

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JANUARY 13, 2012 ★ Honesdale, PA ★ No. 44



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CASES REPORTED

Community
v.
Glen Rolison

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

The Hon. Raymond L. Hamill
President Judge

The Hon. Robert J. Conway
Senior Judge

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

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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Incorporation Notices	\$45
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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
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Edward Howell

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Judy O’Connell
Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich
Patricia Biondo

COURT OPINION

Edited by Ronnie J. Fischer, Esq.

Provided by Ronnie J. Fischer, Esq.

Community

v.

Glen Rolison

Nos. 10 - 1973 - Criminal and 10A - 1973 - Criminal

Decided by: Raymond L. Hamill, P.J.

Summary of the Case

This thirty-eight-year-old case came before the Court most recently as a result of a *pro se* petition filed by the defendant, Glen Rolison, under the Post Conviction Relief Act (PCRA) in January of 2010.

In September of 1974, the defendant in this case was convicted of first-degree murder and sentenced to life in prison. His conviction and sentence were affirmed on direct appeal, and the federal courts denied his petitions for a writ of *habeas corpus*. He filed his first PCRA petition with this Court in 1989. He filed various amended PCRA petitions thereafter, most recently in January of 2010. When the Court did not address this most recent PCRA petition (likely because the Court had issued a notice of its intention to dismiss the defendant's prior PCRA petition, filed in July of 2009, but did not issue a final order actually dismissing this PCRA petition), the defendant filed a mandamus action in the Supreme Court of Pennsylvania, which remanded the matter back to this Court for disposition within 120 days.

The Court disposed of the defendant's PCRA petition based upon jurisdictional grounds. The Court began by noting in order for a court to have jurisdiction over a PCRA petition, the petition must have been timely filed. To determine whether the defendant's petition was timely filed, the Court turned to the relevant statutory provision, found at 42 Pa.C.S.A. § 9545. The general rule stated under (b)(1) of this section requires all PCRA petitions to be filed within one year of the date that the judgment in question becomes final. There are three exceptions to this general rule: (1) when the failure to raise the claim was based upon governmental interference, (2) when the facts upon which the claim is based were unknown to the petitioner and could not have been ascertained by the exercise of due diligence, and (3) where the right asserted is a

constitutional right, recognized by the Pennsylvania or United States Supreme Courts, that was only recognized more than one year after the judgment became final, and the Court recognizing the right held that the right applies retroactively.

The defendant relied upon (2) in his attempts to have the court grant him PCRA relief. In support of his petition on this ground, the defendant attached two signed statements, which he claims are after-discovered evidence: (1) a statement by purported eyewitness Darnell Williams, and (2) a statement by the defendant's own son, Blaise Rolison.

The Court found the defendant's allegations regarding these signed statement inadequate as a matter of law to support his PCRA petition filed some twenty years after judgment became final. The Court bases its conclusion on two reasons. First, the Court observed that the defendant makes no attempt to explain why he could not have learned the facts contained in the statements submitted to him earlier, and cited to a 2010 Superior Court case explaining the difference between after-available evidence and after-discovered evidence, suggesting that the defendant's statements fell into the former category. Second, the Court noted that the signed statements consisted of nothing more than Mr. Williams and Mr. Rolison stating that they "knew" that the defendant was innocent — but without saying how. The Court categorized these statements as purely opinion testimony.

The Court accordingly issued an order giving the defendant notice that it intends to dismiss his PCRA petition within 30 days.

LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named.

All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Douglas LeRoy Joslin who died on November 8, 2011, late resident of 2 Hellmer's Hill Road, Equinunk, PA 18417, to Christina Louise Ruyter, 54 Morningside Drive, Apt. 64, New York, NY 10025. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431. ALFRED G. HOWELL, ESQUIRE ATTORNEY FOR THE ESTATE

1/13/2012 • 1/20/2012 • 1/27/2012

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in

the ESTATE OF RAYMOND L. ZEILER, late of Lake Township, Wayne County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, David Zeiler, P.O. Box 150, Hawley, Pennsylvania 18428 and John F. Spall, Esquire, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428. JOHN F. SPALL, ESQUIRE

1/13/2012 • 1/20/2012 • 1/27/2012

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF CHARLES V. K. MOYER, late of Paupack Township, Wayne County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Dennis H. Moyer, 1020 Baughman Court, Hawley, Pennsylvania 18428 and John F. Spall, Esquire, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428. JOHN F. SPALL, ESQUIRE

1/13/2012 • 1/20/2012 • 1/27/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of

Andrew Joseph Krempasky, Jr.
a/k/a Andrew J. Krempasky, who
died on December 8, 2011. Letters
Testamentary have been granted to
Joseph A. Krempasky, 23 Coyote
Run, Honesdale, PA 18431,
Executor. All persons indebted to
said estate are required to make
payment and those having claims
or demands are to present the same
without delay to the Executor
named herein or to Lee C. Krause,
Esquire, Howell, Howell & Krause,
109 Ninth Street, Honesdale, PA
18431.
LEE C. KRAUSE, ESQ.
HOWELL, HOWELL & KRAUSE

1/13/2012 • 1/20/2012 • 1/27/2012

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

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

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

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

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

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

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

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

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

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

OTHER NOTICES

**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 Sackett Realty Group, 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.

1/13/2012

**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 Mulberry Realty Group, 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.

1/13/2012

**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 Rogue Investments, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

1/13/2012

**NOTICE OF APPLICATION
FOR FICTITIOUS NAME
REGISTRATION**

Notice is hereby given pursuant to the Act of Assembly approved December 16, 1982, P.L. 1309, No. 295, Sec. 2 (54 Pa. C.S.A. Section 311) that on December 22, 2011, an application was filed in the Pennsylvania Department of State, Harrisburg, PA, for registration of Beeliteful Farms as a fictitious name. The address of the principal office of the business carried on under that name is 200 Bethany Turnpike, Honesdale, Pennsylvania, 18431 and the individual who is the entity to the

registration is Tippyly, LLC.

Rutherford, Rutherford & Wilson,
Solicitors
921 Court Street
Honesdale, PA 18431

1/13/2012

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 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

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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

**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 Pennsylvania, 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 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

**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 Anissa 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
Anissa 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:

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

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
Tpke HONESDALE PA 18431
Jason Warring 2053 Owego Tpke
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

**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 Hiedout, 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

**SHERIFF'S SALE
FEBRUARY 8, 2012**

By virtue of a writ of Execution Midfirst Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th 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 lot or parcel of land situate in the Borough of Bethany, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Wayne Street in said Bethany Borough, at the southwestern corner of land of William Hankinson; thence along the southern line of said Hankinson in an easterly direction two hundred feet to land of Russell W. Gammell; thence along the western line of said GammellGammells land in southerly direction about two hundred twenty-three feet to other lands of said Russell W. Gammell; thence along the northern line of said GammellRussell W. Gammell; thence along the northern line of said Gammells land in a westerly direction two hundred feet to a

point in the center of said Wayne Street and thence along the center of said Wayne Street in a northerly direction about two hundred twenty-three feet to the place of BEGINNING.

CONTAINING forty-four thousand six hundred square feet, be the same more or less.

HAVING THEREON ERECTED A DWELLING KNOWN AS 454 WAYNE STREET, BETHANY, PA 18431

PARCEL NO. 020-0001-0032

BEING THE SAME PREMISES WHICH James E. Chapman and Jewell Hontz-Chapman by deed dated 10/17/02 and recorded 10/18/02 in Wayne County Record Book 3399 Page 297, granted and conveyed unto James E. Chapman.

EXPECTING AND RESERVING a lot which Strongman Corporation by Deed dated October 26, 1937, and recorded in Wayne County Deed Book 143 at Page 1, granted and conveyed to William Hankinson.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining

Seized and taken in execution as James E. Chapman 454 Wayne Street Bethany PA 18431

Execution No. 428-Civil-2011
Amount \$164,405.87 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.

Leon P. Haller, Esq.

1/13/2012 • 1/20/2012 • 1/27/2012

**SHERIFF'S SALE
FEBRUARY 8, 2012**

By virtue of a writ of Execution The Bank of New York Mellon fka The Bank of New York as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2007-12 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th 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 LOT OR PIECE OF LAND SITUATE IN LEHIGH TOWNSHIP, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA BEING LOT 26, AS SHOWN ON THE PLOT OF LOTS KNOWN AS “POCONO SPRINGS ESTATES, INC.” ON FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, IN DEED BOOK 274 PAGE 1034.

BEING THE SAME PREMISES WITH FLORENCE L. HOUSMAN, INDIVIDUALLY & AS TRUSTEE FOR FLORENCE L. HOUSMAN, BY DEED DATED JULY 20, 2001, AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR WAYNE COUNTY, ON JULY 31, 2001, IN DEED BOOK 1824, AT PAGE 169, DID GRANT AND CONVEY UNTO FLORENCE L. HOUSMAN AND DEBBIE TRABALKA & JASON TRABALKA, H/W, GRANTORS HEREIN, IN FEE.

UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS MAY BE MORE PARTICULARY SET FOR IN THE ABOVE RECITED DEED

AND WHICH MAY RUN WITH THE LAND.

BEING TAX NO.: 14-0-0007-0059

BEING KNOWN AS: 117 POCONO DRIVE, GOULDSBORO, PENNSYLVANIA 18424.

Title to said premises is vested in Jeffrey A Lucas by deed from Florence L. Housman and Debbie Trabalka and Jason Trabalka, husband and wife, dated June 16, 2005 and recorded June 20, 2005 in Deed Book 2793, Page 188 Instrument #200500006457.

Seized and taken in execution as Jeffrey A. Lucas 117 Pocono Drive GOULDSBORO PA 18424

Execution No. 216-Civil-2010 Amount \$99,398.41 Plus additional

December 2, 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.

1/13/2012 • 1/20/2012 • 1/27/2012

**SHERIFF'S SALE
FEBRUARY 8, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC 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 8th 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,

PARCEL ONE:

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

BEGINNING at a point in the center of South Street, said point being North seventy nine degrees forty six minutes zero seconds West (N 79 degrees 46 minutes 00 seconds W), a distance of sixty four and eleven/100 feet (64.11 feet) from the northeast corner of land of Mark and Diane Richner

said point also being the southeast corner of the land herein described (Lot 2);

THENCE along center of South Street North seventy seven degrees thirty five minutes zero seconds West (N 77 degrees 35 minutes 00 seconds W), a distance of ninety eight and 55/100 feet (98.55 feet) to a point, the southeast corner of land of Mary Weinberger;

THENCE along the eastern line of Mary Weinberger, North eleven degrees zero minutes zero seconds East (N 11 degrees 00 minutes 00 seconds E), a distance of one hundred eighty feet (180.00 feet) to an iron pipe for a corner, the northeast corner of land of Mary Weinberger;

THENCE along the northern line of Mary Weinberger and along line of land of James McArdle, North seventy five degrees forty eight minutes four seconds West (N 75 degrees 48 minutes 04 seconds W), a distance of one hundred forty nine and 94/100 feet (149.94 feet) to an iron pipe for a corner in line of land of James McArdle;

THENCE through land of Thomas and Carol Ashman North zero degrees fifteen minutes seventeen seconds West (N 0 degrees 15 minutes 17 seconds W), a distance of three hundred twenty one and 35/100 feet (321.35 feet) to an iron pipe for a corner;

THENCE through same North eighty five degrees thirty six

minutes fifty seconds East (N 85 degrees 36 minutes 50 seconds E), a distance of four hundred fifty one and 66/100 feet (451.66 feet) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company South thirteen degrees fifteen minutes one second West (13 degrees 15 minutes 01 second W), a distance of four hundred thirty and 22/100 feet (430.22 feet) to an iron pipe for a corner, the northeast corner of Lot 1;

THENCE along the northern line of Lot 1 North seventy six degrees forty five minutes zero seconds West (N 76 degrees 45 minutes 00 seconds W), a distance of one hundred and 00/100 feet (100.00 feet) to an iron pipe for a corner, the northwest corner of Lot 1;

THENCE along the westerly line of Lot 1 South thirteen degrees fifteen minutes zero seconds West (S 13 degrees 15 minutes 00 seconds W), a distance of two hundred feet (200.00 feet) to the POINT OF BEGINNING;

Said described tract containing 3.88 acres, more or less.

PARCEL TWO:

instituted by:
viz:

ALL that piece or parcel of land situate in the Borough of Waymart,

County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, the southwest corner of land of JoEllen and Shawn Forney, said point also being South ten degrees fifty nine minutes nineteen seconds West (S 10 degrees 59 minutes 19 seconds W), a distance of eighteen and 45/100 feet (18.45 feet) from an iron pipe near the northern right of way line of South Street;

THENCE along the center of South Street North seventy six degrees fifty four minutes thirty two seconds West (N 76 degrees 54 minutes 32 seconds W), a distance of forty and 53/100 feet (40.53 feet) to a point for a corner, the southeast corner of land of Jeffery and Michelle Gogolski;

THENCE along the eastern line of Jeffery and Michelle Gogolski North eleven degrees nine minutes thirty eight seconds East (N 11 degrees 09 minutes 38 seconds E), a distance of one hundred eighty three and 34/100 feet (183.34 feet) to an iron pipe for a corner in line of land of the lands of Jeffery and Michelle Gogolski;

THENCE along the eastern line of land of other lands of Jeffery and Michelle Gogolski North eleven degrees five minutes twenty nine seconds East (N 11 degrees 05 minutes 29 seconds E), a distance of two hundred forty two and 69/100 feet (242.69 feet) to an iron

pipe for a corner;

THENCE along the northern line of land of Jeffery and Michelle Gogolski North eighty four degrees forty nine minutes thirty seven seconds West (N 84 degrees 49 minutes 37 seconds W), a distance of one hundred thirty three and 33/100 feet (133.33 feet) to an iron pipe for a corner in line of land of Karen Kernoski;

THENCE along line of land of Karen Kernoski and along line of land of The Wayne Memorial Hospital Nursing Home North six degrees seventeen minutes forty nine seconds East (N 6 degrees 17 minutes 49 seconds E), a distance of six hundred thirty nine and 16/100 feet (639.16 feet) to a steel rebar for a corner in line of land of Joseph and Lisa Gombita;

THENCE along the line of land of Joseph and Lisa Gombita and line of land of William and Sandra Fenwick and along line of land of Spojnia and along a stonewall South eighty one degrees fifty two minutes thirty five seconds East (S 81 degrees 52 minutes 35 seconds E), a distance of seven hundred eighty five feet and 20/100 feet (785.20 feet) to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company, South thirteen degrees fifteen minutes zero seconds West (S 13 degrees 15 minutes 00 seconds W), a distance of four hundred eighty

two and 55/100 feet (482.55 feet) to an iron pipe for a corner in line of land of Lot 2;

THENCE through land of Thomas and Carol Ashman South eighty five degrees thirty six minutes fifty seconds West (S 85 degrees 36 minutes 50 seconds W), a distance of four hundred fifty one and 66/100 feet (451.66 feet) to an iron pipe for a corner;

THENCE through same South zero degrees fifteen minutes seventeen seconds East (S 0 degrees 15 minutes 17 seconds E), a distance of three hundred twenty one and 35/100 feet (321.35 feet) to an iron pipe for a corner in line of land of James McArdle;

THENCE along line of land of James McArdle and along line of land of JoEllen and Shawn Forney North seventy five degrees forty eight minutes four seconds West (N 75 degrees 48 minutes 04 seconds W), a distance of one hundred sixty eight and 16/100 feet (168.16 feet) to an iron pipe for a corner;

THENCE along the same South ten degrees fifty nine minutes nineteen seconds West (S 10 degrees 59 minutes 19 seconds W), a distance of one hundred eighty two and 59/100 feet (182.59 feet), a passing through an iron pipe near the norther Right of Way line of South Street to the POINT OF BEGINNING;

Seized and taken in execution as Ali Haxhaj 387 South Street

WAYMART PA 18472
Bekim Bardhaj 387 South Street
WAYMART PA 18472

Execution No. 770-Civil-2010
Amount \$394,027.74 Plus
additional

December 5, 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.**

William E. Miller, Esq.

1/13/2012 • 1/20/2012 • 1/27/2012

CIVIL ACTIONS FILED

*FROM DECEMBER 17, 2011 TO DECEMBER 23, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20907	DANIELS LISA	12/20/2011	SATISFACTION	—
2006-00780	BIBALO STANLEY	12/19/2011	RELEASE OF JUDGMENT	7,500.00
2006-00780	NEW LIFE AUTO DBA	12/19/2011	RELEASE OF JUDGMENT	7,500.00
2006-00780	BIBALO STANLEY	12/19/2011	RELEASE OF JUDGMENT	—
2006-00780	NEW LIFE AUTO DBA	12/19/2011	RELEASE OF JUDGMENT	—
2006-20654	MEYER JACQUELYN A	12/21/2011	SATISFACTION	—
2007-20555	COZZOLLI LILLIAN	12/21/2011	SATISFACTION	703.32
2007-21444	MEYER JACQUELYN A	12/21/2011	SATISFACTION	—
2009-20436	SIMMONS ERNEST	12/21/2011	SATISFACTION	2,259.25
2009-20436	SIMMONS GAYLE	12/21/2011	SATISFACTION	2,259.25
2009-2M24	FLORANCE JAMES P	12/21/2011	SATISFACTION	1,766.42
2009-20924	FLORANCE DEIWRE A	12/21/2011	SATISFACTION	1,766.42
2009-21164	MEHALL KATHLEEN	12/20/2011	SATISFACTION	—
2009-21222	RUMAIN JOHN	12/21/2011	SATISFACTION	1,217.82
2009-21235	SIMMONS ERNEST L	12/21/2011	SATISFACTION	2,553.81
2009-21235	SIMMONS GAYLE R	12/21/2011	SATISFACTION	2,553.81
2009-21572	OBRIEN MARIANNE	12/21/2011	SATISFACTION	643.13
2009-21572	CURTIS PHILLIP	12/21/2011	SATISFACTION	643.13
2009-21573	COZZOLI LILLIAN	12/21/2011	SATISFACTION	631.16
2009-21996	VOLCKMANN DAVID P	12/20/2011	SATISFACTION	11,298.21
2010-00320	KUHN RICHARD	12/22/2011	AMEND IN REM/OWER	210,743.09
2010-00320	KUHN RICHARD M AKA	12/22/2011	AMEND IN REM/OWER	210,743.09
2010-00320	KUHN CAROL M AKA	12/22/2011	AMEND IN REM/OWER	210,743.09
2010-00320	KUHN CAROL	12/22/2011	AMEND IN REM/OWER	210,743.09
2010-00320	KUHN RICHARD	12/23/2011	VACATE JUDGMENT	—
2010-00320	KUHN RICHARD M AKA	12/23/2011	VACATE JUDGMENT	—
2010-00320	KUHN CAROL	12/23/2011	VACATE JUDGMENT	—
2010-00320	KUHN CAROL M AKA	12/23/2011	VACATE JUDGMENT	—
2010-00451	GRIES ADAM	12/20/2011	SATISFY ARBR. AWD.	—
2010-01098	BUDNOVITCH TAMARA	12/19/2011	SATISFACTION	—
2010-21474	HEDGELON MARTIN L	12/22/2011	SATISFACTION	534.84
2010-21474	HEDGELON RACHEL M	12/22/2011	SATISFACTION	534.84
2010-21485	COZZOLI LILLIAN	12/21/2011	SATISFACTION	655.62
2010-21560	AMERICAN REAL ESTATE INVESTMENT HOLDINGS INC	12/n/2011	SATISFACTION	710.39

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

2010-21666	ROLLISON KEVIN NEIL	12/20/2011	SATISFACTION	—
2010-21858	FORTUNA ROBERT	12/21/2011	SATISFACTION	47,778.98
2011-00011	GRIFFIN PATRICK J	12/20/2011	WRIT OF EXECUTION	131,610.43
2011-00201	HONESDALE NATIONAL BANK GARNISHEE-SATISFY ATTCHMT.EXEC	12/19/2011	SATISFY ATTCHMT EXEC	—
2011-00448	HECTOR ROGER W JR	12/22/2011	SATISFACTION	—
2011-00448	JAYCOX AMANDA A	12/22/2011	SATISFACTION	—
2011-00448	HECTOR AMANDA A N/B/M	12/22/2011	SATISFACTION	—
2011-00578	FREY CARL	12/19/2011	SATISFACTION	—
2011-00578	FREY JUDY	12/19/2011	SATISFACTION	—
2011-00809	E R LINDE CONSTRUCTION INC	12/22/2011	CONFESSION OF JDGMT	—
2011-00809	LEEWARD ASPHALT LLC	12/22/2011	CONFESSION OF JDGMT	—
2011-20066	AMBROSE JAMES D	12/21/2011	SATISFACTION	549.29
2011-20265	COBB BRIAN W	12/21/2011	SATISFACTION	466.22
2011-20213	SKINNER NOEL ANN	12/21/2011	SATISFACTION	623.08
2011-20273	SKINNER DARREN	12/21/2011	SATISFACTION	623.08
2011-20346	FRITTS ARTHUR W	12/20/2011	WRIT OF EXECUTION	—
2011-21435	O'CONNOR PATRICK	12/19/2011	SATISFACTION	776.19
2011-21435	OCONNOR PATRICK	12/19/2011	SATISFACTION	776.19
2011-21492	FAGAN KRISTINE MARIE	12/20/2011	SATISFACTION	—
2011-21536	OBRINGER MATTHEW	12/20/2011	WRIT OF EXECUTION	—
2011-21537	MAPLE CITY TRANSIT INC	12/20/2011	WRIT OF EXECUTION	—
2011-21780	WELLS FARGO BANK	12/21/2011	SATISFACTION	234.90
2011-21784	HEDGELEN MARTIN L	12/22/2011	SATISFACTION	824.63
2011-21784	HEDGELEN RACHEL M	12/22/2011	SATISFACTION	824.63
2011-21921	HERLIHY SEAN	12/19/2011	JP TRANSCRIPT	2,754.53
2011-21922	KCALLISTER SEAN P	12/19/2011	JUDGMENT	973.00
2011-21923	KROUSE DANIEL S	12/19/2011	JUDGMENT	1,302.00
2011-21924	WEAVER RUSSELL A	12/19/2011	JUDGMENT	1,239.50
2011-21925	PEOPLES LAURA	12/19/2011	JP TRANSCRIPT	615.88
2011-21925	PEOPLES LAURA	12/19/2011	WRIT OF EXECUTION	—
2011-21926	LINDSEY RUSSELL	12/19/2011	JP TRANSCRIPT	6,366.36
2011-23926	LINDSEY ELENOR	12/19/2011	JP TRANSCRIPT	6,366.36
2011-21926	RUSSELL LINDSEY EXCAVATING	12/19/2011	JP TRANSCRIPT	6,366.36
2011-21926	LINDSEY RUSSELL	12/19/2011	WRIT OF EXECUTION	6,757.36
2011-21926	LINDSEY ELENOR	12/19/2011	WRIT OF EXECUTION	6,757.36
2011-21926	RUSSELL LINDSEY EXCAVATING	12/19/2011	WRIT OF EXECUTION	6,757.36
2011-21927	NAWROCKI ELDEN	12/20/2011	MUNICIPAL LIEN	576.94
2011-21927	NAWROCKI ELLEN	12/20/2011	MUNICIPAL LIEN	576.94
2011-21928	GREEAR DEBRA	12/20/2011	MUNICIPAL LIEN	1,621.62
2011-21929	MAGIE PATRICIA L	12/20/2011	FEDERAL TAX LIEN	22,741.79
2011-21930	COBB DARRELL	12/20/2011	FEPERAL TAX LIEN	5,127.80
2011-21931	SULLIVAN JUDY	12/20/2011	FEDERAL TAX LIEN	13,871.22
2011-21931	JUDY'S HAIRWAY TO HEAVEN D/B/A	12/20/2011	FEDERAL TAX LIEN	13,871.22
2011-21932	D&K HVAC LLC	12/20/2011	FEDERAL TAX LIEN	168,762.53
2011-21932	KIZER KAREN M SINGLE MBR	12/20/2011	FEDERAL TAX LIEN	168,762.53

2011-21933	DK HVAC LLC	12/20/2011	FEDERAL TAX LIEN	21,551.30
2011-21933	KIZER KAREN M SINGLE MBR	12/20/2011	FEDERAL TAX LIEN	21,551.30
2011-21934	KRULL KEITH J	12/20/2011	FEDERAL TAX LIEN	19,386.94
2011-21935	PETERS MARISA	12/21/2011	JUDGMENT	1,194.66
2011-21936	LONGO JOSEPH	12/21/2011	JP TRANSCRIPT	5,903.50
2011-21937	BOLD JOHN INDIVIDUAL	12/21/2011	JUDG/CLARION CO PA	17,921.78
2011-21938	SHELLY PATRICK INDIVIDUALLY	12/22/2011	TAX LIEN	226.64
2011-21938	SUBWAY T/A	12/22/2011	TAX LIEN	226.64
2011-21939	MODERN TRENDS CORP	12/22/2011	TAX LIEN	9,644.88
2011-21939	SERENITY MANOR CORP T/A	12/22/2011	TAX LIEN	9,644.88
2011-40130	MATTHEWS TIMOTHY OWNER P	12/19/2011	STIP VS LIENS	—
2011-40130	MATTHEWS KELLY OWNER P	12/19/2011	STU VS LIENS	—
2011-40130	MATTHEWS TIMOTHY CONTRACTOR	12/19/2011	STIP VS LIENS	—
2011-40131	MATTHEWS TIMOTHY OWNER P	12/19/2011	RELEASEMECHANICSLIEN	—
2011-40131	MATTHEWS KELLY OWNER P	12/19/2011	RELEASEMECHANICSLIEN	—
2011-40131	MATTHEWS TIMOTHY CONTRACTOR	12/19/2011	RELEASEMECHANICSLIEN	—
2Q11-40132	MELIORIS CHRISTOPHER R OWNER P	12/20/2011	STU VS LIENS	—
2011-40132	EDWARDS SUSAN ANN OWNER P	12/20/2011	STIP VS LIENS	—
2011-40132	ANTHRACITE ELECTRIC LLC CONTRACTOR	12/20/2011	STIP VS LIENS	—

LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District
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CASES REPORTED

Joseph Francoli v/ta Joseph Francoli, Jr et al Plaintiff,
NewPlex Exploration, LLC and
Southwestern Energy Production Company, Defendants



Court of Common Pleas
22nd Judicial District
The Hon. Raymond L. Hanzell
President Judge
The Hon. Robert J. Conway
Senior Judge

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2011-40133	MELIORIS CHRISTOPHER R OWNER	P	12/20/2011	STU VS LIENS	—
2011-40133	EDWARDS SUSAN ANN OWNER	P	12/20/2011	STIP VS LIENS	—
2011-40133	JACK ZIEGLER WELL DRILLING INC CONTRACTOR		12/20/2011	STIP VS LIENS	—
2011-40134	MELIORIS CHRISTOPHER R OWNER	P	12/20/2011	STIP VS LIENS	—
2011-40134	EDWARDS SUSAN ANN OWNER	P	12/20/2011	STIP VS LIENS	—
2011-40134	RR WILMOT INC CONTRACTOR		12/20/2011	STIP VS LIENS	—
2011-40135	MELIORIS CHRISTOPHER R OWNER	P	12/20/2011	STIP VS LIENS	—
2011-40135	EDWARDS SUSAN ANN OWNER	P	12/20/2011	STIP VS LIENS	—
2011-40135	SHAMROCK HOMES CONTRACTOR		12/20/2011	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00809	GOODWIN WILLIAM R		PLAINTIFF	12/22/2011	—
2011-00809	E R LINDE CONSTRUCTION INC		DEFENDANT	12/22/2011	—
2011-00809	LEEWARD ASPHALT LLC		DEFENDANT	12/22/2011	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00802	CITIBANK		PLAINTIFF	12/19/2011	—
2011-00802	WILSON WINDELL L		DEFENDANT	12/19/2011	—
2011-00803	FIA CARD SERVICES		PLAINTIFF	12/19/2011	—
2011-00803	REE MARY E		DEFENDANT	12/19/2011	—
2011-00805	CITIBANK		PLAINTIFF	12/20/2011	—
2011-00805	MANGAN FRANCIS P		DEFENDANT	12/20/2011	—
2011-00811	FIA CARD SERVICES		PLAINTIFF	12/23/2011	—
2011-00811	MADRAY DIANNE D		DEFENDANT	12/23/2011	—
2011-00812	CITIBANK		PLAINTIFF	12/23/2011	—
2011-00812	MIEHLE BRAD W		DEFENDANT	12/23/2011	—
2011-00813	CITIBANK		PLAINTIFF	12/23/2011	—
2011-00813	STINNARD LESTER		DEFENDANT	12/23/2011	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00814	PENNSTAR BANK		PLAINTIFF	12/23/2011	—
2011-00814	DINNING CHERYL A		DEFENDANT	12/23/2011	—

PETITION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2011-00804	MARTIN RICHARD W		PETITIONER	12/20/2011	—
2011-00804	1977 BUDDY TRAILER VIN 04110968K		PETITIONER	12/20/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00806	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR	PLAINTIFF	12/20/20n	—
2011-00806	SOUNDVIEW HOME LOAN	PLAINTIFF	12/20/2011	—
2011-00806	ORTIZ GINA M	DEFENDANT	12/20/2011	—
2011-00808	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	12/22/20n	—
2011-00808	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	12/22/2011	—
2011-00808	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	12/22/2011	—
2011-00808	PENA HIDELISE GRACE	DEFENDANT	12/22/20n	—
2011-00810	WELLS FARGO BANK AS TRUSTEE FOR	PLAINTIFF	12/23/2011	—
2011-00810	OPTION ONE MORTGAGE LOAN TRUST	PLAINTIFF	12/23/2011	—
2011-00810	SALVATORIELLO PATRICK N	DEFENDANT	12/23/2011	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00807	FRESHOUR SUSAN	PLAINTIFF	12/21/2011	—
2011-00807	FRESHOUR PETER	PLAINTIFF	12/21/2011	—
2011-00807	NIEDT WILLY E SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLY E A/K/A	DEFENDANT	12./21/2011	—
2011-00807	NIEDT WILLY SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLY A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLIAM E SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLIAM E A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLIAM SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLIAM A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLY E SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLY E A/K/A	DEFENDANT	12/21/2011	—
2011-00801	NEIOT WILLY SR A/K/A	DEFENDANT	12/21/2011	—
2011-00801	NIEDT WILLY A/K/A	DEFENDANT	12/21/2011	—
2011-0080T	NIEDT WILLIAM E SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NIEDT WILLIAM E A/K/A	DEFENDANT	12/21/2011	—

2011-00807	NEIDT WILLIAM SR A/K/A	DEFENDANT	12/21/2011	—
2011-00807	NEIDT WILLIAM	DEFENDANT	12/21/2011	—
2011-00807	MAPLE CITY TRANSIT INC A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00801	MAPLE CITY TRANSIT INCORPORATE A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00801	MAPLE CITY TAXI SERVICE A/K/A DBA	DEFENDANT	12/21/2011	—
2011-00807	MAPLECITY TAXI SERVICE INC	DEFENDANT	12/21/2.011	—
2011-00807	PROGRESSIVE SPECIALTY INSURANC A/K/A	PEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE SPECIALTY INSUR CO A/K/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE SPECIALTY INSURANC A/K/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE DRIVE INSURANCE A/K/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE	DEFENDANT	12/21/2011	—
2011-00S07	PROGRSSSIVE CASUALTY INSUR CO	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE DRIVE INSURANCE A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00807	DRIVE INSURANCE FROM PROGRESS A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011*00807	DRIVE GROUP OF PROGRESSIVE IN	DEFENDANT	12/21/2011	—
2011-00807	DRIVE INSURANCE HOLDINGS INC A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE DRIVE INSURANCE A/K/A D/B/A	DEFENDANT	12{21/2011	—
2011-00B07	DRIVE INSURANCE FROM PROGRESS A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00807	DRIVE GROUP OF PROGRESSIVE CO	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE CORPORATION A/K/AD/B/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE DRIVE INSURANCE A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00807	DRIVE INSURANCE FROM PROGRESS A/K/A D/B/A	PEFENDANT	12/21/2011	—
2011-00807	DRIVE GROUP OF PROGRESSIVE INS A/K/A D/B/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE GROUP OF INSURANCE	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE GROUP OF INSURANCE A/K/A	DEFENDANT	12/21/2011	—
2011-00807	PROGRESSIVE	DEFENDANT	12/21/2.011	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 3, 2012 TO JANUARY 6, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Christman Michael J	Honesdale National Bank	Clinton Township 1	
Christman Kimberly A			86,500.00
Mazer Curtis L	Honesdale National Bank	Damascus Township	
Mazer Charlotte M			360,000.00
Ferguson Harry J III	Bank Of America	Paupack Township	
Ferguson Carol Y			492,000.00
Griffin Gary R	Mortgage Electronic Registration Systems	Lake Township	
Griffin Louise V			155,200.00
Kempinski Glen S	E S S A Bank & Trust	Sterling Township	
Kempinski Sheryl A Lucier			50,000.00
Lucierkempinski Sheryl A			
Paupackan Lake Association Inc	Wayne Bank	Paupack Township	1,250,000.00
Eisele Kurt W	Mortgage Electronic Registration Systems	Berlin Township	
Eisele Janet B			406,350.00
Achee Brenton B II	R B S Citizens	Lake Township	
Achee Patricia G			260,000.00
Miszler Edward V	Honesdale National Bank	Berlin Township	
Miszler Susan C			120,000.00
Waters Kendra	Dime Bank	Texas Township	
Dickel Daniel			81,600
Swendsen Bradley E	Dime Bank	Damascus Township	
Swendsen Diana L			90,000.00
Swendsen Bryan B			
Wiggins Jason M	Penn Security Bank & Trust	Salem Township	
Wiggins Colleen E			104,960.00
Tafel William H	Mortgage Electronic Registration Systems	Lake Township	
Tafel Elizabeth			121,500.00
Melo Michael			
Lynch Elizabeth			
Katz Benjamin E	Mortgage Electronic Registration Systems	Paupack Township	
Katz Deborah S			204,000.00
Rivezzi Mark D	Conway Kathleen Oneill	South Canaan Township	
Skelton Cynthia J			234,000.00
Kussoff Andrew	Wayne Bank	Dyberry Township	
Kussoff Deborah			150,000.00
Gershey John N Jr	Fidelity Deposit & Discount Bank	Lake Township	
Gershey Anne R			260,000.00

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

Ohl David A	Honesdale National Bank	Palmyra Township	
Ohl Michelle			110,000.00
Regenbogen Mitchell	P N C Mortgage	Lake Township	76,200.00
Lavan Patricia	Mortgage Electronic Registration Systems	Paupack Township	180,000.00
Benson Robert L	Wells Fargo Bank	Paupack Township	
Noeldner Pamela A			382,000.00
Carney Robert L	Wells Fargo Bank	Damascus Township	
Carney Laurie B			179,230.00
Martin Louise P	Honesdale National Bank	Paupack Township	
Martin Charles J			89,000.00
Mowatt James	Wells Fargo Bank	Palmyra Township	
Mowatt Susan			198,196.68
Swendsen Harvey L	Wells Fargo Bank	Damascus Township	
Swendsen Carla I			40,051.96
Rickard Maureen D	Wayne Bank	Texas Township	100,300.00
Edwards Paul J	Wayne Bank	Oregon Township	
Edwards Colleen S			26,500.00
Jorgensen Geraldine	Dime Bank	Dreher Township	
Fiore Geraldine			10,000.00
Eifert Mark W	Dime Bank	Mount Pleasant Township	80,000.00
Noll Daniel	Dime Bank	Manchester Township	20,385.00
Sciarrino Joseph	Dime Bank	Paupack Township	
Sciarrino Paula			25,100.00
Bates Clifford J	Dime Bank	Honesdale Borough	15,100.00
Clearwater Josephine B	Dime Bank	Damascus Township	30,000.00
Korb John F	Dime Bank	Cherry Ridge Township	
Korb Bonnie L			65,025.00
Kravetsky Edward T	Wayne Bank	Preston Township	
Kravetsky Victoria L			80,000.00
Resti Patrick J	Dime Bank	Preston Township	160,000.00
Seefish Inc	Dime Bank	Oregon Township	150,000.00
Kilhullen Chad D	Dime Bank	Oregon Township	
Kilhullen Tracy L			60,000.00
Liuzzo Thomas H	P N C Bank	Lehigh Township	171,215.00
Zambrelli Frank	Citizens Savings Bank	Paupack Township	
Zambrelli George			24,000.00
Virbitsky Anthony V	Dime Bank	Manchester Township	
Virbitsky Melissa Ann			155,000.00
Fortuna Robert J	Dime Bank	Palmyra Township	
Fortuna Janine M			251,600.00
St Tikhons Orthodox Theological Seminary	Russian Brotherhood Organization	South Canaan Township	
St Tikhon Theological Seminary			300,000.00
Rhodes John A III	Mortgage Electronic Registration Systems	South Canaan Township	
Rhodes Tracy M			216,547.00
Addieg Robert T	Mortgage Electronic Registration Systems	Lake Township	126,000.00

Fehringer Jonathan Fehringer Cynthia A	Wells Fargo Bank	Honesdale Borough	
Mack Jason W Dufton Shalene A	Peoples Neighborhood Bank	Scott Township	53,390.40 50,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Christman Michael J Christman Kimberly A	Christman Michael J Christman Kimberly A	Clinton Township 1	
Squatrito Enza	Gamez Franklin R Gamez Mandy S	Cherry Ridge Township	
Gamez Franklin R By Agent Gamez Mandy S Agent Gamez Mandy S	Gamez Franklin R Gamez Mandy S	Cherry Ridge Township	
Nuttocombe Margaret G Gamble Margaret Ann	Gamble Margaret Ann	Dyberry Township	Lot 45
Nuttocombe Margaret G Gamble Margaret Ann	Gamble Margaret Ann	Mount Pleasant Township	
Finkelstein Arthur	Mazer Curtis L Mazer Charlotte M	Damascus Township	
Decker Dominick	Wallenpaupack Lake Estates Property Owners	Paupack Township	
Decker Antoinette			Lot 379
Business Vacation Concepts Inc	Maucere Anthony Joseph Maucare James Nicholas AKA Maucere James Nicholas AKA	Salem Township	Lot 65
Lobdell Virginia A	Spray George Spray Denise	Scott Township	
Flecha Ivan Flecha Janet	Hochstrasser Matthew	Sterling Township	Lot 8
Catalogna Michael Catalogna Phyllis	Griffin Gary R Griffin Louise V	Lake Township	Lot 1351
U S Bank Tr By Af Wells Fargo Bank Af	Mowery Marjorie	Salem Township	
Ford Eric Ford Karen	Antunes Paulo Lewis Angela	Lehigh Township	Lot 103
Frank Julia A By Sheriff	U S Bank Tr	Hawley Borough	
Pa Commonwealth	Golden Ginger M	Register & Recorder Comm	
Pa Commonwealth	Howell Edward	Coroner Commission	
Pa Commonwealth	Sandercock Edward	Clerk Of Court Comm	
Pa Commonwealth	Sandercock Edward	Prothonotary Comm	
Pa Commonwealth	Steelman Mark	Sheriff Commission	
Roberts Terry Lee Jr Elenz Triciann	Elenz Triciann	Canaan Township	
Waters Jean Marie Waters Gary	Waters Kendra Dickel Daniel	Texas Township 3	
Lescinski Arlene L Vansickle Eva M	Vansickle Eva M	Salem Township	Lot A

Fannie Mae AKA Federal National Mortgage Association AKA	Wiggins Jason M Wiggins Colleen E	Salem Township	
McCabe Weisberg & Conway Af			
ONeill Kathleen Conway Kathleen ONeill	Rivezzi Mark D Skelton Cynthia J	South Canaan Township	
Regenbogen Mitchell Gewirtz Harriet	Regenbogen Mitchell	Lake Township	Lot 2379
Bressler Howard M Bressler Shelley Wildman Wildmanbressler Shelley	Pa Commonwealth Dept Transportation	Damascus Township	
Gallagher Louise P Martin Louise P	Martin Louise P	Paupack Township	Lot 85
Losinno Ralph R Losinno Kathleen	Losinno Ralph R Tr Kathleen Losinno Qualifed Personal	Palmyra Township	
Losinno Ralph R Losinno Kathleen	Losinno Kathleen Tr Ralph Losinno Qualifed Personal Residence	Palmyra Township	
Laguzzi Anthony S Delucia Patricia Exr	Laguzzi Stephen G Crea Anthony	Clinton Township 2 Buckingham Township	Lot 6
Funke Rose Bertola Est AKA Funke Rose B Est AKA			
Kelley Hugh E Kelley Joann	Baldwin John J Baldwin Linda K	South Canaan Township	Lot 3
Dasilva Virgil	Indian Country Campsites Maintenance & Rec	Lehigh Township	
Fortuna Robert J Fortuna Janine M	Fortuna Robert J Fortuna Janine M	Palmyra Township	
Ridolfi Frank J Greenfield Susan Ridolfi James P	Ridolfi Frank J Greenfield Susan Ridolfi James P	Paupack Township	
Russ June M Ridolfi Irene Dombrosky Claire Sabia Dolores	Russ June M Ridolfi Irene Dombrosky Claire Sabia Dolores		
Land Liquidator L L C Deutsche Bank National Trust Company Tr	Ely George Arthur E H Pooled One One One One	Sterling Township Salem Township	
American Home Mortgage Servicing Inc Mennito Vincent Exr	Cox & Co Inc	Honesdale Borough	
Mennito Joseph Gerard AKA Est Mennito Joseph G AKA Est			
Madej Stanley J Madej Nancy A	Peterson Thane E	Clinton Township 1	Lot 35



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