

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



June 9, 2017  
Vol. 7, No. 14  
Honesdale, PA



## IN THIS ISSUE

COURT CALENDAR . . . . .	5
CUSTODY CALENDAR . . . . .	10
CRIMINAL CASES . . . . .	12
PRESS RELEASE — DA’S OFFICE . . . . .	14
LEGAL NOTICES . . . . .	15
SHERIFF’S SALES . . . . .	21
CIVIL ACTIONS FILED . . . . .	33
MORTGAGES & DEEDS . . . . .	38

## 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 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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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**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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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**

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Ronald J. Edwards  
Linus H. Myers

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**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

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Edward Howell

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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**

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**Monday, June 12, 2017**

**Time** 9:00 AM - 9:30 AM  
**Subject** Arbitrations

Nick/Clause/ Zimmer

Matt/Treat/Campbell

Ruff v. Ford Motor Company 445-2016-CV Gorberg/Peterson  
American Express Bank v. Freda 601-2016-CV Apothaker/  
Thurston v. Ford Motor Company 310-2016-CV Gorberg/Pear  
New Century Financia v. Buono 214-2014-CV Grimes/Buono  
Sanford v. Rydzewski 581-2015-CV Weisberg/Berlin/Balestrini/McCarron  
Fischl v. Ford Motor 580-2016-CV Gorberg/Russell  
Rapp v Young 695-2015-CV Brown/Jennings

---

**Time** 9:00 AM - 9:30 AM  
**Subject** Status Conferences

9:00 Flores v Denton 574-2016-cv Lalley/Courtright  
Lalley /Courtright

9:30 Leo v. Texas Township 21-2017-CV Bolock/Krause/Henry

9:45 Russo v. Hawzen 40-2017-CV Treat/Pro Se

10:00 Bernabeu v. Purdy 46-2017-CV Schloesser/

10:15 Roy v. Wiersiells 52 & 53-2017-CV Farley/

10:30 Thompson v. WC Tax Assessment 78-2017-CV Prose/Krause

10:45 Cazes v. Verizon Heavens/Pro Se

11:00 Sterling Township v. Grassie & Sons, Inc. Treat/Tressler

11:15 Flaherty v. Benedict 317-2016-CV Mulcahey/Linn

11:30 Barna v. Langendoerfer 442-2016-CV Treat/Gregory

11:45 Gutarts v. WC Tax Bureau Bressett/Treat/Schloesser

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**Time** 9:30 AM  
**Subject** In re: Change of Name of Thomas Coffin

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**Time** 10:00 AM  
**Subject** In Re: A.Y. 6-2017-AD  
Involuntary Termination of Parental Rights  
Rechner

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**Time** 10:30 AM - 11:00 AM  
**Subject** In re: A.A. 3-2016-AD; 7-2017-AD; 9-2017-AD  
Status Conference  
Rechner/Campbell/Anderson/Lehutsky/Gregorowicz/Fed rignon

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**COURT CALENDAR**

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**Time** 11:00 AM - 11:30 AM  
**Subject** Daday v Fagan  
Partition hearing  
Benner/McGraw

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**Time** 11:30 AM - 12:00 PM  
**Subject** Vannatta v. Slusser 278-2017-DR  
PFA  
Nardozzi/

---

**Time** 1:30 PM - 4:00 PM  
**Subject** Com v Curtis 397-2016-cr  
Non-jury trial  
DA/Spizer

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**Tuesday, June 13, 2017**

**Time** 9:00 AM - 9:30 AM  
**Subject** Motions Court

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**Time** 9:30 AM - 10:30 AM  
**Subject** Faulls v WCBOA 552-2016-cv  
NJ Trial  
Rydzewski/Krause ✓

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**Time** 10:30 AM - 11:00 AM  
**Subject** In Re: J.J. 57-2014-JV  
Probation Violation Hearing  
DA/ Henry

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**Time** 11:00 AM - 11:30 AM  
**Subject** In Re: E.G. 6-2015-JV  
Dispo Review  
DA/Burlein

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**Time** 11:00 AM - 12:00 PM  
**Subject** Rossignol v. Chapman 41-2008-DR  
Plaintiff's Motion for Reconsideration  
Campbell/Farley

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**Time** 11:30 AM - 12:00 PM  
**Subject** In Re: J.R. 3-2017-JV

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**COURT CALENDAR**

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**Time** 1:30 PM - 3:30 PM  
**Subject** Eastman v. Lakeview Estates and Intoccia 280-2016-CV  
**Location** Petition to Strike Stipulation and Rescind Injunction; Plaintiff's Motion for Judgment on Pleadings.  
Ellis/Henry/Marcin

**Wednesday, June 14, 2017**

**Time** 9:00 AM - 9:30 AM  
**Subject** Central Court 3rd Floor Courtroom

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**Time** 9:00 AM - 9:30 AM  
**Subject** Eyespy Media v WCBOA 610-2016-cv  
Settlement Conf  
Martin/Krause

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**Time** 9:30 AM - 10:00 AM  
**Subject** Lee v. Delea 182-2014-DR  
Custody Contempt

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**Time** 10:00 AM - 10:30 AM  
**Subject** Schellberg v Schellberg 529-2015-dr  
Arg/Hearing on unproved documentation  
Bugaj/Zimmer

---

**Time** 10:30 AM - 11:30 AM  
**Subject** Penn Dot Matters  
In Re: Chevrolet Bel Air; Impala; Corvette and Corvette 18-2017-CV  
Lipski v. Penn dot 141-2017-CV Pro Se/Kopacz  
1980 Honda CM 400A 151-2017-CV  
Luchonok v. Penn Dot 156-2017-CV Munley/Kopacz  
2005 Ford Mustang 168-2017-CV Pro Se/Kopacz  
Gross v. Penn Dot 185-2017-CV Pro Se/Kopacz  
1996 Craite Carrier 197-2017-CV Pro Se/Kopacz  
1988 Honda SB50 204-2017-CV Pro Se/Kopacz  
Lopez v. Penn Dot 213-2017-CV Pro Se/Kopacz  
2003 Fleetwood Mobil Home (Charles Hartman) 217-2017-CV Pro se/Kopacz  
Load Trail 4zEHH121281042128 243-2017-CV Pro Se/Kopacz

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**Time** 11:00 AM - 11:30 AM  
**Subject** In re: A.F.W. 7-2017-juv  
Uncontested Finding of Fact - Judge  
Henry

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**COURT CALENDAR**

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**Time** 11:30 AM - 12:00 PM  
**Subject** Kimball v Kimball 121-2017-DR  
Demand Support  
Ellis/Bugaj

**Thursday, June 15, 2017**

**Time** 9:00 AM - 9:30 AM  
**Subject** Motions Court  
**Recurrence** Occurs every Tuesday and Thursday effective 6/13/2017 until 6/15/2017  
from 9:00 AM to 9:30 AM

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**Time** 9:00 AM - 4:00 PM  
**Subject** Schellberg v. Schellberg 529-2015-DR  
Primary Custody Hearing  
Bugaj/Clause

---

**Time** 9:30 AM - 11:30 AM  
**Subject** Commonwealth Matters  
37-2017 Work, Mark Kolcharno  
44 & 53-2017 Estus, Steven Farrell  
384-2016 Wicks, Terri Ellis  
46-2017 Dobish, Van Stephen Ellis  
352-2016 Menotti, Dominik Krause  
3-2017 Merring, Ryan Farrell  
463-2016 Mangin, Michael Farrell  
33&34-2017 Gilpin, William Burlein  
10-2017 Frazee, Chauncey Ellis

---

**Time** 1:30 PM - 3:00 PM  
**Subject** Commonwealth Matters  
Rule Returnable  
465-2014-CR Sears, Colin Farrell  
477-2014-CR Morgan, Kenneth Burlein  
166-2014-CR Jaggars, Curtis Farrell  
122-2014-CR Jenkins, Michael Brown  
241-2016-CR Tarkett, Laurie Burlein  
14-2014-CR Payne, Natosha Burlein



**COURT CALENDAR**

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**Friday, June 16, 2017**

**Time** 9:00 AM - 10:00 AM  
**Subject** PFA  
Schloss v. Potts 246-2016-DR ✓  
Shafer v. McDevitt 120-2017-DR Nardozzi/Henry  
Schuman v. Schuman 147-2017-DR  
Matthew v. Dawson 258-2017-DR Rechner/  
Thomson v. Hooks 267-2017-DR  
McGee v. McGee 268-2017-DR

**Time** 10:00 AM - 11:00 AM  
**Subject** Eyespy Media v WCBOA 610-2016-cv  
Assessment appeal  
Martin/Krause

**Time** 11:00 AM - 11:30 AM  
**Subject** Griffith v Kranz 598-2012-DR  
Contempt  
Pro se/ Phillips

**Time** 11:30 AM - 12:00 PM  
**Subject** Johnson v Crown 44-2017-dr  
Contempt

**Time** 1:30 PM - 2:00 PM  
**Subject** 16-2017-DP In Re: X.G.  
Adjudication  
Rechner/Ellis

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WAYNE COUNTY BAR ASSOCIATION



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

**CUSTODY CALENDAR**

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**Monday, June 12, 2017**

**Time** 9:00 AM - 9:30 AM  
**Subject** Arbitrations

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**Time** 9:15 AM - 4:15 PM  
**Subject** Wieczorek v. Wieczorek 168-2017-DR  
Custody Hearing (Wilson)  
Kalinski/Farrell

---

**Time** 2:00 PM - 3:00 PM  
**Subject** Partition conference (Barna)

**Tuesday, June 13, 2017**

**Time** 9:15 AM - 10:15 AM  
**Subject** Rossignol v. Chapman 41-2008-DR  
Custody Conference (Wilson)  
Campbell/Farley

---

**Time** 10:15 AM - 11:15 AM  
**Subject** Hall v. Hall 472-2014-DR  
Divorce Conference (Schloesser)  
Farley/Campbell

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**Time** 11:15 AM - 12:15 PM  
**Subject** Maldonado v. Maldonado 208-2017-DR  
Custody Conference (Wilson) (Third Floor Court Room)

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**Time** 1:15 PM - 4:15 PM  
**Subject** Mignery v. Dolph 432-2014-DR  
Custody Hearing (Wilson)  
Howell/Campolieto

**Wednesday, June 14, 2017**

**Time** 9:15 AM - 10:15 AM  
**Subject** Decker v O'Connell; Lovico v O'Connell 294-2005-dr; 526-2015-dr  
Custody Conf (Schloesser)  
Howell/Brier/Campbell

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**Time** 10:15 AM - 11:15 AM  
**Subject** Fioredda v. Very 617-2009-DR  
Custody Conference (Wilson)

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**CUSTODY CALENDAR**

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**Time** 11:15 AM - 12:15 PM  
**Subject** Janus v. Janus 194-2015-DR  
Divorce Conference(Wilson)  
Brown/Farrell

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**Time** 1:15 PM - 2:15 PM  
**Subject** Ricca v Bachetti #212-2017 DR  
Custody Conf (Schloesser)  
Brown/Jones

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**Time** 2:15 PM - 4:15 PM  
**Subject** Goldman v. Goldman 648-2012-DR  
Custody Hearing (Schloesser)  
Farley/Nardozzi

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**Thursday, June 15, 2017**

**Time** 9:00 AM - 4:00 PM  
**Subject** Schellberg v. Schellberg 529-2015-DR  
Primary Custody Hearing  
Bugaj/Clause

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**Time** 3:00 PM - 4:00 PM  
**Subject** Clohessy v. Rice 244-2017-DR  
Custody Conference (Schloesser)  
Farrell/Farley

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**Friday, June 16, 2017**

**Time** 9:15 AM - 12:15 PM  
**Subject** Johannes v. Johannes 11-2009-DR  
Custody Hearing (Schloesser)  
Bugaj/Howell

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**Time** 1:15 PM - 2:15 PM  
**Subject** Saylor v. Dexheimer 639-2016-DR  
Custody Conference (Schloesser)  
Farley/Nardozzi

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**Time** 2:30 PM - 3:30 PM  
**Subject** Wayne v. Tolkin 248-2016-DR  
Custody Conference (Schloesser)  
Rechner/Nardozzi

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**CRIMINAL CASES**

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*June 1, 2017 — The following cases were addressed by the Honorable Raymond L. Hamill, President Judge, Wayne County.*

**MARQUIS LAMAR DAVIS**, age 35 of Brooklyn, NY was sentenced to a State Correctional Institution for a period of not less than 12 months nor more than 36 months for one count of Possessing Instruments of Crime, a Misdemeanor of the 1st Degree. He was also ordered to pay the costs of prosecution and pay a fine in the amount of \$500.00. The incident occurred on January 28, 2016, in Lehigh Township, PA.

**LYLE HUGABOOM**, age 34 of Carbondale, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 23 1/2 months for one count of Access Device Fraud, a Misdemeanor of the 1st Degree. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$500.00, and obtain full time employment within 30 days of parole. The incident occurred on April 22, 2016 in Dreher Township, PA.

**JOSEPH SCAMARDELLA**, age 25 of Beach Lake, PA, was sentenced to the Wayne County Correctional Facility for a period of not less than 2 months nor more than 18 months for one count of Simple Assault, a Misdemeanor of the 2nd Degree and one count of Identity Theft, a Misdemeanor of the 1st Degree. He was also ordered to pay the costs of prosecution, undergo a mental health evaluation, and complete an anger management course. The incident occurred on January 24, 2016, in Damascus Township, PA.

**ERIC JACOB**, age 56 of Waymart, PA was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 18 months for one count of Possession of Controlled Substance, an ungraded Misdemeanor. He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$500.00, and undergo a drug and alcohol evaluation. The incident occurred on August 24, 2016, in Damascus Township, PA.

**GEORGEANN ZOTYNIA**, age 41 of Honesdale, PA, was placed on probation for a period of 6 months for one count of Theft by Unlawful Taking, a Misdemeanor of the 1st Degree. She was also ordered to pay the costs of prosecution, pay a fine in the amount of \$300.00, comply with all recommendations in accordance with the drug and alcohol assessment, and maintain employment. The incident occurred on January 28, 2017, in Honesdale Borough, PA.

**LAUREN PETERSEN**, age 21 of Hawley, PA, was placed on probation for a period of 18 months for one count of Possession of Controlled Substance-Heroin, an ungraded Misdemeanor and one count of Possession of Drug Paraphernalia, an ungraded Misdemeanor. She was also ordered to pay the costs of prosecution, pay a fine the

amount of \$600.00, undergo a drug and alcohol evaluation, and perform 50 hours of community service within 3 months. The incident occurred on December 17, 2016, in Honesdale Borough, PA.

**JUSTIN SINGER**, age 29 of Honesdale, PA was sentenced to the State Correctional Institution for a period of not less than 21 months nor more than 60 months for one count of Flight to Avoid Apprehension, Trial or Punishment, a Felony of the 3rd Degree . He was also ordered to pay the costs of prosecution and pay \$250.00 to the DNA Detection Fund. The incident occurred on July 26, 2016, in Honesdale Borough, PA.

**RICHARD BATES**, age 32 of Honesdale, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privileges suspended for 60 days. The incident occurred on January 22, 2017, in Dyberry Township PA. His BAC revealed a .156%.

**CAMERON JAMES**, age 20 of Hawley, PA, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs and perform 40 hours of community service and have his operator's privileges suspended for 90 days. The incident occurred on November 13, 2016, in Palmyra Township PA. His BAC revealed a .074%.

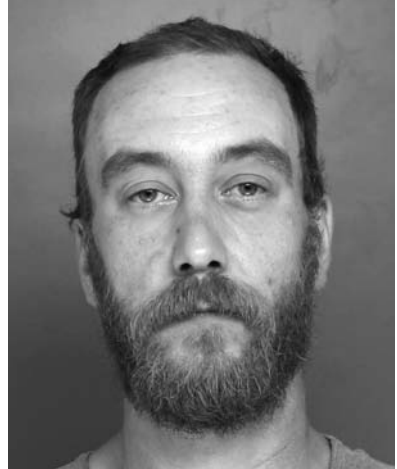
DISTRICT ATTORNEY'S OFFICE — PRESS RELEASE

**8 TO 22 YEARS IN ATTEMPTED HOMICIDE OF 4 YEAR OLD**

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May 10, 2017 — Janine Edwards, Wayne County District Attorney, announced today that Steven Frank Wojtowicz, age 32, of Beach Lake was sentenced by President Judge Raymond L. Hamill to 8 years to 22 years in a State Correction Institution for Attempted Homicide (F1), Terroristic Threats (M1) and DUI (M1) of Aiden Kresge, age 4.

The Attempted Homicide charge was the result of an attack on Aiden Kresge, which began on Monday afternoon November 7, 2016, at a residence on Perkins Pond Road, in Berlin Township. Wojtowicz punched and slapped Aiden's mother, Kristie Young, after getting agitated at Young. Wojtowicz then repeatedly hit and threw the child. Wojtowicz threw the child head first into the arm of a couch saying that he hoped the child's neck would break. Wojtowicz made numerous other threats to Young regarding killing her and the child including burying them in a shallow grave in the swamp behind the house. The attack on Young and the child started around 3:30 pm and lasted for approximately one (1) hour. Wojtowicz left the residence and then returned to continue to punch, kick, and punch the child. Kristie Young was eventually able to take the child and escape from Wojtowicz and run to a neighbor's house with Wojtowicz in pursuit. Wojtowicz was unable to gain entrance into the neighbor's house and the neighbor called the State Police. Wojtowicz fled and the State Police were able to apprehend Wojtowicz and arrest him within hours.



In addition to the Attempted Homicide of Aiden Kresge, a 1st Degree Felony, Wojtowicz was also sentenced for making Terroristic Threats to Kristie Young, a 1st Degree Misdemeanor. In an unrelated case Wojtowicz was sentenced to DUI, a 1st Degree Misdemeanor, as the result of a September 10, 2016 matter occurring prior to the above incident, when Wojtowicz was driving a vehicle while under the influence of marijuana and alcohol (BAC .130%). Wojtowicz had three (3) small children in his vehicle at the time, including Aiden Kresge.

Janine Edwards stated "Wojtowicz was charged with Attempted Homicide and he pled guilty to Attempted Homicide and was sentenced by Judge Hamill today. Gratefully this child did not suffer any serious, permanent physical injury as a result of this outrageous attack. He did suffer and continues to suffer the consequences of a very serious emotional injury. Some people deserve to spend a long time incarcerated as a result of their actions. This defendant is one of those people."

**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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**EXECUTOR NOTICE**

Estate of Ann Margaret Hamlyn  
AKA Margaret A. Hamlyn  
Late of Clinton Township  
EXECUTOR  
David Hamlyn  
67 Yarnes Road  
Forest City, PA 18421  
EXECUTRIX  
Debora Tedesco  
1473 Belmont Turnpike  
Waymart, PA 18472  
ATTORNEY  
Marissa McAndrew, Esq.  
707 Main Street. P.O. Box 157  
Forest City, PA 18421

**6/9/2017 • 6/16/2017 • 6/23/2017**

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**ADMINISTRATRIX NOTICE**

Estate of Paul J. Pragier AKA Paul Pragier AKA Pawl Jan Pragier  
Late of Gouldsboro  
ADMINISTRATRIX  
Ewelina Taran  
301 Lake St.

Dallas, PA 18612  
ATTORNEY  
Frances S. Clemente  
32 Lower Main St./POB 866  
Callicoon, NY 12723

**6/9/2017 • 6/16/2017 • 6/23/2017**

---

**EXECUTOR'S NOTICE**

ESTATE OF MILLARD G. STYER  
a/k/a MILLARD STYER), late of  
Clinton Township, Wayne County,  
Pennsylvania. Any person or persons  
having claim against or indebted to  
the estate present same to Sally N.  
Rutherford, Administrator, 921  
Court St., Honesdale, PA 18431.

**6/2/2017 • 6/9/2017 • 6/16/2017**

---

**EXECUTOR'S NOTICE**

ESTATE OF LOIS HINKLEY, a/k/a  
LOIS J. HINKLEY late of Dyberry  
Township, Wayne County,  
Pennsylvania. Any person or persons  
having claim against or indebted to  
the estate present same to John D.  
Short, 1327 Roosevelt Highway,  
Building A, Waymart, Pennsylvania,  
18472. Sally N. Rutherford, Esq.,  
921 Court St., Honesdale, PA 18431,  
Attorney for the Estate.

**6/2/2017 • 6/9/2017 • 6/16/2017**

---

**EXECUTRIX NOTICE**

Estate of Carl Rucker AKA Carlton  
W. Rucker  
Late of Lake Township  
EXECUTRIX  
Bernadette Mish Rucker  
4356 Navajo Lane  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**6/2/2017 • 6/9/2017 • 6/16/2017**

---

**EXECUTRIX NOTICE**

Estate of Mary J. Robinson AKA  
Mary Robinson  
Late of Texas Township  
EXECUTRIX  
Pamela J. Garing  
216 Bridge St.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**6/2/2017 • 6/9/2017 • 6/16/2017**

---

**ADMINISTRATRIX NOTICE**

Estate of Robert Fred Diehl Jr.  
Late of Honesdale Borough  
ADMINISTRATRIX  
Mary Catherine Coar  
1278 Owego Turnpike  
Honesdale, PA 18431  
ATTORNEY  
John F. Spall  
2573 Route 6  
Hawley, PA 18428

**6/2/2017 • 6/9/2017 • 6/16/2017**

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**NOTICE**

In the Estate of Leonard A.  
Wormuth, Buckingham Township,  
Wayne County.

Letters of Testamentary in the  
above estate having been granted to  
the undersigned, all persons indebted  
to said estate are requested to make  
prompt payment and all those having  
claims against said estate will present  
them without delay to:

Thomas L. Wormuth  
1415 Main Street, Lot 487  
Dunedin, FL 34698

or

Attorney for the Estate  
Robert J. Madigan, Jr., Esq.  
Coughlin & Gerhart, LLP  
99 Corporate Drive  
Binghamton, NY 13902

**5/26/2017 • 6/2/2017 • 6/9/2017**

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of John A.  
Fobes, Jr., a/k/a John Fobes, a/k/a  
John A. Fobes, who died on April  
24, 2017, late resident of 57 Burns  
Road, Waymart, PA 18472, to John  
S. Fobes and Ann Geis, Co-  
Executors of the Estate. 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 John S.  
Fobes and Ann Geis, Co-  
Executors, c/o 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

5/26/2017 • 6/2/2017 • 6/9/2017

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**CO-EXECUTOR'S NOTICE**

ESTATE OF LOUISE  
McGOVERN, a/k/a LOUISE M.  
McGOVERN, late of Honesdale,  
Wayne County, Pennsylvania,  
deceased.

Letters testamentary on the above  
estate having been granted to the  
undersigned, all persons indebted  
to the said estate are requested to  
make payment and those having  
claims to present same, without  
delay to Robert William Donahue,  
of 17 Day Street, Bloomfield, NJ  
07003 and Patrick Michael  
Donahue, of 44 Center Grove  
Road, H-1, Randolph, NJ 07869-  
4450, or to their attorneys,  
KLEMEYER, FARLEY &  
BERNATHY, LLC, 2523 Route 6,  
Suite 1, Hawley, PA 18428.

5/26/2017 • 6/2/2017 • 6/9/2017

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**ESTATE NOTICE**

Estate of MARILYN J. NELSON,  
a/k/a Marilyn Hendershot Nelson,  
deceased, late of Hawley, Wayne  
Co., PA. Letters Testamentary have  
been granted to John J.  
Hendershot, who requests all  
persons having claims or demands  
against the Estate of the Decedent  
to present same, and all persons  
indebted to the Decedent to make  
payments, to: John J. Hendershot,

c/o R. Anthony Waldron, Esq.  
Suite 215 - 8 Silk Mill Drive  
Hawley PA 18428.

5/26/2017 • 6/2/2017 • 6/9/2017

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**OTHER NOTICES**

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS  
COMMONWEALTH OF  
PENNSYLVANIA  
WAYNE COUNTY

CIVIL ACTION-LAW

NO. 00061-CV-2016

THE HONESDALE NATIONAL  
BANK,  
PLAINTIFF,  
VS.  
NEW BEGINNING MINISTRY,  
INC.,  
DEFENDANT.

.....  
**NOTICE UNDER RULE 2958.2  
OF JUDGMENT BY  
CONFESSION AND  
EXECUTION THEREON  
NOTICE OF DEFENDANTS  
RIGHTS**

TO: New Beginning Ministry,  
Inc., 112 Milanville Road, P.O. Box  
328, Beach Lake, PA 18405

A judgment in the amount of  
\$247,599.25 has been entered  
against you and in favor of the  
plaintiff without any prior notice or  
hearing based on a confession of  
judgment contained in a written  
agreement or other paper allegedly  
signed by you. The court has

issued a writ of execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale has been scheduled for July 19, 2017 at 10:00 A.M., at the Wayne County Courthouse, 925 Court Street, Honesdale, PA 18431.

You may have legal rights to defeat the judgment or prevent or delay the sheriff's sale.

1. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS. 2. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

North Penn Legal Services, Wayne Co., Courthouse, Honesdale, PA

18431, Intake 1-877-953-4250

**This Judgment entered by confession relates back to the date of the recordation of the Mortgage pursuant to the Relation-Back Doctrine which governs the recordation of judgments in the Commonwealth of Pennsylvania.** (See Boyer v. Webber, 22 Pa. Super. 35 (1902))

### **WRIT OF EXECUTION ON JUDGMENT BY CONFESSION NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly:  
(1) Fill out the attached claim form and demand for a prompt hearing.  
(2) Deliver the form or mail it to the Sheriff's Office at the address noted. You should come to court

ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**WRIT OF EXECUTION ON JUDGMENT BY CONFESSION**

Commonwealth of Pennsylvania,  
County of Wayne

To the Sheriff of Wayne County:  
To satisfy the judgment, interest and cost against New Beginning Ministry, Inc., defendant(s).

1. you are directed to levy upon the property of the defendant, New Beginning Ministry, Inc., located at 112 Milanville Road, Beach Lake, PA 18405;

2. The amount due and owing to the BANK from the DEFENDANT is as follows:

Principal \$244,697.09  
Interest \$2,902.16  
Late Fees \$0.00  
Attorney's Fees To be added  
TOTAL \$247,599.25, together with interest from January 27, 2016, calculated at the rate of Forty and 78/100 (\$40.78) Dollars per

day and all costs of suit, including but not limited to attorney fees.

s/Edward G. Sandercock  
(Prothonotary)

By: s/Karen Bates, Deputy  
April 11, 2017

Seal of Court

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: New Beginning Ministry, Inc.,  
112 Milanville Road, P.O. Box  
328, Beach Lake, PA 18405

Your house (real estate) at **112 Milanville Road, fka 126 Milanville Road, Beach Lake, Pennsylvania 18405, Berlin Township, County of Wayne and being known as Wayne County Tax Parcel Numbers: 01-0-0002-0020 and 01-0-0002-0014** is scheduled to be sold at Sheriff's Sale on July 19, 2017 at 10:00

a.m. at Conference Room on the third floor of the Wayne County Courthouse, 925 Court Street, Honesdale, PA 18431 to enforce the court judgment of \$247,599.25 obtained by **The Honesdale National Bank** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

**NOTICE OF OWNER'S RIGHTS-YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE.** To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **570-235-6899.**

2. You may be able to stop the

sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 570-253-6899.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff, you will remain the owner of the property as if the sale never happened.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share

of the money which was paid for your house. A proposed schedule of the distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services, Wayne Co, Courthouse, Honesdale, PA 18431, Intake 1-877-953-4250

**6/9/2017**

**REGISTRATION OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that an application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the

13th day of March, 2017, for DySun Properties, located at 811 Oakland Street, Hawley, PA 18428. The name and address of the individual interested in the business is John C. Dyson, Jr., 811 Oakland Street, Hawley, PA 18428, pursuant to the Pennsylvania Fictitious Names Act.

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

**6/9/2017**

---

**NOTICE**

North Pocono School District  
vs.  
Michelle A. Lemech,  
Docket No. 1125-2012 Judgment,  
Court of Common Pleas of Wayne  
County, PA.

Notice is given that the above was named as Defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at Tp # 14-0-0020-0133, Lehigh Township, PA, Tax Map No. 14-0-0020-0133. A Writ of Scire Facias for \$1,805.81 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You

may lose money, property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services,  
925 Court St.,  
Honesdale, PA 18431,  
877.515-7465.

Portnoff Law Associates, Ltd.,  
P.O. Box 391, Norristown, PA  
19404-0391,  
866.211.9466

**5/26/2017 • 6/2/2017 • 6/9/2017**

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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  
JUNE 21, 2017**

By virtue of a writ of Execution instituted Ditech Financial LLC f/k/a Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of June, 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 2412, SECTION 21, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970, IN PLAT BOOK 5, PAGES 26 AND 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37,41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGES 57 AND 58; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 59 AND 61 THROUGH 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGES 66 THROUGH 68; MAY 10, 1971 IN PLAT BOOK 5, PAGES 69 THROUGH 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 73 THROUGH 76,79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96 THROUGH 104.

BEING THE SAME PREMISES which CAROL BURTON, by Deed dated 04/25/2011 and recorded 07/11/2011 in the Office of the

Recorder of Deeds in and for Wayne County in Deed Book Volume 4242, Page 341, granted and conveyed unto CAROL ANN BOUTON OFFSPRING TRUST, CAROL ANN BOUTON AND ROGER CONNOLLY, TRUSTEES.

BEING KNOWN AS: 2412 CRESTVIEW DRIVE, LAKE ARIEL, PA 18436

PARCEL #12-28-4

IMPROVEMENTS:  
REDIDENTIAL DWELLING

Seized and taken in execution as property of:

Roger Connolly a/k/a Roger John Connolly, Jr., as Trustee for the Carol Ann Bouton Offspring Trust and as

Adminstrator of the Estate of Carol Bouton a/k/a Carol Ann Bouton, Deceased 360 W. 43rd Street, Apt-S-PHC NEW

Execution No. 697-Civil-2015  
Amount Due: \$54,415.25 Plus additional costs

April 11, 2017  
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.

Amanda L. Rauer Esq.

5/26/2017 • 6/2/2017 • 6/9/2017

**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted Reverse Mortgage Solutions, 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 21st day of June, 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:

LAND SITUATED IN THE TOWNSHIP OF TEXAS IN THE COUNTY OF WAYNE IN THE STATE OF PA:

BEGINNING IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM HONESDALE TO HAWLEY (FORMERLY PLANK ROAD) AT THE

**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.  
*Service that shines above the rest*

**COMPETITIVE BUSINESS INSURANCE QUOTES**  
Property Liability Insurance • General Liability  
Commerical Auto • Workers Comp

**HONESDALE** • 1014 Church Street • 570-253-6330  
**HAMLIN** • 610 Hamlin Hwy. • 570-689-9600  
**MOSCOW** • 100 N. Main Street • 570-842-9600

TOLL FREE: 800-566-8999  
[www.nepainurance.com](http://www.nepainurance.com)

SOUTHEAST CORNER OF A LOT NOW OR FORMERLY SOLD BY WILLIAM RUPERT TO FRED HOOUTH; THENCE BY SAID LOT NORTH THIRTY-SIX (36) DEGREES EAST TWO HUNDRED THIRTY-ONE (231) FEET TO A STONE CORNER; THENCE BY LAND NOW OR FORMERLY OF CHRISTIAN DORFLINGER SOUTH FIFTY-FOUR (54) DEGREES EAST THREE UNDER THIRTEEN (313) FEET TO A STAKE AND STONES CORNER; THENCE BY A LOT OF LAND NOW OR FORMERLY CONVEYED BY GEO W. DANIELS TO WILLIAM RUPPERT SOUTH EIGHTY-ONE AND ONE-HALF (81 1/2) DEGREES WEST ONE HUNDRED THIRTY-TWO (132) FEET TO THE MIDDLE OF THE AFORESAID PUBLIC ROAD; THENCE BY THE MIDDLE OF THE SAID ROAD IN A WESTERLY DIRECTION THREE HUNDRED NINETY-THREE (393) FEET TO THE PLACE OF BEGINNING, BE THE QUANTITY MORE OR LESS.

BEING KNOWN AS: 712 Texas

Palmyra Hwy, Hawley, PA 18428

PROPERTY ID NO.: 27-3-0004-0031

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN CAROLYN SENAY, AN UNMARRIED WOMAN BY DEED FROM CAROLYN SENAY, SURVIVING SPOUSE OF JAMES C.SENAY (DECEASED) DATED 09/01/2011 RECORDED 10/05/2011 IN DEED BOOK 4285 PAGE 167.

Seized and taken in execution as property of:  
Carolyn Senay 712 Texas Palmyra Hwy, HAWLEY PA 18428

Execution No. 615-Civil-2016  
Amount Due: \$52,095.46  
Plus additional costs

March 30, 2017  
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.

Nicole LaBletta, Esq.

**5/26/2017 • 6/2/2017 • 6/9/2017**

**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted Nrz Pass-Through Trust V, U.S. Bank N.A. not in it's Indv. Capacity but solely as Pass-Through Trust Trustee issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of June, 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 located in the Township of Dreher, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 1 as shown on map of lands of Roger and Ruth Ann Altemier, prepared by James G. Hinton, Registered Surveyor, Lake Ariel, Pennsylvania, and dated March 1983 and recorded in the Office for the Recording of



Deeds in and for Wayne County on July 21, 1983, in Map Book 51 at page 67 and approved by Dreher Township on July 20, 1983.

TITLE TO SAID PREMISES IS VESTED IN Julio C. Giraldo and Lisandra Giraldo, his wife, by Deed from Lawrence Witt and Margaret M. Witt, his wife, Dated 08/01/2006, Recorded 08/03/2006, in Book 3098, Page 122.

Tax Parcel: 08-0-0361-0042.0008

Premises Being: 619 Ns Turnpike Road, Newfoundland, PA 18445-5032

IMPROVEMENTS THEREON:  
Residential Dwelling

Seized and taken in execution as property of:


Julio C. Giraldo 619 NS Turnpike Rd NEWFOUNDLAND PA 18445  
Lisandra Giraldo 619 NS Turnpike Rd NEWFOUNDLAND PA 18445

Execution No. 288-Civil-2016  
Amount Due: \$150,435.89 Plus additional costs

March 29, 2017  
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



Celebrate a *Life*  
Create a *Legacy*

WAYNE COUNTY  
**COMMUNITY  
FOUNDATION**

Serving Wayne County Since 1991  
Honor your loved one forever with a memorial fund.  
[www.waynefoundation.org](http://www.waynefoundation.org) · 570.499.4299 · [wccf@ptd.net](mailto:wccf@ptd.net)

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.

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.

**5/26/2017 • 6/2/2017 • 6/9/2017**

**SHERIFF'S SALE  
JUNE 21, 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 21st day of June, 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 two certain pieces or parcels of land lying, situate and being in the Township of Damascus, County of Wayne and State of Pennsylvania, bounded and described as follows:

**Parcel I:**

BEGINNING at a stone corner, the Southwest corner of the lands herein conveyed thence along lands of Cord Meyer, Jr. North 7 degrees 50 minutes East 941 feet to a stone corner; thence along lands of Elmer Whitmore South 86 degrees 45 minutes East 1208 feet to a stake corner; thence through lands of the Grantors herein South 7 degrees 50 minutes West 1051 feet to a corner; thence along the Northern line of a parcel to be conveyed to Donald Carmer, et ux., North 81 degrees 30 minutes West 1204 feet to the place of beginning. Containing 27.4 acres more or less as surveyed by George E. Ferris, R.S. On March 5, 1968, with bearings magnetic as of that date. Map Book 9, Page 100.

ALSO granting and conveying to the Grantees, their heirs and assigns, a forty-foot right-of-way, to be used in common with others, including the former Grantors (Keesler) their heirs and assigns, over lands of the former Grantors (Keesler), said right-of-way being described as follows: Proceeding in a general Northerly direction along the presently existing driveway of the former Grantors (Keesler) and a projection thereof to a point where the Southerly line of lands conveyed to Donald J. Carmer, et ux., on April 11, 1968, if projected in an Easterly direction, would intersect the same; thence in a Westerly direction along said projected Southerly line of Carmer to the Eastern boundary line of said Carmer property.

ALSO granting and conveyign to the Grantees herein, their heirs and assigns, a right-of-way over lands of Donald J. Carmer et ux., to the lands hereinabove described, said right-of-way being over a presently existing road which traverses the Carmer property in a general North-South direction, as well as forty foot right-of-way beginning at the Southeast corner of the Carmer property and running thence in a Westerly direction to the above mentioned presently existing road.

**Parcel II:**

BEGINNING at a pipe and stones corner, being the Southwesterly corner of the lot herein conveyed and being also the Southeasterly

corner of other lands of Tonnes Stave, et ux.; thence along line of said other lands of Tonnes Stave, et ux., North 7 degrees 50 minutes East 1051.5 feet to a stones corner; thence along line of lands of Elmer Whitmore, South 86 degrees 45 minutes East 695.0 feet to stones corner in line of lands of Schultz; thence along said Schultz line South 22 degrees 40 minutes West 375 feet to a stones corner; thence along lands of Cord Meyer, Jr., south 3 degrees 00 minutes East 720 feet to a black birch tree; thence North 85 degrees 15 minutes West 726.0 feet to the place of beginning. Containing 16.1 acres, more or less, as surveyed by George E. Ferris, R.S., with bearings magnetic as of 1968.

Tax Parcel ID: 07-0-0187-0072.0001 and 07-0-0187-0070

Address: 148 Ainsley Road, Damascus, PA 18415

BEING the same property conveyed to Christian Lewon who acquired title by virtue of a deed from John Stoddard and Lucille Stoddard, his wife, dated February 16, 2008, recorded February 20, 2008, at Deed Book 3468, Page 93, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:  
Christian Lewon 148 Ainsley Road  
DAMASCUS PA 18415

Execution No. 139-Civil-2016  
Amount Due: \$382,069.41 Plus

additional costs

April 6, 2017  
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.

**5/26/2017 • 6/2/2017 • 6/9/2017**

**SHERIFF'S SALE  
JUNE 21, 2017**

By virtue of a writ of Execution instituted U.S. Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of June, 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, lot or tract of land situate, lying and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, known, styled and designated as Lot/Lots No. 50 on a certain map entitled Milestone Estates, as prepared by Carney Rhinevault, dated July 28, 1984 as recorded in the Office of the Recorder of Deeds, in and for Wayne County, Pennsylvania in Plat Book 55 at Page 102 on May 16, 1985.

Title to said Premises vested in Michael Ruddy and Christine Ruddy by Deed from P&L Klvana Living Trust, dated August 22, 2002 dated September 4, 2003 and recorded on November 26, 2003 in the Wayne County Recorder of Deeds in Book 2395, Page 340.

Being known as: 214 Deer Run, Hawley, PA 18428

Tax Parcel Number: 18-0-0011-0050

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:  
Michael Ruddy 119 9th Street, # 3  
HONESDALE PA 18431  
Christine Ruddy 214 Deer Run  
HAWLEY PA 18428

Execution No. 48-Civil-2016

Amount Due: \$295,317.56 Plus additional costs

April 5, 2017  
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.**

Roger Fay Esq.

**5/26/2017 • 6/2/2017 • 6/9/2017**

**SHERIFF'S SALE  
JULY 5, 2017**

By virtue of a writ of Execution instituted MTGLQ Investors, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of July, 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 PAUPACK, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 197, SECTION 1, AS SHOWN ON MAP OF WALLENPAUPACK LAKE ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 AT PAGES (S) 117.

TOGETHER WITH ALL RIGHTS-OF-WAY AND UNDER AND SUBJECT TO ALL OF THE COVENANTS, RESERVATIONS, RESTRICTIONS AND CONDITIONS AS SET FORTH IN THE RESTRICTIVE COVENANTS ATTACHED HERETO AS "SCHEDULE A".

BEING THE SAME PREMISES which John Rizzo and Deborah Rizzo, husband and wife, by Deed dated November 13, 2006 and recorded November 21, 2006 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 3179, Page 255, granted and conveyed unto PAUL M. TRAVIS and MARGARET TRAVIS, husband and wife.

BEING KNOWN AS: 9 COMMANCHE DRIVE, LAKEVILLE, PA 18438

PARCEL #19-28-129

IMPROVEMENTS:  
RESIDENTIAL DWELLING

Seized and taken in execution as property of:  
Paul M. Travis 404 Fourth Avenue  
NEWTOWN SQUARE PA 19073  
Margaret Travis 404 Fourth Avenue  
NEWTOWN SQUARE PA 19073

Execution No. 112-Civil-2010  
Amount Due: \$106,852.36 Plus  
additional costs

April 12, 2017  
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.

Matthew J. McDonnell Esq.

6/9/2017 • 6/16/2017 • 6/23/2017

**SHERIFF'S SALE  
JULY 5, 2017**

By virtue of a writ of Execution instituted Specialized 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 5th day of July, 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 1588, in Section 14, 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 5, pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, page 57 and 58; February 8, 1971, in Plat Book 5, pages 59 and 61 through 63; March 24, 1971, in Plat Book 6, pages 66 through 68; May 10, 1971, in Plat Book 5, pages 69 through 72; March 14, 1972, in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, pages 93 through 95; September 26, 1972, in Plat Book 5, pages 96 through 104.

TITLE TO SAID PREMISES IS VESTED IN Dennis Troianelli and Lynn Troianelli, h/w, by Deed from Anthony B. Niemczyk and Geraldine D. Niemczyk, h/w, Dated 05/19/2006, Recorded 05/23/2006, in Book 3045, Page 1.

Tax Parcel: 12-0-0021-0077

Premises Being: 1588 Ridgeview Drive, Lake Ariel, PA 18436

Improvements thereon:  
RESIDENTIAL DWELLOING

Seized and taken in execution as property of:  
Lynn Troianelli 1588 Ridgeview Drive LAKE ARIEL PA 18436  
Dennis Troianelli 1588 Ridgeview Drive LAKE ARIEL PA 18436

Execution No. 135-Civil-2016  
Amount Due: \$113,406.69 Plus additional costs

April 12, 2017  
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.

6/9/2017 • 6/16/2017 • 6/23/2017

**SHERIFF'S SALE  
JULY 5, 2017**

By virtue of a writ of Execution instituted NATIONSTAR MORTGAGE LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of July, 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 Salem, Wayne County, Pennsylvania, known as Lot #39-4, in Section 1 of The Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plat thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970, in Plat Book 5, Pages 26 and 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat

Book 5, Pages 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971, in Plat Book 6, Pages 66 through 68; May 10, 1971, in Plat Book 5, Pages 69 through 72; March 14, 1972, in Plat Book 5, Pages 73 through 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96 through 104.

Tax Parcel ID: 22-0-0015-0042.0002

Address: 39-4 Tarot Court, Lake Ariel, PA 18436

Being the same property conveyed to Cornelia Johnson, a married woman who acquired title by virtue of a deed from Cornelia Johnson, a married woman who took title as single, dated August 29, 2013, recorded September 16, 2013, at Document ID 201300007251, and recorded in Book 4620, Page 38, Wayne County, Pennsylvania records.

Seized and taken in execution as property of:  
Cornelia Johnson 39-4 Tarot Court, 761 The Hideout LAKE ARIEL, PA 18436

Execution No. 345-Civil-2016  
Amount Due: \$111,260.79 Plus additional costs

April 11, 2017  
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.

**6/9/2017 • 6/16/2017 • 6/23/2017**

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**CIVIL ACTIONS FILED**

*FROM MAY 13, 2017 TO MAY 19, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2004-20123	MILLER DAVID	5/15/2017	SATISFACTION	3,447.00
2007-20508	COLE SHAWN A	5/18/2017	SATISFACTION	—
2010-20863	HELLER STEVEN M	5/18/2017	SATISFACTION	—
2010-20863	HELLER JOSEPHINE	5/18/2017	SATISFACTION	—
2010-21140	ACKERMAN CHRISTINE	5/18/2017	SATISFACTION	—
2011-00227	GONZALEZ MARIO	5/19/2017	SATISFACTION	—
2011-21799	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2011-21952	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2012-20223	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2012-20366	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2012-20425	HENRY CAROLYN	5/18/2017	SATISFACTION	—
2012-20572	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2012-20754	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2012-21057	GARDNER LAUREL	5/18/2017	SATISFACTION	—
2012-21167	GARDNER LAUREL	5/18/2017	SATISFACTION	—
2012-21442	COVEY REID N	5/18/2017	SATISFACTION	—
2013-20162	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2013-20298	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2013-20445	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2013-20455	B&R COLLISION CORP	5/18/2017	SATISFACTION	—
2013-20509	INTOCCIA MARIE M	5/18/2017	SATISFACTION	—
2014-20278	BORS DAM INC	5/15/2017	WRIT OF EXECUTION	2,832.60
2014-20278	DIME BANK GARNISHEE	5/15/2017	GARNISHEE/WRIT EXEC	2,832.60
2014-20624	GERICHTEN YOLANDA	5/15/2017	SATISFACTION	1,052.95
2014-20702	GRIFFITHS PAUL R	5/18/2017	SATISFACTION	—
2014-20921	SOSA EDWARD J	5/18/2017	SATISFACTION	—
2014-20921	SOSA CASANDRA R	5/18/2017	SATISFACTION	—
2015-00399	SCHUERMANN SCOTT DEFENDANT/APPELLANT	5/19/2017	DEFAULT JUDGMENT	12,510.00
2015-00399	AGGRESSIVE CONSTRUCTION INC DEFENDANT/APPELLANT	5/19/2017	DEFAULT JUDGMENT	12,510.00
2015-21129	MAREE WARREN	5/18/2017	SATISFACTION	—
2015-21129	MAREE TONYA	5/18/2017	SATISFACTION	—
2016-00087	SHIKMAN LEONID	5/18/2017	FINAL JUDGMENT	—
2016-00087	SHIKMAN STEPHANIE	5/18/2017	FINAL JUDGMENT	—
2016-00400	MORRIS MICHAEL C	5/15/2017	WRIT OF EXECUTION	—
2016-00400	NATIONWIDE INSURANCE COMPANY GARNISHEE	5/15/2017	WRIT OF EXECUTION	—
2016-00401	SMITH STEPHEN G	5/15/2017	WRIT OF EXECUTION	—
2016-00401	NATIONWIDE INSURANCE COMPANY GARNISHEE	5/15/2017	WRIT OF EXECUTION	—

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

2016-00472	DOYLE JULIE A	5/19/2017	DEFAULT JUDG IN REM	407,195.62
2016-20028	SCIBEK THOMAS	5/15/2017	SATISFACTION	1,276.51
2016-20028	SCIBEK TAMMY	5/15/2017	SATISFACTION	1,276.51
NAME REMOVED DUE TO AMENDMENT				
2016-20188	COLES KENNETH	5/18/2017	SATISFACTION	—
2016-20188	COLES PATRICIA A	5/18/2017	SATISFACTION	—
2016-20390	MATHIAS RALPH H	5/18/2017	SATISFACTION	—
2016-20390	MATHIAS CONNIE S	5/18/2017	SATISFACTION	—
2016-20776	POLHAMUS DENNIS J	5/18/2017	WRIT OF EXECUTION	6,902.70
2016-20943	ASH LISA A	5/18/2017	SATISFACTION	—
2016-20943	ASH ROBERT E	5/18/2017	SATISFACTION	—
2016-20966	COLE SHAWN	5/18/2017	SATISFACTION	—
2016-20970	DIMINO BUS SERVICE INC	5/18/2017	SATISFACTION	—
2016-21055	NORNIELLA SARA	5/18/2017	SATISFACTION	—
2016-21141	GYLES BRIAN	5/19/2017	WRIT OF WAGE ATTCH	4,582.85
2016-21141	GYLES KAYLA	5/19/2017	WRIT OF WAGE ATTCH	4,582.85
2017-00040	HAWZEN ANN ESTATE	5/15/2017	FINAL JUDGMENT	—
2017-00040	HAWZEN GARY A	5/15/2017	FINAL JUDGMENT	—
2017-00076	TRAPANESE RYAN J	5/19/2017	DEFAULT JUDGMENT	6,431.85
2017-00100	BONSANGUE PETER D	5/19/2017	JUDGMENT n IN REM n	134,803.82
2017-00100	BONSANGUE CATHERINE	5/19/2017	JUDGMENT n IN REM n	134,803.82
2017-00239	MCCLOSKEY DAIVD E	5/15/2017	QUIET TITLE	—
2017-00239	MCCLOSKEY JENNIFER I	5/15/2017	QUIET TITLE	—
2017-20221	DIME BANK THE GARNISHEE	5/18/2017	GARNISHEE/DISC ATTCH	—
2017-20287	MARTIN JOHN J JR	5/18/2017	SATISFACTION	—
2017-20354	FRANKLIN ANTHONY	5/15/2017	INTENT ATTACH WAGES	3,579.34
2017-20424	TURNER JOEL	5/15/2017	FEDERAL TAX LIEN	30,114.30
2017-20424	TURNER BETSY L	5/15/2017	FEDERAL TAX LIEN	30,114.30
2017-20425	ARMONA THOMAS	5/15/2017	JP TRANSCRIPT	1,635.33
2017-20425	ARMONA SUSAN	5/15/2017	JP TRANSCRIPT	1,635.33
2017-20426	TRACY JOSEPH	5/15/2017	JP TRANSCRIPT	7,985.80
2017-20426	TRACY LUCILLE	5/15/2017	JP TRANSCRIPT	7,985.80
2017-20427	TUCKER JOSHUA	5/15/2017	JP TRANSCRIPT	1,133.50
2017-20428	SWINGLE NICHOLAS	5/15/2017	JP TRANSCRIPT	12,052.38
2017-20428	SWINGLE JOANNA	5/15/2017	JP TRANSCRIPT	12,052.38
2017-20429	DECKER ANITA	5/15/2017	JP TRANSCRIPT	1,052.75
2017-20430	NICHOLS JOHN	5/15/2017	JP TRANSCRIPT	3,630.34
2017-20431	HESSLING DIANE	5/15/2017	JP TRANSCRIPT	1,450.50
2017-20432	TUZZOLO STEPHANIE	5/15/2017	JP TRANSCRIPT	11,175.02
2017-20433	TEBBENHOFF ROBERT	5/16/2017	JUDG/BERGEN CTY NJ	18,500.00
2017-20434	MARROW ALEXANDER	5/18/2017	JP TRANSCRIPT	7,495.12
2017-20435	MATHEWS TIFFANY G	5/18/2017	JP TRANSCRIPT	4,223.90
2017-20436	LAUERSEN SCOTT A	5/18/2017	TAX LIEN	1,637.83
2017-20437	CALABRESE PAUL	5/18/2017	TAX LIEN	2,528.12
2017-20437	CALABRESE ROSEMARIE	5/18/2017	TAX LIEN	2,528.12
2017-20438	KAMMEIER MITCHELL	5/18/2017	TAX LIEN	1,420.35
2017-20438	KAMMEIER JANETTE	5/18/2017	TAX LIEN	1,420.35
2017-20439	CAPTAIN JOE'S SALES AND SERVICE IN	5/18/2017	TAX LIEN	1,339.31

2017-20440	LITE NING INC	5/18/2017	TAX LIEN	30,841.64
2017-20441	WEIST BRIAN	5/18/2017	TAX LIEN	5,502.21
2017-20442	WEBER KENNY	5/18/2017	TAX LIEN	28,618.48
2017-20443	KLEPADLO JOSEPH B	5/18/2017	TAX LIEN	1,156.10
2017-20443	KLEPADLO REBECCA	5/18/2017	TAX LIEN	1,156.10
2017-20444	MCCONNELL JILL	5/18/2017	TAX LIEN	956.64
2017-20445	YEAGER MARK R	5/18/2017	TAX LIEN	1,124.84
2017-20445	YEAGER MAUREEN A	5/18/2017	TAX LIEN	1,124.84
2017-20446	TIRADO SALVATORE C JR	5/18/2017	TAX LIEN	1,859.23
2017-20446	TIRADO SHARI I	5/18/2017	TAX LIEN	1,859.23
2017-20447	AUGHE BRIAN M	5/18/2017	TAX LIEN	11,806.37
2017-20447	AUGHE KAREN L	5/18/2017	TAX LIEN	11,806.37
2017-20448	GEVARAS ERNEST D	5/18/2017	TAX LIEN	923.71
2017-20449	MUNN BRAD C	5/18/2017	TAX LIEN	2,390.58
2017-20450	GREGORY RICHARD D	5/18/2017	TAX LIEN	957.11
2017-20450	GREGORY HELGA J	5/18/2017	TAX LIEN	957.11
2017-20451	KOWALCZYK RONALD	5/18/2017	TAX LIEN	1,092.14
2017-20451	KOWALCZYK CINDY	5/18/2017	TAX LIEN	1,092.14
2017-20451	LOWALCZYK CINDY	5/18/2017	TAX LIEN	1,092.14
2017-20452	GOOD GARY R	5/18/2017	TAX LIEN	1,402.76
2017-20453	HALL WESLEY E	5/18/2017	TAX LIEN	829.32
2017-20453	WALLACE BARBARA	5/18/2017	TAX LIEN	829.32
2017-20454	MCCULLOCH BRYN	5/18/2017	TAX LIEN	808.14
2017-20455	PATTEN BRIAN	5/18/2017	TAX LIEN	796.01
2017-20455	PATTEN JESSICA	5/18/2017	TAX LIEN	796.01
2017-20456	SEAGRAVES MICHAEL P	5/18/2017	TAX LIEN	1,097.03
2017-20456	SEAGRAVES KATHLEEN J	5/18/2017	TAX LIEN	1,097.03
2017-20457	ONEILL MICHAEL V	5/18/2017	TAX LIEN	1,499.82
2017-20458	SOSA ANTONIO I	5/18/2017	TAX LIEN	885.21
2017-20459	LANDMESSER BRIAN	5/18/2017	TAX LIEN	966.84
2017-20459	LANDMESSER CYNTHIA CAVAGE	5/18/2017	TAX LIEN	966.84
2017-20459	CAVAGE CYNTHIA LANDMESSER	5/18/2017	TAX LIEN	966.84
2017-20460	VITAL EUGENE	5/18/2017	TAX LIEN	1,028.57
2017-20461	URGILES CARLOS	5/18/2017	TAX LIEN	804.88
2017-20461	URGILES KAROLA V	5/18/2017	TAX LIEN	804.88
2017-20462	GOODWIN WILLIAM R IND AND AS PRESIDENT OF	5/18/2017	TAX LIEN	4,778.62
2017-20462	BILL GOODWIN ENTERPRISES LLC	5/18/2017	TAX LIEN	4,778.62
2017-20463	FREEDOM FROM CALLS ANSWERING SERVICE	5/18/2017	TAX LIEN	4,950.08
2017-20464	BOIDYS LLC	5/18/2017	TAX LIEN	662.74
2017-20465	WALLINGFORD BUILDERS LLC	5/18/2017	TAX LIEN	10,688.08
2017-20466	SOMENEK ATILLA	5/18/2017	TAX LIEN	1,201.61
2017-20467	CAPUTI ALISON	5/18/2017	TAX LIEN	11,523.58
2017-20468	SWINGLE DAVID P	5/18/2017	TAX LIEN	671.71
2017-20469	EVANS MOZELL	5/18/2017	TAX LIEN	595.76
2017-20470	SHELLYS FAMILY RESTAURANT INC	5/18/2017	TAX LIEN	1,857.93
2017-20471	MASTERSON JOSEPH	5/18/2017	TAX LIEN	797.54
2017-20472	SECUREIT CORP	5/18/2017	TAX LIEN	832.01
2017-20473	DEBILZEN ELIZABETH	5/19/2017	JUDGMENT	1,000.00

2017-20474	TYAHLA ANTHONY NICHOLAS	5/19/2017	JUDGMENT	9,529.00
2017-20475	CAPTAIN JOES SALES AND SERVICE INC	5/19/2017	TAX LIEN	1,443.87
2017-20476	TOBIN VERONICA	5/19/2017	TAX LIEN	2,990,492.00
2017-20477	RIVERA ALEXANDER	5/19/2017	JP TRANSCRIPT	1,087.91
2017-40024	PRITCHARD JUSTIN OWNER P	5/16/2017	STIP VS LIENS	—
2017-40024	FINE LINE HOMES CONTRACTOR	5/16/2017	STIP VS LIENS	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00237	BANK OF AMERICA NA	PLAINTIFF	5/15/2017	—
2017-00237	KOBE ALBERT S	DEFENDANT	5/15/2017	—
2017-00238	BANK OF AMERICA NA	PLAINTIFF	5/15/2017	—
2017-00238	SMITH PAMELA E	DEFENDANT	5/15/2017	—
2017-00244	DISCOVER BANK PLAINTIFF/APPELLANT	PLAINTIFF	5/17/2017	—
2017-00244	GOOLER WALTER H DEFENDANT/APPELLEE	DEFENDANT	5/17/2017	—
2017-00248	DISCOVER BANK	PLAINTIFF	5/19/2017	—
2017-00248	NOVAK SCOTT P	DEFENDANT	5/19/2017	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00245	AMERICREDIT FINANCIAL SERVICES D/B/A	PLAINTIFF	5/17/2017	—
2017-00245	GM FINANCIAL	PLAINTIFF	5/17/2017	—
2017-00245	MAROLD LACEY	DEFENDANT	5/17/2017	—
2017-00245	BRAMAN JOSHUA	DEFENDANT	5/17/2017	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00241	VANDERBILT MORTGAGE AND FINANC	PLAINTIFF	5/16/2017	—
2017-00241	STRAUT ROBERT P	DEFENDANT	5/16/2017	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00243	LOAD TRAIL VIN 4ZEHH121281042128	PETITIONER	5/17/2017	—
2017-00243	BUNNELL ROBERT F	PETITIONER	5/17/2017	—
2017-00243	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	5/17/2017	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00240	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	5/15/2017	—
2017-00240	FILIMON RODICA	DEFENDANT	5/15/2017	—
2017-00240	OCCUPANTS	DEFENDANT	5/15/2017	—

**REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00246	WAYNE BANK	PLAINTIFF	5/18/2017	—
2017-00246	HYLAND JAMES J	DEFENDANT	5/18/2017	—
2017-00246	HYLAND DANIEL J	DEFENDANT	5/18/2017	—
2017-00246	MAZZOTTA FRANK V III	DEFENDANT	5/18/2017	—
2017-00247	UB COMMERCIAL LLC ASSIGNEE OF	PLAINTIFF	5/18/2017	—
2017-00247	UNITY BANK	PLAINTIFF	5/18/2017	—
2017-00247	DARAGO CADY A/K/A	DEFENDANT	5/18/2017	—
2017-00247	TENORE CADY	DEFENDANT	5/18/2017	—
2017-00247	TENORE MICHAEL	DEFENDANT	5/18/2017	—
2017-00247	TENORE DEBRA	DEFENDANT	5/18/2017	—
2017-00247	ELDRED ROBERT	DEFENDANT	5/18/2017	—
2017-00247	ELDRED GABRIELLE	DEFENDANT	5/18/2017	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2017-00239	TIGUE PATRICK A	PLAINTIFF	5/16/2017	—
2017-00239	MCCLOSKEY DAVID E	DEFENDANT	5/16/2017	—
2017-00239	MCCLOSKEY JENNIFER I	DEFENDANT	5/16/2017	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 29, 2017 TO JUNE 2, 2017  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Fentress William C	N B T Bank	Lake Township	
Fentress Mary E			201,200.00
Swingle Robert J	N B T Bank	Salem Township	10,000.00
McGlynn Phillip R Tr	N B T Bank	Paupack Township	
McGlynn Jean H Tr			55,000.00
Phillip R McGlynn Revocable Living Trust Jean H McGlynn Revocable Living Trust			
Boyce Maryann	Dime Bank	Lebanon Township	150,000.00
Connor Daniel C	Dime Bank	Lake Township	
Beauchampconnor Kristina Connor Kristina Beauchamp			96,000.00
Glessner Kyle By Af	Mortgage Electronic Registration Systems	Lake Township	
Glessner David Af Glessner David Glessner Linda			100,000.00
Bennett Michael T	Mortgage Electronic Registration Systems	Salem Township	96,969.00
Reilly William Patrick	Mortgage Electronic Registration Systems	Lake Township	84,000.00
Sullivan Brian	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Sullivan Elizabeth G			148,480.00
Bonham John	Dime Bank	Dyberry Township	
Bonham Sylvia			200,000.00
Ott Brian K	Wayne Bank	Manchester Township	50,000.00
Fiebiger Daniel	Citizens Savings Bank	Cherry Ridge Township	
Jones Penny			120,000.00
Fiebiger Penny			
Wormuth Lyndon	Honesdale National Bank	Preston Township	
Wormuth Marie			45,000.00
Gilson Frank J	Honesdale National Bank	Berlin Township	
Gilson Tiffany D			38,000.00
Coccodrilli Donald T	Honesdale National Bank	Texas Township	
Coccodrilli Carol M			100,000.00
Vender Dominick J Jr	Honesdale National Bank	Texas Township	
Vender Lisa M			20,000.00

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

Hiller Marisa R Klinger Klingerhiller Marisa R Hiller Michael J	Honesdale National Bank	Honesdale Borough	15,000.00
Rogers Thomas F III Rogers Lindsay E	Dime Bank	Paupack Township	165,600.00
Frawley Timothy P Jr	Mortgage Electronic Registration Systems	Preston Township	
Frawley Jacqueline T			138,000.00
Tigue Sarah	Honesdale National Bank	Paupack Township	135,000.00
Wargo Michael A	Honesdale National Bank	Sterling Township	85,000.00
Velasquez Ulises A	Mortgage Electronic Registration Systems	Salem Township	119,920.00
Garda Lawrence Natale	Mortgage Electronic Registration Systems	Salem Township	50,000.00
Santulli Frank Santulli Debra	Bank Of America	Lake Township	35,800.00
McNamara Jeanne	Mortgage Electronic Registration Systems	Lake Township	
McNamara John P			146,202.00
Levine Laura Dillon Marla	Honesdale National Bank	Lake Township	15,000.00
Bill Douglas F Bill Rise Beth	F Ncb Bank	Dyberry Township	129,900.00
J Bissett Enterprises Inc Durando Sean W	Wayne Bank	Honesdale Borough	70,000.00
	Mortgage Electronic Registration Systems	Texas Township 1 & 2	96,363.00
Delia Joseph J	Fairway Consumer Discount Company	Preston Township	
Delia Sara E			98,000.00
Danise Ralph Reidy Kim Louise	J P Morgan Chase Bank	Salem Township	122,580.00
	Sharonview Federal Credit Union	Paupack Township	
Reidy Patrick J			132,000.00
Repenning David A Sr	Mortgage Electronic Registration Systems	Clinton Township 1	
Repenning Barbara E			128,989.00
Farr Meghan E	Mortgage Electronic Registration Systems	Honesdale Borough	64,242.00
Humbert Jean Baptiste Thomas	Dime Bank	Manchester Township	124,000.00
Herina Peter J Herina Bethann P	Wells Fargo Bank	Paupack Township	224,400.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Sands Giraud J Est AKA Sands Giraud Est AKA Sands Giraud Jerry Est AKA Gianchetta Debra Exr	Gianchetta Debra	Honesdale Borough	
Hamlyn David Exr Tedesco Debora Exr Hamlyn Walter J Jr Est	Tedesco Joshua	Clinton Township 1	
Adamitis Joseph S	Adamitis Joseph S Adamitis Catherine A	Preston Township	Lot 113
Puchalski Ronald C AKA Puchalski Ronald AKA	Adamitis Catherine A Adamitis Joseph S	Preston Township	
Sibello Sandra E Adm Sibello Robert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Lake Township	
Sibello Sandra E Adm Sibello Robert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Lake Township	Lot 1
Sibello Sandra E Adm Sibello Robert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Lake Township Lake & Paupack Twps Paupack Township Paupack & Lake Twps	Lot 2 Lot 2
Sibello Sandra E Adm Sibello Rdbert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Lake Township	
Sibello Sandra E Adm Sibello Robert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Lake Township	
Sibello Sandra E Adm Sibello Robert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Paupack Township Paupack & Lake Twps Lake Township Lake & Paupack Twps	
Sibello Sandra E Adm Sibello Robert Est AKA Sibello Robert Jr Est AKA	Sibello Sandra E	Lake Township	Lot 10
Gonzalez Mario GonzalezCarolynn	Boyce Maryann	Lebanon Township	
Nowak Jolanta	Nowak Zenon	Lehigh Township	Lot 1
Gans Leah Forbes Henry	Connor Daniel C Beauchamconnor Kristina Connor Kristina Beauchamp	Lake Township	Lot 135
MacIlwain Irene A Righter Robert R	McGregor Stephen R McGregor Diana L	Lehigh Township	Lot 2
Salerno Peter Salerno Katherine	Glessner Kyle Glessner David Glessner Linda	Lake Township	Lot 3732
Barbagallo Mary	OReilly Michael OReilly Rosemary	Lake Township	Lot 1832



Vitale Allyson	Bennett Michael T	Salem Township	
Vitale Salvatore Jr			Lot 606
Arpaio Nanette	Reilly William Patrick	Lake Township	
Reuter Mark			Lot 3444
Ingrilli John S	Ingrilli John S	Damascus Township	
Ingrilli Jane Ann	Ingrilli Jane Ann		
Sullivan John	Sullivan Brian	Mount Pleasant Township	
Sullivan Cathy	Sullivan Elizabeth G		
Walker John F Est AKA	Bonham John	Dyberry Township	
Walker John Est AKA	Bonham Sylvia		
Walker John F Jr Est AKA			
Walker John Francis Est AKA			
Walker John Francis Jr Est AKA			
Walker John Jr Est AKA			
Brown Linda Exr			
Katsman Sam	Chung Xian Ho	Lehigh Township	
Katsman Yuliya			Lot 22
Joseph Moore Sr Revocable Living Trust	Brian James Vetter Irrevocable Supplemental	Dreher Township	
Susanne C Moore Revocable Living Trust	Vetter Martha Tr		
Moore Joseph B Jr Tr			
Rogers Thomas F III	Rogers Thomas F III	Paupack Township	
	Rogers Lindsay E		Lot 32
Zack Michael A	Frawley Timothy P Jr	Preston Township	
Nebzydoski Daniel J	Frawley Jacqueline T		Lot 85
Garigliano Frank	Garigliano Frank	Dreher Township	Lots 163 & 164
Martin Alice M	Velasquez Ulises A	Salem Township	
Christopher Alice M			
Flores Andre By Af	Mcnamara John P	Lake Township	
Arnone Christopher Af	Mcnamara Jeanne		Lot 1985
Flores H James By Af			
Cooper Ruth Af			
Cooper Ruth			
Wilson Robert W	Reining David C	Berlin Township	
Reining Gail H	Reining Bonnie F		
W J Reining & Sons Inc			
Hatch Stephen J III	Simpler Janice M	Lehigh Township	
Hatch Paula A			Lots 261 & 262
Gibbons Gladys	Gibbons Michael	Palmyra Township	
Gibbons Gladys R AKA	Gibbons Michael	Palmyra Township	
Gibbons Gladys M AKA			Lots 5 & 6
Gibbons Gladys	Gibbons Michael	Palmyra Township	
Gibbons Gladys	Gibbons Michael	Palmyra Township	Lot 8
Gibbons Gladys M	Gibbons Michael	Palmyra Township	
Gibbons Gladys R AKA	Gibbons Michael	Palmyra Township	
Gibbons Gladys M AKA			
Gibbons Gladys M	Gibbons Michael	Paupack Township Paupack & Palmyra Townships Palmyra Township	

		Palmyra & Paupack Townships	
Gibbons Gladys M	Gibbons Michael	Palmyra Township	
Gibbons Gladys M	Gibbons Michael	Palmyra Township	
Gibbons Gladys M	Gibbons Michael	Palmyra Township	
Gibbons Gladys R AKA Gibbons Gladys M AKA	Gibbons Michael	Palmyra Township	
Gibbons Gladys M	Gibbons Michael	Palmyra Township	
Gibbons Gladys M	Gibbons Michael	Palmyra Township	
Vanrensalier James Freemyer Carol	Freemyer Carol	Dreher Township	
Vanrensalier James Freemyer Carol	Vanrensalier James	Dreher Township	Lots 110 & 113
Rutherford Sally N	Rutherford Sally N	Honesdale Borough	
Rutherford Albert G II	Rutherford Albert G II		
Hatch Stephen J III Hatch Paula A	Cabrera Richard Cabrera Anthony	Lehigh Township	Lot 253
Sordillo Victor J Sordillo Virginia	Gilbert Paul H Gilbert Debra T	Lake Township	
English Bertha E	Durando Sean W	Texas Township 1 & 2	
Mays Jeanine M Mays Robert W Jr Fleischmann Stephen T Mattaliano Anne Marie Laemers Ellen F	Danise Ralph	Salem Township	Lot 164
Benigno Carmella	Santucci Danielle	Lehigh Township	Lots 148 & 173
Eskra Dolores A	Dietz William C Dietz Janice E	Paupack Township	Lot 5
Cimino Frances Cordova Katryna	Cimino Frances Cordova Katryna A	Lehigh Township	
Ellett Thomas Ellett Gladys	Reidy Patrick Joseph Reidy Kim Louise	Paupack Township	Lot 253
Carmody William J Exr Carmody Joseph D Est	Fret Edmond Fret Deborah	Berlin Township	Lot 9
Dixon Brian L Carey Joyce A	Repenning David Albert Sr Repenning Barbara Eva	Clinton Township 1	
Eifert Deborah J	Bareikis Grace E Campbell Craig Johnson Kimberly A	Dyberry Township	
Weidner Rita Weidner Paul A Weidner John G	Farr Meghan E	Honesdale Borough	
Green Alla Anthony Susan B	Humbert Jean Baptiste Thomas S B Frequency	Manchester Township Honesdale Borough	
Bird Russell	Medved Margaret Medved Martin P	Preston Township	

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

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*One (1) time insertion*

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*One (1) time insertion*

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Honesdale, PA 18431