

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JANUARY 6, 2012 ★ Honesdale, PA ★ No. 43



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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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



Legal Journal of Wayne County

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

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

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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	\$50
Mailed & Emailed	\$125

*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  
Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

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Linus H. Myers

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Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

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

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

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Wendall R. Kay  
Jonathan Fritz

#### *Treasurer*

Brian T. Field

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

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**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 WINIFRED WASMAN  
AKA WINIFRED R. WASMAN  
Late of Bethany Borough  
Executrix  
JOAN ROTHROCK FOWLER  
P.O. BOX 271  
HONESDALE, PA 18431  
Attorney  
ASHLEY G. ZIMMERMAN, ESQ.  
THE RECHNER LAW OFFICE  
924 CHURCH STREET  
HONESDALE, PA 18431

1/6/2012 • 1/13/2012 • 1/20/2012

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**EXECUTRIX NOTICE**

Estate of EVELYN LOCKLIN  
AKA EVELYN I. LOCKLIN AKA  
EVELYN R. LOCKLIN AKA  
EVELYN REED LOCKLIN  
Late of South Cannan Township  
Executrix  
DEBORAH MASSEE  
143 MID VALLEY ROAD  
LAKE ARIEL, PA 18436  
Attorney  
NICHOLAS A. BARNA

831 COURT STREET  
HONESDALE, PA 18431

1/6/2012 • 1/13/2012 • 1/20/2012

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**EXECUTRIX NOTICE**

Estate of KENNETH R.  
MORRILL  
Late of Mount Pleasant Township  
Executrix  
BONNIE M. MORRILL  
592 NIAGARA DRIVE  
PLEASANT MOUNT, PA 18453  
Attorney  
JOHN F. SPALL  
2573 ROUTE 6  
HAWLEY, PA 18428

1/6/2012 • 1/13/2012 • 1/20/2012

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**EXECUTOR NOTICE**

Estate of BLANCHE KUESTER  
Late of Berlin Township  
Executor  
CARL KUESTER  
665 BEACH LAKE HIGHWAY  
BEACH LAKE, PA 18405  
Attorney  
SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

1/6/2012 • 1/13/2012 • 1/20/2012

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**EXECUTOR NOTICE**

Estate of CLARENCE A.  
MARTIN, SR.  
Late of Mount Pleasant Township  
Executor  
CLARENCE A. MARTIN, JR.

555 EGYPT ROAD  
HONESDALE, PA 18431  
Attorney  
SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

1/6/2012 • 1/13/2012 • 1/20/2012

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**EXECUTRIX NOTICE**

Estate of CHARLES A. CORNISH  
AKA CHARLES CORNISH.  
Late of Palmyra Township  
Executrix  
MARIA E. CORNISH  
62 MOONBEAM CIRCLE  
HAWLEY, PA 18428  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

12/30/2011 • 1/6/2012 • 1/13/2012

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**EXECUTOR NOTICE**

ESTATE OF EARL C.  
TREFFINGER, late of Lake Ariel,  
Pennsylvania (died September 1,  
2011). Notice is hereby given that  
Letters Testamentary on the above  
estate have been granted to Stephen  
Treffinger, 173 Dean Street,  
Brooklun, NY 11217. All persons  
indebted to the said estate are  
required to make payment and  
those having claims to present the  
same without delay to the Executor  
named herein or to Nicholas D.  
Tellie, Esquire, Tellie & Coleman  
PC, 310 East Drinker Street,  
Dunmore, PA 18512.

1/6/2012 • 1/13/2012 • 1/20/2012

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**EXECUTRIX NOTICE**

Estate of MARIE WARD AKA  
MARIE K. WARD.  
Late of Damascus Township  
Executrix  
SYLVIA ANN CRUM  
405 WESTBROOK STREET  
SAYRE, PA 18840  
Executrix  
MARION H. THOL  
112 LAUREL LAKE LANE  
TYLER HILL, PA 18469  
Attorney  
MATTHEW L. MEAGHER, ESQ.  
1018 CHURCH STREET  
HONESDALE, PA 18431

1/6/2012 • 1/13/2012 • 1/20/2012

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**ESTATE NOTICE**

In Re: Estate of EVELYN R.  
SCHWEINSBURG, late of Lake  
Ariel, Pennsylvania (Died February  
14, 2011).

Notice is hereby given that  
Letters Testamentary on the above  
Estate have been granted on  
September 15, 2011 to Frederick  
R. Schweinsburg.

All persons indebted to the said  
estate are required to make  
payment and those having claims  
to present the same without delay  
to the Executor named above or to  
Eugene Daniel Lucas, Esquire,  
1425 Green Ridge Street,  
Dunmore, PA 18509.  
EUGENE DANIEL LUCAS,  
Attorney for the Estate.

12/30/2011 • 1/6/2012 • 1/13/2012

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**ESTATE NOTICE**

Take notice that the following  
account has been filed to the

Common Pleas Court of Wayne County and will be presented for confirmation on January 19, 2012 at 9:15 a.m., in Courtroom #2, Wayne County Courthouse, Honesdale, PA.

Amended first and final account of Edward Wezowicz, Executor of the Estate of Carla Dolittle, Deceased, No. 67 O.C.D. 2011.

12/30/2011 • 1/6/2012 • 1/13/2012

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**EXECUTOR NOTICE**

Estate of ANTIMO PEZZULLO  
AKA ANTIMO JOHN  
PEZZULLO  
Late of Paupack Township  
Executor  
JOHN M. PEZZULLO  
140 MUD MILLS ROAD  
MIDDLETOWN, NY 10940  
Executrix  
CAROL M. GILES  
PO BOX 12  
POYNTELLE, PA 18454  
Attorney  
P. CHRISTOPHER COTRONZI  
81 MAIN STREE, STE 205  
WHITE PLAINS, NY 10601

12/23/2011 • 12/30/2011 • 1/6/2012

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**ADMINISTRATRIX NOTICE**

Estate of WILLIAM S.  
HARRIOTT AKA WILLIAM  
HARRIOTT  
Late of Paupack Township  
Administratrix  
BESS H. HARRIOTT  
17 RIDGE CREST DRIVE  
LAKEVILLE, PA 18438  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET

HONESDALE, PA 18431

12/23/2011 • 12/30/2011 • 1/6/2012

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**OTHER NOTICES**

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**IN THE COURT OF COMMON  
PLEAS OF THE 22ND  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE**

IN RE: S.A.G.

No. 12 Adoption 2011

**NOTICE**

TO: ANNETTE CORRELL  
last known address  
17 Moffatt Avenue  
Binghamton NY

A Petition has been filed asking the Court to put an end to all rights you have to your child, SARA ANN GARDNER.

The Court has set a hearing to consider ending your rights to your child. That hearing will be held in **Courtroom No. 2, Fourth Floor, Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431 on Tuesday, February 14, 2012, at 9:30 a.m.**

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILDREN AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED

THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

YOU HAVE A RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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.

Northern Pennsylvania Legal Services  
925 Court Street, Wayne County Courthouse  
Honesdale PA 18431  
(877) 515-7465

HOWELL, HOWELL & KRAUSE  
ALFRED G. HOWELL, ESQUIRE  
109 9th Street  
Honesdale PA 18431  
Tel.: (570) 253-2520  
Fax: (570) 253-7896

**1/6/2012**

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is D D & R Distributors,

LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

**1/6/2012**

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

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

**1/6/2012**

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**LEGAL NOTICE**

ATLANTIC STATES  
INSURANCE COMPANY, a/s/o  
RAPHAEL AND LISA  
INGAGLIO,  
Plaintiffs  
v.  
RODERICK HERNANDEZ,  
Defendant

IN THE COURT OF COMMON  
PLEAS  
OF WAYNE COUNTY,  
PENNSYLVANIA

NO. 116-Civil-2011

ASSIGNED TO:

**NOTICE**

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 the Plaintiff. You may lose money or property or other rights important to you.

**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.**

**AVISO**

Si desea defender, debe introducir un aspecto escrito personalmente o por abogado y presentar sus defensas o objeciones por escrito ante el Tribunal. Se advierte que si no lo hacen, el caso puede proceder sin ti y sin previo aviso para el alivio de la solicitada por el demandante se puede introducir un juicio contra usted. Puede perder dinero o propiedad u otros derechos importantes para usted.

DEBE TOMAR ESTE PAPEL A SU ABOGADO A LA VEZ. SI NO TIENES UN ABOGADO, IR AL TELÉFONO O LA OFICINA ESTABLECIDOS A CONTINUACIÓN.

ESTA OFICINA PUEDE PROPORCIONARLE INFORMACIÓN SOBRE LA CONTRATACIÓN DE UN ABOGADO.

SI NO PUEDE PERMITIRSE CONTRATAR A UN ABOGADO, ESTA OFICINA PUEDE PROPORCIONARLE INFORMACIÓN ACERCA DE ORGANISMOS QUE PUEDEN OFRECER SERVICIOS LEGALES A PERSONAS ELEGIBLES A UNA TARIFA REDUCIDA O NINGUNA CUOTA.

Northern PA Legal Services, Inc.  
Wayne County Courthouse  
Honesdale, PA 18431  
Telephone: (570) 253-1031

Peter F. Schuchman, Jr., Esquire  
Attorney ID No. 69343  
KOZLOFF STOUT  
2640 Westview Drive  
Wyomissing, PA 19610  
(610) 670-2552  
Attorney for Plaintiffs

**1/6/2012**

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**SHERIFF'S SALES**

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

**SHERIFF'S SALE  
JANUARY 18, 2012**

By virtue of a writ of Execution LA Bank, National Association, now by merger, Pennstar Bank, a division of N.B.T 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 18th day of January, 2012 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,

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, being more particularly Lot 124, Bear Tract of Indian Rocks at Lake Wellenpaupack, being bounded and described as follows, formerly known as Lot 124 and westerly one-half of Lot 125:

BEGINNING at a point in the center of a forty foot road known as Cub Road said point being a common corner of Lots 123, 223, 224 and 124; thence along the center of Cub Road South 40 degrees 41 minutes East, a distance

of 75 feet to a point; thence South 49 degrees 19 minutes West 126.75 feet, said course being the common division line between Lot 124 and 126; thence North 39 degrees 57 minutes West, a distance of 75 feet to a point, said point being a common corner of Lots 123 and 124; thence along the common division line between Lots 123 and 124 North 49 degrees 19 minutes East, a distance of 125.8 feet to the point and place of beginning.

BEING all of Lot 124 in Bear Tract Development as shown on Revised Map of Lots 124, 126 and 127 at Indian Rocks, Bear Tract, Salem Township, Wayne County, PA, drawn by George E. Ferris, R.S. dated November 23, 1962.

UNDER AND SUBJECT to conditions and easement of record.

BEING the same premises which Robert L. Grote and Donna M. Grote, his wife, granted and conveyed to Terrence P. Foley and Deborah M. Foley, his wife, by virtue of their deed dated September 1, 1987 and recorded on September 3, 1987 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 471, Page 611.

TAX MAP NO.: 22-2-334.-

ADDRESS BEING: 124 Cub Road, Indian Rocks, Lake Ariel, PA 18436

Seized and taken in execution as Terrence P. Foley 124 Cub Road

Indian Rocks LAKE ARIEL PA  
18436  
Deborah M. Foley 124 Cub Road  
Indian Rocks LAKE ARIEL PA  
18436

Execution No. 1111-Civil-2010  
Amount \$5,345.88 Plus additional

November 17, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

David M. Gregory, Esq.

**12/23/2011 • 12/30/2011 • 1/6/2012**

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**SHERIFF'S SALE  
JANUARY 18, 2012**

By virtue of a writ of Execution  
Honesdale National 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 18th day  
of January, 2012 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,

ALL that certain piece or parcel of  
land lying, situate and being in the  
Borough of Honesdale, County of  
Wayne and Commonwealth of  
Pennsylvania, bounded and  
described as follows, to wit:

Beginning in the center of  
Ladywood Lane at an iron pin at  
the intersection of said lane by a  
westerly extension of Bridge Alley;  
thence by the South line of Bridge  
Alley North 81 degrees East 133.5  
feet to the center of Cottage Lane;  
thence South 9 degrees East 37.1  
feet to a corner; thence South 81  
degrees West 133.5 feet to the  
center of Ladywood Lane to an  
iron pin; and thence along the  
center of said lane North 9 degrees  
West 37.1 feet to the place of  
Beginning, be the same more or  
less.

Being the same premises which  
Rolf Lehmann and Karen Lehmann  
by their deed dated March 2, 2007  
and recorded on March 2, 2007 at  
Record Book 3246, Page 174  
conveyed to Jesse Lambdin.

The premises above described are  
known as 299 Riverside Drive,  
Honesdale, Pennsylvania 18431,  
and are further known on the  
assessment records of Wayne

County as Tax Parcel 11-10-79.

Seized and taken in execution as  
Jesse Lambdin 339 Riverside Dr.  
Apt. 3 HONESDALE PA 18431

Execution No. 483-Civil-2011  
Amount \$101,409.49 Plus  
additional

November 18, 2011  
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.**

John J. Martin Esq.

**12/23/2011 • 12/30/2011 • 1/6/2012**

**SHERIFF'S SALE  
JANUARY 18, 2012**

By virtue of a writ of Execution  
Bank of American N.A., s/b/m to

Countrywide Home Loans,  
Corporation, LP issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 18th day of  
January, 2012 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,

ALL THAT CERTAIN tract or  
parcel of land situated in the  
Township of Salem, Wayne  
County, Pennsylvania known as  
Lot 331, Section 4, of the Hideout,  
as subdivision situated in the  
Township of Lake and Salem,  
Wayne County, Pennsylvania  
according to the plats thereof  
recorded in the Office of Recorder  
Deeds of Wayne County,  
Pennsylvania, April 9, 1970 in Plat  
Book 5, page 27; May 11, 1970 in  
Plat Book 5, pages 34 and 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 though 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  
111 through 119 and September  
24, 1973 in Plat book 5, pages 120  
through 123.

TAX PARCEL# 22-0-0018-0069

BEING KNOWN AS: 331  
Cedarwood Terrace, Lake Ariel, PA  
18436

Seized and taken in execution as  
Ronald Alexander 331 Cedarwood  
Terrace 642 The Hideout Lake  
Ariel PA 18436

Toniann Alexander a/k/a Toni Ann  
Alexander 331 Cedarwood Terrace  
LAKE ARIEL PA 18436

Execution No. 1061-Civil-2008  
Amount \$166,472.53 Plus  
additional

November 23, 2011  
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**

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PAYMENT.

Michael T. McKeever Esq.

12/23/2011 • 12/30/2011 • 1/6/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution OneWest Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 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,

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 4348, SECTION 50, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS PF 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, PAGERS 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 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, PAGES PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGE 108 THROUGH 110 AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119 AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123, AS AMENDED AND SUPPLEMENTED.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, INCLUDING THOSE SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS OF AND FOR THE HIDEOUT DATED AS OF MAY 11, 1970 AS AMENDED AND SUPPLEMENTED.

BEING KNOWN AS: 4348 North Fairway Drive, Lake Ariel, PA 18436

PROPERTY ID NO.: 12-0-0045-0001 CONTROL NO.: 044641

TITLE TO SAID PREMISES IS VESTED IN BRYAN GAGLIARDI AND SHERRI GAGLIARDI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES OF A ONE-HALF (1/2) INTEREST, AND JANICE GAGLIARDI, A ONE-HALF

INTEREST. EACH ONE-HALF INTEREST SHALL BE HELD AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS TO THE OTHER ONE-HALF INTEREST BY DEED FROM WILLIAM E. CULLEY AND EILEEN CULLEY, HUSBAND AND WIFE DATED 07/31/2007 RECORDED 08/03/2007 IN DEED BOOK 3348 PAGE 253.

Seized and taken in execution as Bryan Gagliardi 1515 The Hide Out, 4348 North Fairway Drive LAKE ARIEL PA 18436  
Sherrie Gagliardi 1515 The Hideout, 4348 North Fairway Drive Lake Ariel PA 18436  
Janice Gagliardi 19 Cooper Avenue SOMERSET NJ 08873

Execution No. 71-Civil-2011  
Amount \$233,972.10 Plus additional

November 25, 2011  
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.

Lee Schohenfeld Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution M&T 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 25th day of January, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN plot, piece or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 526, Section 6, 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, 86; May 26, 1972 in Plat Book 5, pages 93 through 95; and September 26, 1972 in Plat Book 5, pages 96 through 104; 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.

BEING TAX NO.: 22 20 78

BEING KNOWN AS: 526 CEDAR TERRACE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in William Sears and Kathleen Thorsland Sears, as Tenants in Common, by deed from WILLIAM SEARS AND KATHLEEN THORSLAND SEARS dated July 9, 2008 and recorded July 21, 2008 in Deed Book 3560, Page 309.

Seized and taken in execution as William Sears 312 The Hideout 526 Cedarwood Terrace LAKE ARIEL PA 18436  
Kathleen Sears 526 Cedar Wood

Terrace, 312 The Hideout Lake Ariel PA 18436

Execution No. 244-Civil-2011  
Amount \$88,581.36 Plus additional

November 25, 2011  
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.

Kevin McQuail, Esq.

12/30/2011 • 1/6/2012 • 1/13/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day

of January, 2012 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,

All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being In the Township of Paupack, County of Wayne and State of Pennsylvania, and more particularly described as Lot No. 307, Tiffany Road, Regency Section, as shown on a map of lands of Paupackan Lake Shores, Inc., recorded in the Office of the Recorder of Deeds in and for the County of Wayne in Map Book 26, page 23.

Subject to covenants, restrictions and agreements of record.

TAX PARCEL NO: 19-0-0043-0307

BEING KNOWN AS: 120 Tiffany Road, Hawley, PA 18428

Seized and taken in execution as William Robert Hartman 506 Central Avenue #1 HARRISON NJ 07029

Execution No. 298-Civil-2010  
Amount \$70,306.00 Plus additional

November 25, 2011  
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.

Michael T. McKeever Esq.

12/30/2011 • 1/6/2012 • 1/13/2012

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 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,

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, County of Wayne and State of



Pennsylvania more particularly described as Lot(s) No (s). 534, Humming Bird Lane, as shown on a Map of Lands of Paupaokan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 29, page 83.

BEING TAX NO.: 12 54 534

BEING KNOWN AS: 534  
HUMMINGBIRD LANE,  
LAKEVILLE, PENNSYLVANIA  
18438.

Title to said premises is vested in Anthony Larosa and Bridget Ann Larosa, his wife, by deed from ROBERT DELGADO AND RAQUEL M. DELGADO, HIS WIFE dated June 5, 1995 and recorded July 25, 1995 in Deed Book 1052, Page 151.

Seized and taken in execution as Anthony Larosa 534 Hummingbird Lane LAKEVILLE PA 18438  
Bridget Ann Larosa 534 Hummingbird Lane LAKEVILLE PA 18438

Execution No. 406-Civil-2011  
Amount \$127,103.46 Plus  
additional

November 25, 2011  
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.**  
Margaret Gairo, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

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**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution One West Bank FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 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,

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, and State of Pennyslvania, more particularly bounded and described as follows:

Lot 256, 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 herewith as if attached hereto.

BEING TAX NO.: 19 30 300

BEING KNOWN AS: 256 GREEN VALLEY CIRCLE, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Dawn M. Leon and Alejandro Leon, husband and wife, by deed from DAWN M. LEON, A MARRIED WOMAN, dated July 3, 2006 and recorded July 20, 2006

in Deed

Seized and taken in execution as Alexander Leon a/k/a Alejandro Leon 831 8th Street SECAUCUS NJ 07094  
Dawn Leon 831 8th Street SECAUCUS NJ 07094

Execution No. 647-Civil-2009  
Amount \$164,408.27 Plus additional

November 25, 2011  
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

WAYNE COUNTY BAR ASSOCIATION



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

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.**

Margaret Gairo, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 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,

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, known as Lot Number 1816, in

Section 16, of The Hideout, a subdivision, situated in the Townships of Lake and Salem, County of Wayne and Commonwealth of Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania.

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.

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

BEING TAX NO.: 12 0 0025 0009

BEING KNOWN AS: 1816  
LAKEVIEW DRIVE, LAKE  
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Hugh Tague, III and Carolyn Tague, his wife, by deed from PENELOPE R. PORTER, UNMARRIED AND EVADNE E. PORTER, UNMARRIED dated June 23, 2005 and recorded June 28, 2005 in Deed Book 2800, Page 16.

Seized and taken in execution as Hugh Tague a/k/a Hugh Tague, III 1475 The Hideout 1816 Lakeview Drive LAKE ARIEL PA 18436 Carolyn Tague 1475 The Hideout

1816 Lakeview Drive LAKE  
ARIEL PA 18436

Execution No. 654-Civil-2010  
Amount \$152,293.33 Plus  
additional

November 25, 2011  
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.**

Kevin McQuail, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

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**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP issued out of the

Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of January, 2012 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,

**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, to wit:

**BEGINNING** at iron pin in the center of a stonewall, and on line of lands now or late of Josephine Banks, said line being South 43 degrees 15 minutes East 347 feet from a point in the center of Highway leading from Hollisterville PA, to Maplewood, PA; thence along lands now or late of Josephine Banks, North 43 degrees 15 minutes West 347 feet to a point in the center of above said road or highway; thence along the center of highway; North 18 degrees 30 minutes East 236 feet to a point in the center of highway opposite to an elm tree, thence along lands now or formerly of Seth S. Moore. South 62 degrees 15 minutes East 368 feet to an iron pin on the northwest side of stone row, and through lands now or formerly of Seth S. Moore, South 28 degrees 30 minutes West 348 feet to the place of beginning.

**BEING TAX NO.:** 22 0 0042 0012

BEING KNOWN AS: 952  
MAPLEWOOD ROAD, LAKE  
ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in  
Mica Christian and Annessa  
Rascona, his wife, by deed from  
MARILYN W. CHRISTOPHER  
AND JOSEPH A.  
CHRISTOPHER, HER  
HUSBAND dated December 3,  
2004 and recorded December 10,  
2004 in Deed Book 2672, Page  
252.

Seized and taken in execution as  
Mica Christian 952 Maplewood  
Road LAKE ARIEL PA 18436  
Annessa Rascona 952 Maplewood  
Road LAKE ARIEL PA 18436

Execution No. 713-Civil-2010  
Amount \$154,268.12 Plus  
additional

November 28, 2011  
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.  
Kevin McQuail, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

**SHERIFF'S SALE  
JANUARY 25, 2012**

By virtue of a writ of Execution  
Bac Home Loans Servicing , LP  
f/k/a Country Home Loans  
Servicing LP issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 25th day of  
January, 2012 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,

ALL THAT CERTAIN piece,  
parcel or tract of land lying, situate  
and being in the Township of  
Cherry Ridge, County of Wayne,  
Commonwealth of Pennsylvania,  
bounded and described as follows.,  
To wit:

BEGINNING at a point or corner  
located in the centerline of  
Pennsylvania Legislative Route No.  
943, (S.R. 3028), being the  
southern most corner of lands of  
Alfred L. Jr. and Sandra Ann  
Kowalczyk (Deed Book 289 Page  
428); thence departing from said  
roadway and along the line of

lands of said Kowalczyk, North 56 degrees 41 minutes 38 seconds East 180.00 feet to an iron bar corner found; thence through lands of Helen L. Clemo (Deed Book 216 Page 433), the following two courses and distances: South 26 degrees 55 minutes 10 seconds East 317.81 feet to an iron pin corner set and South 81 degrees 55 minutes 43 seconds West 216.27 feet to a point or corner, located in the centerline of the same, the following two courses and distances: North 21 degrees 23 minutes 25 seconds West 95.00 feet and North 19 degrees 48 minutes 25 seconds West 134.40 feet to the place of BEGINNING.

CONTAINING within bounds, 1.213 acres of land, inclusive of that area occupied by public road and utilities, easements and rights of way, supporting a dwelling and a barn and being designed as Lot No. 1 on accompanying draft.

BEING TAX NO.: 05 0 0274 0064

BEING KNOWN AS: R. R. 2  
BOX 2515 OWEGO TURNPIKE,  
HONESDALE, PENNSYLVANIA  
18431.

Title to said premises is vested in Jason Warring and Jennifer Rodriguez, as joint tenants with the

Seized and taken in execution as Jennifer Rodriguez 2053 Owego Tpk HONESDALE PA 18431  
Jason Warring 2053 Owego Tpk HONESDALE PA 18431

Execution No. 758-Civil-2010  
Amount \$123,405.40 Plus  
additional

November 28, 2011  
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.**

Kevin McQuail, Esq.

**12/30/2011 • 1/6/2012 • 1/13/2012**

**SHERIFF'S SALE  
FEBRUARY 1, 2012**

By virtue of a writ of Execution Wells Fargo Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, 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 February, 2012 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,

ALL THAT CERTAIN piece or parcel of land, situated in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, and located on the Eastern side of the street, formerly known as the Belmont and Easton Turnpike, being more particularly bounded and described as follows, to-wit;

BEGINNING in the line of said street at the Southwestern corner of the lot herein described; thence Easterly along the line of land of Oscar Wells one hundred fifty (150) feet to a corner; thence Northerly along other lands of Calvin D. Davis and on a line parallel with the Westerly line of the aforesaid street, fifty (50) feet to a corner; thence Westerly along lands of Calvin D. Davis on a line parallel with the first line one hundred fifty (150) feet to the Westerly line of the said street; thence Southerly along the line of said street fifty (50) feet to the place of BEGINNING.

THE SAID LOT being fifty (50) feet in front and rear and one hundred fifty (150) feet deep.

CONTAINING seven thousand five hundred (7,500) square feet.

BEING THE SAME PREMISES AS Maureen Bonham, Robert C. Davis, Anne Marie Matoushek and John F. Davis, by Deed dated August 23, 2006, and recorded on September 21, 2006, in Record Book Volume 3132, at Page 112, granted and conveyed unto Joseph Williams, Jr., and Karen Williams, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 120 Belmont Street, Waymart, PA 18472.

TAX PARCEL NO. 28-0-0007-0107.

Seized and taken in execution as Joseph J. Williams Jr. 120 Belmont Street WAYMART PA 18472 Karen L. Williams a/k/a Karen L. Mitchell 3511 Quicktown Road, MOSCOW PA 18444

Execution No. 100-Civil-2011 Amount \$110,999.08 Plus additional

November 29, 2011 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.

Barbara A. Fein

1/6/2012 • 1/13/2012 • 1/20/2012

**SHERIFF'S SALE  
FEBRUARY 1, 2012**

By virtue of a writ of Execution Enrique Cintron now by Assignment Roger Dirlam 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 February, 2012 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,

ALL THOSE CERTAIN pieces or parcels of land lying, situate and being in the Township of Clinton, County of Wayne, and State of Pennsylvania, bounded and described as follows:

**PARCEL ONE:**

BEGINNING at a point in the center of Pennsylvania Traffic Route #247, this point being on a division line between lands of the Grantors and Orlin, thence leaving

the road and thence along Orlin and later Scheroshek, (Deed Book 230, Page 127), North 35 degrees 04 minutes 24 seconds West, 496.08 feet to an iron pin corner and North 749 degrees 57 minutes East, 1,031.80 feet to a set iron pin corner; thence through lands of the Grantor and along Lot Number 2 of Section 1, North 82 degrees 13 minutes 18 seconds East, 65.31 feet to a set iron pin corner, and South 17 degrees 13 minutes 27 seconds East, 1,384.10 feet to a point in the center of the aforementioned road. Thence along the center of the said road, South 68 degrees 38 minutes, 44 seconds West 184.95 feet, South 70 degrees, 45 minutes, 18 seconds West, 78.93 feet, South 74 degrees, 24 minutes, 26 seconds West, 61.25 feet, and South 78 degrees, 01 minutes, 35 seconds West, 24.90 feet to the place of BEGINNING. CONTAINING 10.67 acres as surveyed May 15, 1977 and revised 11/14/77 by M.R. Zimmer Associates, Honesdale. All bearings on 1976 magnetic meridian.

Excepting and reserving from the aforescribed premises that parcel previously conveyed by the Grantors herein to Al Morajko by deed dated the 3rd day of August, 1982, and recorded in the Recorder of Deeds Office of Wayne County, in Deed Book 395 at Page 1, and containing a parcel of land 3.34 acres more or less.

**PARCEL TWO:**

BEGINNING at a corner in the



center of Penna. Route 247, leading from Forest City to Curtis Valley, said corner being a common corner of Lot 1, of the New Milford Ass. Section 1, subdivision, and lands now or formerly of Florence Orlin; thence from the point of beginning and along lands of Florence Orlin, North thirty-five degrees four minutes twenty-four seconds West (N. 35 deg. 04 min. 24 sec. W.) four hundred ninety-six and eight hundredths (496.08) feet to a drill hole and cross in a rock; thence continuing along lands of Florence Orlin, North seven degrees forty nine minutes fifty seven seconds East (N. 7 deg. 49 min. 57 sec. E) one hundred fifty nine and ninety two hundredths (159.92) feet to an iron pin corner; thence through lands of William Doolittle North seventy two degrees forty six minutes thirty three seconds East (N. 72 deg. 46 min. 33 sec. E.) two hundred thirty three and sixty seven hundredths (233.67) feet to an iron pin corner, and south seventeen degrees thirteen minutes twenty seven seconds East (S. 17 deg. 13 min. 27 sec. E.) six hundred eighteen and eighty seven hundredths (618.87) feet to a corner in the center of L.R. 247; thence along the center of L.R. 247, south seventy degrees forty five minutes eighteen seconds west (S. 70 deg. 45 min. 18 sec. W.) sixty three and thirty seven hundredths (63.37) feet to a point; thence continuing along said center line south seventy four degrees twenty four minutes twenty six seconds west, (S. 74 deg. 24 min.

26 sec. W) sixty one and twenty five hundredths (61.25) feet to a point, and south seventy eight degrees one minute thirty five seconds west (S. 78 deg. 01 min. 35 sec. W.) twenty four and nine tenths (24.9) feet to the place of BEGINNING.

CONTAINING 3.34 acre of land more or less, and being a part of the same premises as were conveyed to the Grantors herein by deed of New Milford Associates dated the 1st day of March, 1978, and recorded in the Recorder of Deeds Office of Wayne County in Deed Book 345 at Page 496.

ALSO GRANTING to the said Grantees herein the right of ingress, regress, and egress in and to that common driveway on the Easterly side of land herein conveyed comprising a parcel of land approximately 50 feet in width on Route 247 and being 50 feet wide at the widest point and being 30 feet in depth from the right of way line of the said highway. Said right of way to be used in common with other grantees of the Doolittle tract their heirs and assigns, as shown on map of lands recorded in Map Book 47 at Page 7 in the Wayne County Recorder of Deeds office as prepared by Frank Gardner, R.S.

Seized and taken in execution as Antonio I. Sosa d/b/a Dream Builders Route 247, 233 White Rock Drive Browndale PA 18421 and Any and all other persons or entities in possession of

the described properties, Garnishee  
Route 247, 233 White Rock Drive  
Browndale PA 18421

Execution No. 1450-Judgment-  
2007

Amount \$386,190.26 Plus  
additional

December 7, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Jeffrey Treat, Esq.

**1/6/2012 • 1/13/2012 • 1/20/2012**

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**SHERIFF'S SALE  
FEBRUARY 1, 2012**

By virtue of a writ of Execution  
Bank of America, N.A., s/b/m to  
BAC Home Loans Servicing, LP

f/k/a Countrywide Home Loans  
Servicing, LP 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  
February, 2012 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,

All that certain tract or parcel of  
land situated in the Township of  
Lake, Wayne County,  
Pennsylvania, known as Lot 3350  
in Section 26, of The Hideout, a  
subdivision situated in the  
Township of Lake and Salem,  
Wayne County, Pennsylvania,  
according to the plats thereof  
recorded in the Office of the  
Recorder of Deeds in and for  
Wayne County, Pennsylvania, 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; May 18, 1973 in Plat  
Book 5, pages 111 through 119;  
and September 24, 1973 in Plat

Book 5, pages 120 through 123, as amended and supplemented.

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

Lot 3350, Section 26, of The Hideout, Lake Ariel, PA 18436, is recorded in Wayne County Plat Book 5, page 97, recorded on September 26, 1972.

BEING TAX NO.: 12-34-111

BEING KNOW AS: 1718 THE HIDEOUT, 3350 SECTION #26, LAKE ARIEL, PENNSYLVANIA 18436

Title to said premises is vested in Eileen Brown and Jonathan Brown, his wife, by deed from EDWARD SPARKOWSKI AND MARIANNE SPARKOWSKI, HIS WIFE, AND CHARLES EDWARD SPARKOWSKI AND KRISTEN SPARKOWSKI, HIS WIFE, AND JOHN VINCENT SPARKOSWI AND

Seized and taken in execution as Eileen Brown 1718 The Hideout 3350 Section #26 LAKE ARIEL

PA 18436  
Jonathan Brown 1718 The Hideout  
3350 Section #26 LAKE ARIEL  
PA 18436

Execution No. 262-Civil-2011  
Amount \$218,577.51 Plus  
additional

December 8, 2011  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

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

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

Terrence J. McCabe, Esq.

**1/6/2012 • 1/13/2012 • 1/20/2012**

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**CIVIL ACTIONS FILED**


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*FROM DECEMBER 10, 2011 TO DECEMBER 16, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

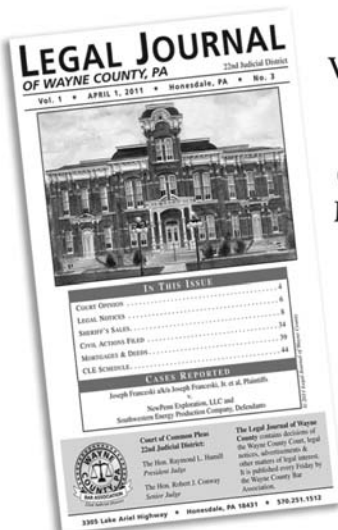
NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20564	ARNAU LUIS	12/16/2011	SATISFACTION	—
2007-20742	KOSTIW THOMAS	12/12/2011	WRIT OF EXECUTION	5,498.97
2007-20742	KOSTIW MARLEN	12/12/2011	WRIT OF EXECUTION	5,498.97
2008-00288	SPIRES GARY M	12/16/2011	SATISFACTION	—
2009-01069	SHAFER JOAN M	12/16/2011	WRIT OF EXECUTION	142,895.56
2009-01069	LYNADY MICHAEL J JR	12/16/2011	WRIT OF EXECUTION	142,895.56
2010-00131	BORGES MARISTELLA	12/16/2011	WRIT OF EXECUTION	176,618.95
2010-00131	BORGES MARISTELA A/K/A	12/16/2011	WRIT OF EXECUTION	176,618.95
2010-00131	WILCOX KENNETH C	12/16/2011	WRIT OF EXECUTION	176,618.95
2010-00366	WAYNE ECONOMIC DEVELOPMENT P	12/13/2011	SUMMARY JUDGMENT	—
2010-00522	FLANNERY SANDRA M	12/13/2011	SUMMARY JUDGMENT	—
2010-00648	HORNUNG JOSEPH	12/13/2011	AMEND "IN REM" JUDG	138,346.38
2010-00648	HORNUNG SHANNON	12/13/2011	AMEND "IN REM" JUDG	138,346.38
2010-00648	CLEMO SHANNON F/K/A	12/13/2011	AMEND "IN REM" JUDG	138,346.38
2010-00670	DOYLE ROBERT F	12/14/2011	JUDGMENT	19,867.82
2010-00691	HAGEMAN WILLIAM J	12/14/2011	JUDGMENT ON VERDICT	83,506.46
2010-00838	SAGUE DAVID	12/13/2011	AMEND "IN REM" JUDG	126,044.46
2010-00893	PROMNITZ JULIA MARIE	12/13/2011	AMEND "IN REM" JUDG	128,638.33
2010-00893	PROMNITZ JULIA M A/K/A	12/13/2011	AMEND "IN REM" JUDG	128,638.33
2010-20010	NAR GAIMI L	12/15/2011	WRIT OF EXECUTION	—
2010-20010	WAYNE BANK GARNISHEE	12/15/2011	GARNISHEE/WRIT EXEC	—
2010-20256	ALBARRON EDWARD	12/12/2011	SATISFACTION	—
2010-20256	ALBARRON JOHANNA	12/12/2011	SATISFACTION	—
2010-20316	RODO LUIGI S	12/12/2011	SATISFACTION	1,020.28
2010-21262	MATHUR RAKESH K	12/12/2011	SATISFACTION	—
2010-21262	MATHUR SHUBHRA S	12/12/2011	SATISFACTION	—
2010-40015	ASSOCIATION OF PROPERTY OWNERS	12/12/2011	SATISFACTION	—
	HIDEOUT INC THE OWNER			
2010-40015	ASSOCIATION OF PROPERTY OWNERS	12/12/2011	DISCONTINUED	—
	HIDEOUT INC THE OWNER			
2011-00135	BARON KATHRYN	12/13/2011	SATISFACTION	—
2011-00292	ROBERTS ELIZABETH A	12/16/2011	WRIT OF EXECUTION	160,885.38
2011-00292	ROBERTS TIMOTHY P	12/16/2011	WRIT OF EXECUTION	160,885.38
2011-00474	KENTIS CAROL M	12/12/2011	JDGMT BY COURT ORDER	4,516.05

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

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2011-00549	TENBUS TAMI	12/16/2011	DEFAULT JUDGMENT	11,035.72
2011-00638	BURKE THOMAS M	12/14/2011	DEFAULT JUDGMENT	159,212.80
2011-00638	BURKE REBECCA M	12/14/2011	DEFAULT JUDGMENT	159,212.80
2011-00656	BOUCHARD KEVIN E	12/14/2011	DEFAULT JUDGMENT	6,463.69
2011-00679	KERWIN JOSHUA	12/16/2011	DEFAULT JUDGMENT	2,070.68
2011-00682	HEADQUARTERS MOTO FACILITY	12/16/2011	CONSENT JUDGMENT	—
2011-00682	NOVAK LESLIE	12/16/2011	CONSENT JUDGMENT	—
2011-00682	NOVAK ANTHONY	12/16/2011	CONSENT JUDGMENT	—
2011-20026	GUZMAN RAYMOND L	12/12/2011	SATISFACTION	4,108.06
2011-20212	RODO LUIGI S	12/12/2011	SATISFACTION	740.81
2011-20662	BERNRAUSER DAVID H	12/12/2011	SATISFACTION	—
2011-20662	BERNHAUSER CATHY	12/12/2011	SATISFACTION	—
2011-20938	FUENTES JOSE F	12/12/2011	SATISFACTION	—
2011-21715	BENSLEY CHRISTOPHER T	12/16/2011	WRIT OF SCIRE FACIAS	—
2011-21715	BENSLEY RENEE	12/16/2011	WRIT OF SCIRE FACIAS	—
2011-21783	KENNEDY PAUL A	12/13/2011	SATISFACTION	234.09
2011-21790	FINAN TIMOTHY P	12/12/2011	SATISFACTION	234.54
2011-21790	FINAN BARBARA A	12/12/2011	SATISFACTION	234.54
2011-21795	AYERS COLLEEN E	12/12/2011	WRIT OF EXECUTION	3,303.07
2011-21858	BATZEL MAX CHARLES	12/12/2011	JUDGMENT NOTE	1,205.55
2011-21859	KLINGER BYRON CARLOS	12/12/2011	JUDGMENT NOTE	1,080.55
2011-21860	HELMAN VIRGINIA COOK	12/12/2011	JP TRANSCRIPT	2,625.00
2011-21861	FOOTE BRUD M	12/12/2011	MUNICIPAL LIEN	393.55
2011-21861	FOOTE EILEEN H	12/12/2011	MUNICIPAL LIEN	393.55
2011-21862	BOZHKOVA VALERIY	12/12/2011	MUNICIPAL LIEN	393.55
2011-21863	DALY HELENE	12/12/2011	MUNICIPAL LIEN	376.58
2011-21864	C&C ABSTRACTOR SERVICES INC	12/12/2011	JP TRANSCRIPT	1,324.36
2011-21865	YANUS CANDY	12/12/2011	JP TRANSCRIPT	540.55
2011-21866	BROCATO CLARE L	12/12/2011	MUNICIPAL LIEN	535.14
2011-21867	JOHNSRUDE CHRISTOPHER DANIEL	12/13/2011	JUDGMENT	1,432.59
2011-21868	MARKS IRENE A	12/13/2011	JUDGMENT	962.00
2011-21869	MONAGHAN KEVIN JAMES	12/13/2011	JUDGMENT	3,197.50
2011-21870	GUINTEK KATHLEEN ANN	12/13/2011	JUDGMENT	433.50
2011-21871	GUINTEK KATHLEEN ANN	12/13/2011	JUDGMENT	388.94
2011-21872	GUINTEK KATHLEEN ANN	12/13/2011	JUDGMENT	422.34
2011-21873	BEERS JASON	12/13/2011	JUDGMENT	348.50
2011-21874	BEERS JASON ROBERT	12/13/2011	JUDGMENT	597.00
2011-21875	KIDA BRIAN MICHAEL	12/13/2011	JUDGMENT	648.50
2011-21876	WASHINGTON MICHAEL WILLIAM	12/13/2011	JUDGMENT	1,355.15
2011-21877	BELL KAILYNN	12/13/2011	JUDGMENT	1,925.00
2011-21878	BELL KAILYNN	12/13/2011	JUDGMENT	342.50
2011-21879	BURSHNICK DONALD	12/13/2011	JUDGMENT	2,685.00
2011-21880	MCELHANEY JONATHAN	12/13/2011	MUNICIPAL LIEN	234.54
2011-21880	MCELHANEY MEGAN	12/13/2011	MUNICIPAL LIEN	234.54
2011-21881	REAGER SEAN	12/13/2011	MUNICIPAL LIEN	237.29
2011-21881	REMER MEGAN L	12/13/2011	MUNICIPAL LIEN	237.29
2011-21882	ELLIS TIMOTHY	12/13/2011	MUNICIPAL LIEN	274.38
2011-21882	ELLIS DAPHANIE	12/13/2011	MUNICIPAL LIEN	274.38
2011-21883	MERRIHEW LEIGH ANN	12/13/2011	MUNICIPAL LIEN	291.67
2011-21884	ALTEMIER RICKI LYNN	12/13/2011	MUNICIPAL LIEN	294.07

2011-21885	BIGLIN DAVID	12/13/2011	MUNICIPAL LIEN	301.23
2011-21885	BIGLIN CAROL	1Z/13/2011	MUNICIPAL LIEN	301.23
2011-21886	BARTHEL WADE G	1Z/13/2011	MUNICIPAL LIEN	310.93
2011-21886	BARTHEL JEAN M	12/13/2011	MUNICIPAL LIEN	310.93
2011-21887	CORRIGAN BRIAN N	12/13/2011	MUNICIPAL LIEN	348.63
2011-21887	CORRIGAN PATRICE	12/13/2011	MUNICIPAL LIEN	348.63
2011-21888	EARLEY KATHLEEN	12/13/2011	MUNICIPAL LIEN	381.86
2011-21889	HAZEN EDWARD J	12/13/2011	MUNICIPAL LIEN	511.55
2011-21890	LONG PAMELA R	12/13/2011	MUNICIPAL LIEN	435.38
2011-21891	MILLAR HAROLD W	12/13/2011	MUNICIPAL LIEN	527.63
2011-21891	MILLAR ELLEN J	12/13/2011	MUNICIPAL LIEN	527.63
2011-21892	PHILLIPS PHYLLIS	12/13/2011	MUNICIPAL LIEN	537.27
2011-21893	DASILVA GEORGE	12/13/2011	MUNICIPAL LIEN	604.18
2011-21893	DASILVA SYLVIA	12/13/2011	MUNICIPAL LIEN	604.18
2011-21894	ROBBINS DOUGLAS	12/13/2011	MUNICIPAL LIEN	610.09
2011-21894	ROBBINS KATHY	12/13/2011	MUNICIPAL LIEN	610.09
2011-21895	SARGEANT GARY	12/13/2011	MUNICIPAL LIEN	1,111.39
2011-21895	SARGEANT DEBRA	12/13/2011	MUNICIPAL LIEN	1,111.39
2011-21896	DEVINE JERRY W	12/13/2011	FEDERAL TAX LIEN	15,339.51
2011-21897	WIMMERS WILLIAM	12/13/2011	FEDERAL TAX LIEN	22,827.44
2011-21897	WIMMERS CLARISSA A	12/13/2011	FEDERAL TAX LIEN	2,827.44
2011-21898	BRINKWORTH DAVID R	12/13/2011	FEDERAL TAX LIEN	19,845.91
2011-21899	DANIELS JESSICA	12/13/2011	JP TRANSCRIPT	494.15
2011-21900	BHRUTTA SHAN MAHMOOD	12/15/2011	MUNICIPAL LIEN	356.03
2011-21901	COLEMAN FRANCIS	12/15/2011	MUNICIPAL LIEN	393.55
2011-21902	TOMEIO ERIC	12/15/2011	MUNICIPAL LIEN	396.17



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2011-21903	OLUGBADE DEMAILADE AKIN	12/15/2011	MUNICIPAL LIEN	399.06
2011-21903	AKIN DEMAILADE OLUGBADE	12/15/2011	MUNICIPAL LIEN	399.06
2011-21904	SALAMONE JOSEPH R	12/15/2011	MUNICIPAL LIEN	361.42
2011-21905	TRANQUILLE YVONTE BERNARD	12/15/2011	MUNICIPAL LIEN	831.30
2011-21906	KINCADE FRANK R JR	12/15/2011	MUNICIPAL LIEN	402.38
2011-21907	LAWLOR ANNE MARIE	12/15/2011	MUNICIPAL LIEN	836.54
Z011-21908	ROYCHOWDHURY RUPANJALI	12/15/2011	MUNICIPAL LIEN	388.96
2011-21908	CHAKRABORTY BHASKAR	12/15/2011	MUNICIPAL LIEN	388.96
2011-21909	GILL RICHARP	12/15/2011	MUNICIPAL LIEN	354.10
2011-21910	BLASI MARIESUE	12/15/2011	MUNICIPAL LIEN	316.78
2011-21911	MORAN AGNES	12/15/2011	MUNICIPAL LIEN	570.65
2011-21911	NARANJEET RAMESH	12/15/2011	MUNICIPAL LIEN	570.65
Z011-21912	FERNANDEZ AFRANIO	12/15/2011	MUNICIPAL LIEN	395.02
2011-21912	FERNANDEZ JULIA	12/15/2011	MUNICIPAL LIEN	395.02
2011-21913	FUENTES OSCAR	12/15/2011	MUNICIPAL LIEN	1,006.30
2011-21914	LESCHINSKI SUSAN	12/15/2011	MUNICIPAL LIEN	570.65
2011-21915	ROBERTS DOLORES	12/15/2011	MUNICIPAL LIEN	393.55
2011-21916	DENAULT MICHELLE	12/15/2011	MUNICIPAL LIEN	574.65
2011-21916	GARGON MARK	12/15/2011	MUNICIPAL LIEN	574.65
2011-21917	HESS DEBRA MARLENE	12/16/2011	JUDGMENT	1,210.00
2011-21918	CLARKE PATRICK	12/16/2011	JP TRANSCRIPT	2,320.00
2011-21919	MORGAN JOHN	12/16/2011	JP TRANSCRIPT	5,481.26
2011-21920	CLARK JENNIFER WEIDNER	12/16/2011	JP TRANSCRIPT	2,704.28
2011-21920	WEIDNER JENNIFER CLARK	12/16/2011	JP TRANSCRIPT	2,704.28
2011-40128	TALLMAN RYAN T OWNER P	12/13/2011	RELEASEMECHANICSLIEN	—
2011-40128	TALLMAN MASONRY INC CONTRACTOR	12/13/2011	RELEASEMECHANICSLIEN	—
2011-40129	ROSERS MICHAEL OWNER P	12/15/2011	STIP VS LIENS	—
2011-40129	ROGERS APRIL OWNER P	12/15/2011	STIP VS LIENS	—
2011-40129	NORELLA HOMES LLC CONTRACTOR	12/15/2011	STIP VS LIENS	—
2011-90086	EDWARDS JOSETTE ESTATE	12/12/2011	ESTATE CLAIM	1,891.12

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00787	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	12/12/2011	—
2011-00787	DS SERVICING CORPORATION	PLAINTIFF	12/12/2011	—
2011-00787	TOBIN AMY M	DEFENDANT	12/12/2011	—
2011-00788	CITIBANK	PLAINTIFF	12/12/2011	—
2011-00788	DOMENA NICHOLAS	DEFENDANT	12/12/2011	—
2011-00789	CITIBANK	PLAINTIFF	12/12/2011	—
2011-00789	ALLARD CONSTANCE H	DEFENDANT	12/12/2011	—
2011-00790	CITIBANK	PLAINTIFF	12/12/2011	—
2011-00790	DAVIS TRISH L	DEFENDANT	12/12/2011	—
2011-00794	CITIBANK	PLAINTIFF	12/14/2011	—
2011-00794	SCHULTZ DAVID M	DEFENDANT	12/14/2011	—
2011-00795	MIDLAND FUNDING	PLAINTIFF	12/14/2011	—
2011-00795	SPENCER SUSAN	DEFENDANT	12/14/2011	—

2011-00796	CITIBANK	PLAINTIFF	12/14/2011	—
2011-00796	ANSLINGER ALAN A	DEFENDANT	12/14/2011	—

**CONTRACT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00786	PERRY SUSAN PLAINTIFF/APPELLEE	PLAINTIFF	12/12/2011	—
2011-00786	NATIONWIDE INSURANCE CO DEFENDANT/APPELLANT	DEFENDANT	12/12/2011	—
2011-00793	AA BELLUCCI CONSTRUCTION CO	PLAINTIFF	12/14/2011	—
2011-00793	EP HENRY CORPORATION	DEFENDANT	12/14/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

2011-00791	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	12/14/2011	—
2011-00791	BANK OF NEW YORK AS TRUSTEE FOR	PLAINTIFF	12/14/2011	—
Z011-00791	CWALT INC	PLAINTIFF	12/14/2011	—
2011-00791	HERNANDEZ GINA	DEFENDANT	12/14/2011	—
2011-00791	HERNANDEZ RAMON	DEFENDANT	12/14/2011	—
2011-00792	WELLS FARGO BANK S/B/M	PLAINTIFF	12/14/2011	—
2011-00792	WELLS FARGO HOME MORTGAGE INC	PLAINTIFF	12/14/2011	—
2011-00792	ATTIVISSIMO DOROTHY ANN	DEFENDANT	12/14/2011	—
2011-00797	WELLS FARGO BANK	PLAINTIFF	12/14/2011	—
2011-00797	POLESNAK ANN	DEFENDANT	12/14/2011	—
2011-00799	WELLS FARGO BANK	PLAINTIFF	12/16/2011	—
2011-00799	KENT WILLIAM T JR	DEFENDANT	12/16/2011	—
2011-00799	KENT ANN MARIE	DEFENDANT	12/16/2011	.00
2011-00800	WELLS FARGO BANK	PLAINTIFF	12/16/2011	—
2011-00800	FIGUEROA JOSE	DEFENDANT	12/16/2011	—
2011-00801	WELLS FARGO BANK	PLAINTIFF	12/16/2011	—
2011-00801	HOWELLS ANNE MARIE ESQ EXECUTRIX OF THE ESTATE	DEFENDANT	12/16/2011	—
2011-00801	CRECCA DAVID S ESTATE	DEFENDANT	12/16/2011	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-0079B	LEGG WARREN E JR	PLAINTIFF	12/14/2011	—
2011-0079B	LEGG KATHY	PLAINTIFF	12/14/2011	—
2011-0079B	COBB EKATERINA	DEFENDANT	12/14/2011	—



**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 27, 2011 TO DECEMBER 30, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Longo Joseph E Jr	Horst Walter H	Sterling Township	83,556.97
Obloj Edward	Mortgage Electronic Registration Systems	Lake Township	
Obloj Wendy A			112,000.00
Munley Sean	Mortgage Electronic Registration Systems	Lehigh Township	
Munley Tara L			169,101.00
Pisapia John T	Valley National Bank	Lake Township	
Pisapia Christine M			116,000.00
Hitchens Laurence	Mortgage Electronic Registration Systems	Lake Township	232,000.00
Yanusas Christopher J	Mortgage Electronic Registration Systems	Damascus Township	
Yanusas Anna R			131,000.00
Finan Lisa A	Citizens Savings Bank	Honesdale Borough	79,000.00
Pratshler Scott	Honesdale National Bank	Damascus Township	
		Damascus & Berlin Twps	288,000.00
		Berlin Township	
		Berlin & Damascus Twps	288,000.00
Campen Robert F Jr	Citizens Savings Bank	Berlin Township	
Campen Carrie F			200,000.00
American Real Estate Investment Holdings	Dime Bank	Honesdale Borough	550,000.00
Uhl Lawrence J	Honesdale National Bank	Cherry Ridge Township	
Uhl Julie M			220,000.00
Cummo Charles	Mortgage Electronic Registration Systems	Paupack Township	246,426.00
Spatola Jacqueline P	Wayne Bank	Preston Township	
Masser Kathleen Y			160,000.00
Sardo John A	P N C Bank	Paupack Township	100,187.00
Mancino Stephen R	E S S A Bank & Trust	Paupack Township	
Mancino Laura J			132,000.00
Ciarrocchi Anthony	Honesdale National Bank	Lebanon Township	
Ciarrocchi Lisa			208,500.00
Vazquez Alberto	Navy Federal Credit Union	Lehigh Township	
Vazquez Patricia			69,000.00
Woomer Brian D	Wells Fargo Bank	Oregon Township	
Woomer Susan M			152,000.00
Markgraf Robert J	Mortgage Electronic Registration Systems	Dreher Township	
Markgraf Virginia C			241,422.00

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

Pollick Susan M	Mortgage Electronic Registration Systems	Lehigh Township	108,672.00
Stratton Dean A	Mortgage Electronic Registration Systems	Waymart Borough	98,535.00
Busillo Donata	Mortgage Electronic Registration Systems	Salem Township	
Tringali Robert			138,500.00
Hanchulak Victor J	Dime Bank	Clinton Township 2	53,000.00
Kempinski Glen S	E S S A Bank & Trust	Sterling Township	
Kempinski Sheryl A Lucier Lucierkempinski Sheryl A			100,000.00
Brown Michael M	First National Community Bank	Manchester Township	22,000.00
Leet Scott	Honesdale National Bank	Texas Township	
Hoehn Tina			132,400.00
Madaio Diane	Wells Fargo Bank	Paupack Township	227,000.00
Bourne Richard	Mortgage Electronic Registration Systems	Lake Township	135,204.00
Gogel Richard	Mortgage Electronic Registration Systems	Paupack Township	
Hall Judy			150,000.00
Kennedy Paul J Jr Kennedy Heather	Dime Bank	Dyberry Township	170,100.00
Hogan Robert J Ryan Suzanne D	Wells Fargo Bank	Mount Pleasant Township	150,000.00
Nacinovich Marissa S Nacinovich Jason S	First National Bank Of Pa	Texas Township	54,000.00
Wells Alan C	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Wells Adele			142,500.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Vanscott Eugene J Tr	Vanscott David J	Berlin Township	
Eugene J Van Scott Beach Lake	Vanscott Stephen J		
Mary L Van Scott Beach Lake			
Bruhnke Joan M	Obloj Edward	Lake Township	
Bruhnke Peter J	Obloj Wendy A		Lot 4050
Chupalio Thad	Munley Sean	Lehigh Township	
	Munley Tara L		Lots 206 & 208
Harvey Tom	Manella Mary	Dreher Township	
Harvey Thomas	Manella Mary	Dreher Township	
Harvey Tom	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Thomas	Manella Mary	Dreher Township	
Harvey Thomas	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Tom	Manella Mary	Dreher Township	
Harvey Tom	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Tom	Manella Mary	Dreher Township	
Harvey Tom	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Harvey Thomas J	Manella Mary	Dreher Township	
Woodlief Margaret Geelan	Keen Robert E	Clinton Township 1	
	Mohn Nancy C		
Financial Defense Group	Asset Acceptance Group	Lehigh Township	
Thorpe Russell E	Incantalupo Carol M	Berlin Township	
Davis Susan L	Maraza Bryan C		Lot 2
Lakeside Realty Holdings	Barton Robert	Salem Township	Lot 1674
Robinson Thomas S By Agent	Pavlovich Joseph V	Waymart Borough	
Robinson Lorraine H Agent	Pavlovich Marjorie A		
Robinson Lorraine H			
Uhl Lawrence J	Uhl Lawrence J	Cherry Ridge Township	
Hessling Julie M	Uhl Julie M		Lots 1 & 2
Uhl Julie M			
W E S Holding Corporation	Wells Fargo Bank	Merger	
Steckiewicz Andrzej	Steckiewicz Andrzej	Paupack Township	
Steckiewicz Jolanta	Steckiewicz Jolanta		Lot 102
Maksimczuk Miroslaw			
Maksimczuk Ewa			
Salema Joseph S	Ondich Michael	Paupack Township	
Salema Jennie C	Ondich Audrey B		Lot 3
Salema Jonathan J			
Colace Marta	Griffith Marta	Paupack Township	
Griffith Marta		Work Ruth D	Lot 50R
Work Ruth D			

Jakubik Jay John	Mancino Stephen R	Paupack Township	
Jakubik Sandra	Mancino Laura J		Lot 224
Parks Carolyn	Eldred Lisa Sue	Clinton Township 1	
Mock Regina Est	Black Joseph A	Dreher Township	
Testa Mary Jane Exr	Mele Ralph		
Woomer Brian	Woomer Brian D	Oregon Township	
	Woomer Susan M		Lot 1
S & H Construction Inc	Pollick Susan M	Lehigh Township	Lot 49
Carras Michael	Gorman John	Lehigh Township	
Carras Judy	Gorman Patricia		Lot 12
Sverduk John By Agent	Stratton Dean A	Waymart Borough	
Brunk Susan E Agent			
Wojcik Adam	Hanchulak Victor J	Clinton Township 2	Lot 4
Keyes Gay	Keyes Gay	Starrucca Borough	
Keyes Robert	Keyes Robert		
Grenier Carol L	Bourne Richard	Lake Township	Lot 4351
Lindner Real Estate Investments	Piper Creek Inc	Honesdale Borough	
Lindner Real Estate Investments LLC			
Winterbottom Gail A	Gogel Richard	Paupack Township	
	Hall Judy		Lot 5R
S & S Pa Holdings	Shaffer Laverne Blaine	Salem Township	
	Davidson Darlene Shaffer		
Shook Harold	Shook John	Palmyra Township	
Shook Anita	Shook James		
	Shook Jeffrey		
ONeill Daniel J	ONeill Michael J	Mount Pleasant Township	
ONeill Alice L	ONeill Erin M		
Katz Mariann	Thompson Mariann	Dyberry Township	
Thompson Mariann	Thompson Kenneth W		
Lockwood Susan J TR	Lockwood Alan L	Canaan Township	
Lockwood Rexford W TR			
Lockwood Irrevocable Family Trust			
Cleveland Thomas H	Cleveland John T	Scott Township	
Cleveland Louise L			
Cleveland Thomas H	Cleveland John T	Scott Township	
Cleveland Louise L			
Tumbleweeds	Rodriguez Orlando	Sterling Township	
	Rodriguez Daisy		
	Rodriguez Sergio		
Tumbleweeds	Rodriguez Orlando	Sterling Township	
Tumbleweeds	Rodriguez Orlando	Sterling Township	
Tumbleweeds	Rodriguez Orlando	Sterling Township	
	Rodriguez Daisy		
	Rodriguez Sergio		
Gibney Helen J	Gibney William TR	Canaan Township	
	Gibney Irrevocable Grantor Trust		
Gibney Helen J	Gibney William TR	Canaan Township	
	Gibney Irrevocable Grantor Trust		



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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mail form to:  
Bailey Design and Advertising  
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Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.  
**Phone: 570-251-1512 Fax: 570-647-0086**  
**Email: baileyd@ptd.net**

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway  
Honesdale, PA 18431  
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