of March, 2017 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 1:

ALL that certain lot or parcel of land situate in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the division between lands now of Robert Tigue and wife, and William French, and wife, which point is the southwestern corner of lands conveyed by the Grantors to Robert Tigue and wife; thence South 80 degrees 30 minutes West, 211-8/10 feet to a corner in the wall dividing lands of the former Grantors from lands now owned by the Penna Power and Light Company, and thence along said wall in a northerly direction, 35 feet along said division line, a distance of 35 feet more or less to a corner; and thence North 80 degrees 30 minutes East, 94-5/10 feet to a point in the line of lands between lands of former Grantors and lands owned by the Borough of Honesdale, and used for an abandoned cemetery; thence North 79 degrees East, 137 feet along said line to a point in the line which divides lands of the Borough of Honesdale as aforesaid and lands of the former Grantors; thence South 9 degrees 15 minutes West, a distance of 4 feet; thence



South 32 degrees 15 minutes West, 46-5/10 feet along lands of Tigue to the point and place of BEGINNING.

This description is made according to a survey of Lester F. Burlein, R.S. with bearings as of April 7, 1951. Map of said survey being recorded in Map Book 64, at Page 22.

TOGETHER with all the right in the Grantees, their heirs and assigns, to use in common with former Grantors, their heirs and assigns, and Robert Tigue and wife, and their heirs and assigns, a certain driveway now in existance running from the easterly side of said lands of Grantees to Ridge Street, which driveway is approximately 9 feet in width and subject to the obligation of the Grantees to contribute to the maintenance of so much of the said driveway that crosses lands of Tigue and wife, and the former Grantors.

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

Parcel No. 11-08-82.

Parcel 2:

ALL that certain lot or parcel of land situate in the Borough of Honesdale, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: CONTAINING a front of 60 feet eastward on the street on which the Old Cherry Ridge Road is located, bounded southward 69 feet by land conveyed to R. L. Seeley, westward 60 feet by land surveyed to Chief Burgess, Asst. Burgess and Town Counsel of Borough of Honesdale for burying ground, and northward 71.7 feet by other lands of Stephen Torrey, the northern line and southern line of said lot being parallel with each other.

SECOND: THIS lot is bounded northerly about 300 feet by a lot belonging to the Borough of Honesdale and used as a burying ground, and by said first described lot, easterly 75 feet by the western line of a street 40 feet in width occupied by the Cherry Ridge Road, southerly by a line parallel to said first mentioned line running to lands of John Torrey, and westerly by said lands of John Torrey. From the last of said lots is excepted all that land sold by Elizabeth Miller by deed dated July 8, 1867, recorded in Deed Book 34, at page 329, to William Hill.

EXCEPTING AND RESERVING two parcels of land - one conveyed to Robert Tigue by deed dated May 25, 1951, and recorded in Deed Book 177 at page 514; and the second conveyed to Edwin T. Lapoint, et ux, dated June 30, 1951, and recorded in Deed Book 178 at page 188.

The land remaining and herein described being a lot

approximately 60 feet front and rear and 71.7 feet on northerly side and 69.2 feet on the southerly side.

TOGETHER WITH and subject to rights reserved and granted in a certain driveway on the southerly side thereof.

Parcel No. 11-08-84.

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 214 RIDGE STREET HONESDALE, PA 18431.

Seized and taken in execution as property of:  
Tanya Miller 214 Ridge Street,  
HONESDALE PA 18431  
Douglas F Miller 216 Ridge Street  
Honesdale PA 18431

Execution No. 57-Civil-2016  
Amount Due: \$50,947.39 Plus  
additional costs

November 30, 2016  
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.

2/3/2017 • 2/10/2017 • 2/17/2017

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**SHERIFF'S SALE  
MARCH 1, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of March, 2017 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 of land lying and being in the Township of Lake, County of Wayne, State of Pennsylvania, being more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land, situated in the

Township of Lake, Wayne County, Pennsylvania, known as Lot 2594, Section 42, 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, 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, pages 108 through 110; and May 18, 1973, in Plat Book 5, pages 111 through 119; as amended and supplemented.

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

SUBJECT to the same conditions, exceptions, reservations, restrictions, easements and rights of way as are contained in prior

deeds forming the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Kenneth Alevis, a single man, by Deed from Bruce F. Covey and Betty A. Covey, h/w, Dated 02/16/2007, Recorded 02/20/2007, in Book 3238, Page 247.

Tax Parcel: 12-0-0039-0001

Premises Being: 2594 Boulder Road, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Kenneth Alevis 2653 Harding Avenue BRONX NY 10465

Execution No. 230-Civil-2015  
Amount Due: \$163,837.22 Plus additional costs

December 1, 2016  
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.

Vishal J. Dobaria Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE  
MARCH 1, 2017**

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of March, 2017 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:

Final Map of Pocono Springs Estates, Inc. Section XII

Being Lot No. 8, Mohawk Trail, on the plot or plan of lots known as 'Pocono Springs Estates, Inc.' as laid out for the previous grantor by R. N. Harrison, Civil Engineer, Hackettstown; N.J., dated May, 1968, and recorded in the Office of

the Recorder of Deeds of Wayne County in Map Book 14 page 189.

SUBJECT TO all restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record.

TITLE TO SAID PREMISES IS VESTED IN Juan M. Becerra, a married man, by Deed from Juan M. Becerra, a married man and Joseph N. Torres, a married man, Dated 06/06/2013, Recorded 09/27/2013, in Book 4625, Page 318.

Tax Parcel: 14-0-0030-0053

Premises Being: 8 Mohawk Trail, Gouldsboro, PA 18424

Seized and taken in execution as property of:  
Juan M. Becerra 35 Bryan Street  
STATEN ISLAND NY 10307

Execution No. 232-Civil-2016  
Amount Due: \$55,195.34 Plus  
additional costs

November 30, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

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

Joseph E. DeBarberie Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

**SHERIFF'S SALE  
MARCH 1, 2017**

By virtue of a writ of Execution instituted Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing under the laws of The United States of America issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of March, 2017 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 4340 Section 50 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, pages 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.

BEING TAX NO.: 12-0-0045-0009

BEING KNOWN AS: 4340 N  
FAIRWAY DRIVE, LAKE ARIEL,  
PENNSYLVANIA 18436.

Title to said premises is vested in Michael J. Zirpoli and Josephine Zirpoli by deed from Advanced Marketing Systems, Inc. dated March 13, 1985 and recorded April 26, 1985 in Deed Book 426, Page 220. The said Josephine Zirpoli died on December 30, 2004 thereby vesting title unto Michael J. Zirpoli by operation of law.

Seized and taken in execution as property of:  
Michael J. Zirpoli 4340 North  
Fairway Drive, LAKE ARIEL PA

18436

Execution No. 268-Civil-2016  
Amount Due: \$87,456.77 Plus  
additional costs

December 12, 2016  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Andrew L. Markowitz, Esq.

**2/3/2017 • 2/10/2017 • 2/17/2017**

**SHERIFF'S SALE  
MARCH 1, 2017**

By virtue of a writ of Execution instituted Ellen Memorial Healthcare Center Honesdale, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to

Public Sale, on Wednesday the 1st day of March, 2017 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 in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded and described as follows, viz:

BEGINNING at the southeast corner of the Old David Compton farm, also being the Northwest corner of farm now or formerly of JOHN R. COMPTON: thence by the said farm formerly of David Compton, now or formerly William Klink, North twenty (20) degrees East two hundred eight and seven-tenths (208.7) rods to a stake and stones; thence by land now of formerly of William Daniels, and Lot No. 7 South seventy (70) degrees East ninety-seven (97) rods to a stake and stones corner; thence South twenty (20) degrees West ten (10) rods to a stake and stones corner; thence North seventy (70) West thirty-six and six-tenths (36.6) rods to a stake and stone corner; thence South twenty (20) degrees West one hundred and two (102) rods to the center of the Swamp Brook Road; thence along the center of the said road South seventy (70) degrees East two (2) rods to a line of a stone wall; thence South eighteen and three-fourths (18-3/4) degrees West ninety-six and seven-tenths (96.7) rods to a stones corner in line of

lands now or formerly of Philip Klink; thence by said land North seventy (70) degrees West sixty-six and twelve one-hundredths (66.12) rods to the place of BEGINNING.

CONTAINING eighty-three (83) and one hundred and forty-six (146) perches of land be the same more or less.

Wayne County Deed Book 205 at page 384.

Wayne County Tax Parcel No. 18-0-0275-0061

Property address of 389 Rocky Run Road, Honesdale, PA 18431

Seized and taken in execution as property of:  
Mary A. Wendrick c/o James Wendrick 246 Forest Street HONESDALE PA 18431

Execution No. 412-Civil-2016  
Amount Due: \$39,195.54 Plus additional costs

December 13, 2016  
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.

Steven E. Burlein, Esq.

2/3/2017 • 2/10/2017 • 2/17/2017

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**SHERIFF'S SALE  
MARCH 1, 2017**

By virtue of a writ of Execution instituted PNC Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of March, 2017 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 BOROUGH OF HONESDALE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT THE CENTER OF THE HONESDALE AND HAWLEY TURNPIKE; THENCE ALONG

LANDS NOW OR FORMERLY OF JOHN WHITTAKER SOUTH 59 3/4 DEGREES WEST 12 RODS AND 40 LINKS TO THE BERM BANK OF THE DELAWARE AND HUDSON CANAL; THENCE ALONG THE SAME IN A NORTHWESTERLY DIRECTION 6 RODS AND 5 LINKS; THENCE ALONG THE LANDS OWNED NOW OR FORMERLY BY PATRICK CAWLEY NORTH 59 3/4 DEGREES EAST 12 RODS AND 14 LINKS TO THE CENTER OF SAID TURNPIKE; THENCE ALONG THE CENTER OF SAID TURNPIKE IN A SOUTHEASTERLY DIRECTION 6 RODS AND 4 LINKS TO THE PLACE OF BEGINNING. CONTAINING 84 PERCHES OF LAND BE THE SAME MORE OR LESS.

EXCEPTING AND RESERVING TO ELLA B. SKELLY, ET AL, TO THEIR HEIRS AND ASSIGNS, THE RIGHT TO SHUT OFF THE WATER NOW RUNNING THROUGH PIPES FROM OTHER PROPERTY OF SAID ELLA B. SKELLY, ET AL. TO THE ABOVE DESCRIBED PREMISES AT ANY TIME.

PARCEL NO. 2: BEGINNING AT A POINT IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM HONESDALE TO HAWLEY, AT THE SOUTHWEST CORNER OF LOT OF LAND OWNED NOW OR FORMERLY BY JOHN H. GUMPPER; THENCE IN A

SOUTHEASTERLY DIRECTION 25 FEET ALONG THE MIDDLE OF SAID PUBLIC ROAD TO A CORNER; THENCE IN A WESTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE BERM BANK OF THE DELAWARE HUDSON CANAL, SAID POINT BEING 25 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF SAID LOT OF LAND NOW OR FORMERLY OF JOHN H. GUMPPER; THENCE ALONG SAID BERM BANK IN A NORTHWESTERLY DIRECTION 25 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT OF LAND NOW OR FORMERLY OF JOHN H. GUMPPER; THENCE IN AN EASTERLY DIRECTION ALONG OTHER LAND NOW OR FORMERLY OF SAID JOHN H. GUMPPER TO THE PLACE OF BEGINNING.

BEING KNOWN AS: 496 Old Willow Ave., Honesdale, PA 18431

PROPERTY ID NO.: 11-0-0016-0020

TITLE TO SAID PREMISES IS VESTED IN JASON L. FIRMSTONE AND DEBI MARIE MILLER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JUDITH HANEY, SHARON MESZLER AND ROGER FIRMSTONE DATED 05/23/2008 RECORDED 05/23/2008 IN DEED BOOK 3526 PAGE 1.



IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Jason L. Firmstone 496 Old Willow Street HONESDALE PA 18431

Debi Marie Miller 496 Old Willow Street HONESDALE PA 18431

Execution No. 500-Civil-2016  
Amount Due: \$102,830.34 Plus additional costs

December 1, 2016  
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.

J. Eric Kishbaugh Esq.

**2/3/2017 • 2/10/2017 • 2/17/2017**

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## CIVIL ACTIONS FILED

*FROM JANUARY 7, 2016 TO JANUARY 13, 2016  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-21063	RYAN NANCY D ESTATE OF	1/11/2017	AMENDEDWRITSCIREFACI	—
2006-21513	NAZARIO HECTOR	1/12/2017	SATISFACTION	—
2006-21513	GILBERTO RIVERA	1/12/2017	SATISFACTION	—
2007-20726	RYAN NANCY D ESTATE	1/11/2017	AMENDEDWRITSCIREFACI	—
2008-21360	RYAN NANCY D ESTATE OF	1/11/2017	AMENDEDWRITSCIREFACI	—
2009-20864	MARRERO ARACELIS	1/12/2017	SATISFACTION	—
2009-20864	MARRERO MIRIAM	1/12/2017	SATISFACTION	—
2009-21014	RYAN NANCY D ESTATE OF	1/11/2017	AMENDEDWRITSCIREFACI	—
2009-21805	HOPKINS JOHN T	1/10/2017	SATISFACTION	180.00
2010-20930	RYAN NANCY D ESTATE OF	1/11/2017	AMENDEDWRITSCIREFACI	—
2011-20989	RYAN NANCY D	1/11/2017	AMENDEDWRITSCIREFACI	—
2011-21481	SHEHADI DONNA SUCCESSOR TRUSTEE	1/12/2017	SATISFACTION	—
2011-21481	SHEHADI JOHN J INROCABLE TRUST AGREEMENT	1/12/2017	SATISFACTION	—
2012-21119	RYAN NANCY D DECEASED	1/11/2017	AMENDEDWRITSCIREFACI	—
2013-20439	FOSTER AND FOSTER LLC	1/10/2017	SATISFACTION	—
2013-20439	FOSTER RICHARD	1/10/2017	SATISFACTION	—
2013-20439	FOSTER SUSAN	1/10/2017	SATISFACTION	—
2013-20794	RYAN NANCY D DECEASED	1/11/2017	AMENDEDWRITSCIREFACI	—
2014-00343	KASPER BARILLO KELLY D/B/A	1/13/2017	SATISFACTION	—
2014-00343	GRANDMAS CLOSET	1/13/2017	SATISFACTION	—
2014-00343	BARILLO RONALD JR	1/13/2017	SATISFACTION	—
2014-20503	BENSLEY CHRISTOPHER T	1/12/2017	DEFAULT JUDGMENT	1,816.65
2014-20503	BENSLEY RENEE ANN	1/12/2017	DEFAULT JUDGMENT	1,816.65
2014-20717	EXECUTIVE ESTATES INC	1/12/2017	SATISFACTION	—
2014-21070	RYAN NANCY D	1/11/2017	AMENDEDWRITSCIREFACI	—
2015-00049	JOHNSEN MARIE T	1/10/2017	WRIT OF EXECUTION	768,478.51
2015-00049	JOHNSEN PATRICK S	1/10/2017	WRIT OF EXECUTION	768,478.51
2015-00584	LEE MORGAN E A/K/A	1/10/2017	MOTOR VEHICLE JDGMT	14,309.48
2015-00584	LEE MORGAN	1/10/2017	MOTOR VEHICLE JDGMT	14,309.48
2015-20632	RYAN NANCY D DECEASED	1/11/2017	AMENDEDWRITSCIREFACI	—
2015-20632	RYAN JOSEPH	1/11/2017	AMENDEDWRITSCIREFACI	—
2015-20632	UNKNOWN HEIRS OF NANCY D RYAN	1/11/2017	AMENDEDWRITSCIREFACI	—
2015-20642	HANDL JUDY	1/12/2017	DEFAULT JUDGMENT	1,188.75
2015-20692	EXECUTIVE ESTATES INC	1/12/2017	SATISFACTION	—
2016-00328	SCHIEFER BONNIE T	1/10/2017	DEFAULT JUDGMENT	4,609.24

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

2016-00345	JOHNSON CORNELIA		1/13/2017	DEFAULT JUDG IN REM	105,032.07
2016-00393	FOSTER DENNIS A		1/13/2017	DEFAULT JUDGMENT	170,165.21
2016-00393	FOSTER DENNIS A		1/13/2017	WRIT OF EXECUTION	170,165.21
2016-00410	GRZEJKA ROMAN	P	1/10/2017	JUDGMENT NON PROS	—
2016-00461	BONILLA NORMA		1/13/2017	WRIT OF EXECUTION	96,890.00
2016-00487	FALCONETTI EUGENE SR		1/10/2017	DEFAULT JUDG IN REM	141,492.50
2016-00501	SALVATORIELLO PATRICK A/K/A		1/13/2017	DEFAULT JUDGMENT	138,513.71
2016-00501	SALVATORIELLO PATRICK N		1/13/2017	DEFAULT JUDGMENT	138,513.71
2016-00511	STRASSER NICHOLAS		1/10/2017	DEFAULT JUDG IN REM	51,719.64
2016-00520	LYNCH CALVIN WAYNE		1/12/2017	DEFAULT JUDG IN REM	144,335.49
2016-00535	BAUMANN SHEILA		1/10/2017	DEFAULT JUDGMENT	8,036.88
2016-20061	WEBER MARIA L		1/13/2017	REISSUE WRIT REVIVAL	—
2016-20097	SCHRAMA KATHLEEN A		1/12/2017	DEFAULT JUDG/REVIVAL	7,434.96
2016-20385	ROYSTER ELAN		1/12/2017	SATISFACTION	—
2016-20390	MATHIAS RALPH H		1/12/2017	DEFAULT JUDGMENT	1,181.17
2016-20390	MATHIAS CONNIE S		1/12/2017	DEFAULT JUDGMENT	1,181.17
2016-20458	PISONY LEONARD J		1/10/2017	REIS/WRITSCIREFACIAS	—
2016-20458	PISONY DIANA T		1/10/2017	REIS/WRITSCIREFACIAS	—
2016-20496	GAVIN JEFFREY		1/12/2017	SATISFACTION	—
2016-20496	GAVIN JACQUELINE		1/12/2017	SATISFACTION	—
2016-20620	GILMORE LYNN R		1/12/2017	DEFAULT JUDGMENT	1,167.22
2016-20620	GILMORE DAVID A		1/12/2017	DEFAULT JUDGMENT	1,167.22
2016-20632	RYAN NANCY D DECEASED		1/11/2017	AMENDEDWRITSCIREFACI	—
2016-20632	UNKNOWN HEIRS OF NANCY D RYAN		1/11/2017	AMENDEDWRITSCIREFACI	—
2016-21018	SOMERSET REGIONAL WATER LLC		1/11/2017	WRIT OF SCIRE FACIAS	—
2016-21019	SOMERSET REGIONAL WATER LLC		1/11/2017	WRIT OF SCIRE FACIAS	—
2016-21020	SOMERSET REGIONAL WATER LLC		1/11/2017	WRIT OF SCIRE FACIAS	—
2016-21021	SOMERSET REGIONAL WATER LLC		1/11/2017	WRIT OF SCIRE FACIAS	—
2016-21022	SOMERSET REGIONAL WATER LLC		1/11/2017	WRIT OF SCIRE FACIAS	—
2017-20020	SWAIN ROSEMARIE		1/10/2017	MUNICIPAL LIEN	548.12
2017-20021	FOX SUSAN R		1/10/2017	MUNICIPAL LIEN	535.04
2017-20021	BROWN DEVIN M		1/10/2017	MUNICIPAL LIEN	535.04
2017-20022	DELAROSA ANNY		1/10/2017	MUNICIPAL LIEN	655.01
2017-20022	AROSA ANNY DEL		1/10/2017	MUNICIPAL LIEN	655.01
2017-20022	BASISTA CAROLINA		1/10/2017	MUNICIPAL LIEN	655.01
2017-20022	PICHARDO ANLLELY		1/10/2017	MUNICIPAL LIEN	655.01
2017-20023	RANDOLPH CHARLES E		1/12/2017	JP TRANSCRIPT	2,320.84
2017-20025	VANNATTA KIM		1/13/2017	JP TRANSCRIPT	2,354.39
2017-20025	VANNATTA KIM		1/13/2017	WRIT OF EXECUTION	2,745.89
2017-20026	SAPOLIS THOMAS J		1/13/2017	JUDGMENT	1,150.00
2017-40001	KERN HAROLD OWNER	P	1/11/2017	STIP VS LIENS	—
2017-40001	MUNOZ GERALDINE OWNER	P	1/11/2017	STIP VS LIENS	—
2017-40001	D&D HOMES INC CONTRACTOR		1/11/2017	STIP VS LIENS	—
2017-40002	KORB ELLEN M OWNER	P	1/13/2017	STIP VS LIENS	—
2017-40002	RIDGEWAY DOROTHY L OWNER	P	1/13/2017	STIP VS LIENS	—
2017-40002	WHEELER HILL DEVELOPING INC CONTRACTOR		1/13/2017	STIP VS LIENS	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00020	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	1/13/2017	—
2017-00020	HILL MATTHEW	DEFENDANT	1/13/2017	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00013	2003 HONDA CIVIC VIN 1HGES26733L017024	PETITIONER	1/09/2017	—
2017-00013	DINEGAN DENNIS	PETITIONER	1/09/2017	—
2017-00013	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/09/2017	—
2017-00018	1955 CHEVROLET BEL AIR CONVERT VIN VC55J125357	PETITIONER	1/13/2017	—
2017-00018	1964 CHEVROLET IMPALA SS CONVE VIN 41467T225924	PETITIONER	1/13/2017	—
2017-00018	1970 CHEVROLET CORVETTE VIN 194670S413267	PETITIONER	1/13/2017	—
2017-00018	1963 CHEVROLET CORVETTE VIN 30837S109885	PETITIONER	1/13/2017	—
2017-00018	ZIRPOLI PATRICK J	PETITIONER	1/13/2017	—
2017-00018	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/13/2017	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00017	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	1/10/2017	—
2017-00017	HIBBS KATHIE J	DEFENDANT	1/10/2017	—
2017-00017	HIBBS WILMER C	DEFENDANT	1/10/2017	—
2017-00017	OCCUPANTS	DEFENDANT	1/10/2017	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00016	LSF9 MASTER PARTICIPATION TRUS	PLAINTIFF	1/10/2017	—
2017-00016	SWICK RAYMOND E	DEFENDANT	1/10/2017	—
2017-00016	SWICK LISA A	DEFENDANT	1/10/2017	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00014	DOUGLAS IRENE	PLAINTIFF	1/09/2017	—
2017-00014	BERNUDEZ ROSA	DEFENDANT	1/09/2017	—
2017-00014	BERNUDEZ OLGA	DEFENDANT	1/09/2017	—
2017-00015	KIMES DANIEL	PLAINTIFF	1/10/2017	—
2017-00015	KIMES LISA	PLAINTIFF	1/10/2017	—
2017-00015	KASHPUREFF SANDY L	DEFENDANT	1/10/2017	—
2017-00015	BOLING DIANE M	DEFENDANT	1/10/2017	—
2017-00019	POTOPOWICZ MICHAEL	PLAINTIFF	1/13/2017	—
2017-00019	INDIAN COUNTY CAMPSITES MAIN A/K/A	DEFENDANT	1/13/2017	—
2017-00019	ICC MAINTENANCE AND RECREATION	DEFENDANT	1/13/2017	—
2017-00019	INDIAN COUNTY CAMPSITES INC	DEFENDANT	1/13/2017	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 23, 2017 TO JANUARY 27, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Dyson John C Jr Tr	Wayne Bank	Hawley Borough	
John C Dyson Jr Trust			152,129.77
Dyson John C Jr	Wayne Bank	Hawley Borough	152,129.77
Venesky Sarah J By Agent	Community Bank	Salem Township	
Craft Michele L Agent			149,500.00
Frechen Gerard F	Wayne Bank	Buckingham Township	
		Buckingham & Mt Pleasant Twps	65,000.00
		Mount Pleasant Township	
		Mt Pleasant & Buckingham Twps	65,000.00
Bernard Kim E	Mortgage Electronic Registration Systems	Berlin Township	
Austin Holly M			65,000.00
Beam Randy C	Wayne Bank	South Canaan Township	75,000.00
Alcott Diana C	Penn Community Bnak	Salem Township	
Cressman David J			45,000.00
Cressman Pamela E			
Blair Bonnie L	Dime Bank	Honesdale Borough	112,500.00
Stout Charles W	Credit Union Of New Jersey	Paupack Township	
Stout Ruth L			317,000.00
Leigh Daniel L	Wells Fargo Bank	Paupack Township	
Gammie Susan L			165,000.00
Leigh Dan			
Mayers Paulette M	Fidelity Deposit & Discount Bank	Clinton Township 2	76,000.00
Caucci Alfred Blair	Wayne Bank	Sterling Township	
Caucci Denise M			150,000.00
Lopez Albert J	Mortgage Electronic Registration Systems	Lehigh Township	
Wojtkielewicz Aubryn Stephen			69,840.00
Peirson Tracy	Honesdale National Bank	Dyberry Township	181,000.00
Krupa Michael	Dime Bank	Dyberry Township	465,000.00
ONeil Michael	N B T Bank	Salem Township	
ONeil Ruth Ann			119,000.00
Halpin Ruth Ann			
Marin Barry E	Dime Bank	Berlin Township	75,000.00
Dempsey Mary Walsh AKA	F N C B Bank	Lake Township	
Walshdempsey Mary AKA			195,000.00
Dempsey Mary AKA			
Arnal Nicole L	Wayne Bank	Sterling Township	
Arnal Andres A			308,751.00

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

Enden Alycia	Dime Bank	Damascus Township	140,000.00
Nastari Jason G	Horst Walter H	Paupack Township	
Nastari Dolores V			205,000.00
Lorenzo Joseph E AKA	Citizens Bank Of Pa	Paupack Township	
Lorenzo Joseph E Jr AKA			80,000.00
Lorenzo Patricia A			
Degroote Christopher	Wells Fargo Bank	Paupack Township	
Degroote Keri			320,000.00
Hilltop Mansion	Wayne Bank	Berlin Township	100,000.00
Porpora Steven	Wayne Bank	Honesdale Borough	10,000.00
Oxford Place Inc	Wayne Bank	Paupack Township	210,000.00
Donegan Dennis J	Honesdale National Bank	Salem Township	
Juranich Laura Jean			296,000.00
Freeman Elizabeth L	Honesdale National Bank	Lehigh Township	260,000.00
Freeman Elizabeth L	Honesdale National Bank	Lehigh Township	32,500.00
Duda Kevin M	Honesdale National Bank	Bethany Borough	
Squatrito Adriana			23,000.00
Drake Daniel D	Mortgage Electronic Registration Systems	South Canaan Township	151,210.00
McNeil Sean M	Honesdale National Bank	Cherry Ridge Township	
McNeil Michelle Elizabeth			104,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Wayne County Prothonotary	Anchor Real Estate Group L L C	Paupack Township	
Definis Michael			Lot 210
T R S T L L C Tr	Frechen Gerard F	Buckingham Township	
Leonard R D Revocable Tr		Buckingham & Mt Pleasant Twps	
Rowland Jonathan L Sr Tr		Mount Pleasant Township	
		Mt Pleasant & Buckingham Twps	
Ditech Financial	Wilmington Savings Fund Society Tr	Berlin Township	
Pretium Mortgage Credit Partners I Loan	Christiana Trust Tr		
Wilmington Savings Fund Society Tr By Af	Bernard Kim E	Berlin Township	
Christiana Trust Tr By Af	Austin Holly M		
Alta Residential Solutions Af			
Hackman Joseph F AKA	Hackman Joseph F	Paupack Township	
Hackman Joseph F Jr AKA	Hackman Patricia		
Hackman Patricia			
McGrory Kathleen	Sciabica Frank Sciabica Julissa	Damascus Township	
Wells Fargo Bank	Blair Bonnie L	Honesdale Borough	
Rickert Joanne	Rickert James J	Oregon Township	
Geer Richard	Starlight Land Company	Buckingham Township	
Geer Patricia			
Elliott Christine By Sheriff	Federal National Mortgage Association	Lake Township	

Elliott Robert S By Sheriff			Lot 4287
Orinick Stephen William Sr	Beam Randy	South Canaan Township	
Tomazin Joseph	Mayers Paulette M	Clinton Township 2	Lot 10
Corey David C	Legge Graham	Lake Township	
Corey Kenneth R	Legge Carole		
Corey Charles J			
Hughes Susanne Simyan AKA			
Hughes Susan AKA			
Ircha Steven D Tr	Ircha Steven D Jr	Damascus Township	
Ircha Jane Tr			
Steven D Ircha Jr Irrevocable Trust			
McNamara Cornelius	Jacobsen Torrey	Paupack Township	
McNamara Margaret	Jacobsen Rita		Lot 277
Digiuseppe Michael	Digiuseppe Michael	Paupack Township	
	Digiuseppe Karen M		Lot 307
Parker Gary L	Perkins Nathaniel	Paupack Township	
	Perkins Anna Marie		
Hickein Kelvin G	Lopez Albert J	Lehigh Township	
	Wojtkielewicz Aubryn Stephen		
Benavides Christopher R	Ditucci Charles	Sterling Township	
	Ditucci Johanna E		Lot 22
Colonial Fund One Seven	Quest I R A Inc	Damascus Township	
	Phillips Lance		
Krupa Michael	Krupa Michael	Dyberry Township	
George Russell			Lot 4
Housing & Urban Development	Markova Margarita	Paupack Township	Lot 16
Merschman Cory L	Booth Michael B	Lehigh Township	
Merschman Melissa F			
Bakker Nicholas H	Bakker Nicholas H	Sterling Township	
Bakker Shawnee Lee			Lot 27
Nicholls Dean W Exr	Nicholls Dean W	Buckingham Township	
Nicholls William W Est AKA	Nicholls Scott W		
Nicholls William Est AKA			
Castanaro Mark J	Arnal Andres A	Sterling Township	
Castanaro Sandra	Arnal Nicole L		
Borny John S	Helms Janet Kimberly	South Canaan Township	
Borny Mary Ellen		South Canaan & Cherry Ridge	
Cherry Ridge Cove		Cherry Ridge Township	
		Cherry Ridge & South Canaan	
Higgins Mary Catherine	Higgins Mary Catherine	Paupack Township	
	Higgins Lori B		
Staab Thomas	Staab Tara	Lehigh Township	
Staab Tara			Lot 6
Horst Walter H	Nastari Jason G	Paupack Township	
	Nastari Dolores V		
Mann Robert A Exr	Degroote Christopher	Paupack Township	
Radzai Roy Exr	Degroote Keri		Lots 10 & 11
Meyers Carl W Jr Est			

Digregorio Patricia A	Digregorio Louis Digregorio Richard	Scott Township	
Rivenberg David Robert Ay Gdn	Zukosky John D	Preston Township	
Rivenberg George Henry Gdn	Zukosky Joelle D		
Difazio S Russ	Davis Arthur M Jr	Dreher Township	
Difazio Ellen A			
Carley James W	Desris Joseph Desris Cynthia Lynn	Mount Pleasant Township Mount Pleasant & Lebanon Twps Lebanon Township Lebanon & Mount Pleasant Twps	
Bagatta Donna M	Donegan Dennis J Juranich Laura Jean	Salem Township	
Freeman Scott G	Freeman Elizabeth L	Lehigh Township	
Freeman Elizabeth L			Lot 187
Clark Diane	Witkowski Kenneth	Lake Township	
Yaniello Roxanne	Yaniello Roxanne		
Konan Robert Serge Jr	Drake Daniel D	South Canaan Township	
Gardner Joanne V	Grover Sheryl Gardner	Honesdale Borough	
Cazes Marc S	Devita Steven Joseph	Damascus Township	
Cazes Daniel B	Devita Lidia Maria		
Packer John	Detore Charles D	Oregon Township	
Petlyuk Sofia	MacGregor Joan	Sterling Township	
Levin Sonya			Lots 13 & 15
Giangregorio Gemma Linda	Giangregorio Carmine Giangregorio Roberto	Scott Township	
Fotusky David	McNeil Sean M McNeil Michelle Elizabeth	Cherry Ridge Township	Lots 1 & 2
Wallenpaupack Lake Estates Property Owners	Izzo Paul F Izzo Patricia K	Paupack Township	Lot 379
Finch Marie A Tr	Frantz Kevin B	Paupack Township	
Marie A Finch Trust	Frantz Tracey C		Lot 59
Morris John	Keen Kenneth	Paupack Township	
Morris Jean			Garage 2

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Feb. 3, 2017

12:00 p.m.–4:15 p.m.

Course #9367G

### **From File to Trial: 8 Keys to Success in Court and Beyond**

*Sub. 5 / Ethics 1\**

Feb. 24, 2017

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Course #9743G

### **Estate Planning: Beyond the Basics**

*Sub. 5 / Ethics 1*

Mar. 2, 2017

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Course #9722G

### **Sentencing in Pennsylvania State Courts**

*Sub. 4 / Ethics 0*

Mar. 9, 2017

12:00 p.m.–4:30 p.m.

Course #9561G

### **Using & Abusing the Residential Agreement of Sale**

*Sub. 3 / Ethics 0*

Mar. 16, 2017

12:00 p.m.–3:15 p.m.

Course #9705G

### **Selecting & Influencing Your Jury (Susan Jones – PEG)**

*Sub. 6 / Ethics 0*

Mar. 23, 2017

8:30 a.m.–3:30 p.m.

Course #9448G

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*Sub. 3 / Ethics 1\**

Mar. 29, 2017

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Course #9723G

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Course #9562G

### **How to Handle Small and Insolvent Estates**

*Sub. 3 / Ethics 0*

Apr. 24, 2017

9:00 a.m.–12:15 p.m.

Course #9640G

### **Advising the Closely Held or Family Owned Business**

*Sub. 4 / Ethics 0*

Apr. 25, 2017

12:00 p.m.–4:30 p.m.

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